

# **BEAD Benefit of the Bargain Round for Community Anchor Institutions Services and Connectivity (CAIs)**

## **Request for Proposals (RFP)**

Publication Date: **October 3, 2025**

Deadline for Submissions: **October 15, 2025**



## Table of Contents

1. Puerto Rico Office of Management and Budget.....	4
2.6.1 Proposal Contents and Organization.....	12
3. Scope of Work, Project Objectives & Outcomes.....	14
4. Funding Disbursement & Allowable Use of Funds.....	17
4.1 Eligible Activities and Costs.....	18
4.2 Ineligible Activities and Costs:.....	19
5. Work Plan.....	19
6. Requirements.....	20
6.1.....	23
Key Requirements.....	23
6.2 Project Term.....	25
6.3 Cost Sharing.....	25
6.4 Allowable Uses of Funds.....	26
6.5 Compliance.....	26
6.6 Payment Terms and Methods.....	26
7. Proposal Submission.....	26
1.1. Proposal Format Requirements.....	27
1.2. Proposal Contents and Organization.....	27
8. Response Evaluation.....	30
9. Selection Process.....	38
10. Disclosures.....	38
Appendix 1. Services Responsibilities.....	47
1. Services Phase – Planning, Design, and CAI's analysis.....	47
2.Services Phase – CAI's Connectivity, Implementation and Testing.....	49
Appendix 2. Funding Conditions.....	53
Appendix 3. Industry Design Standards and any other standard, code, best practice as applicable.....	56
Attachment A – Experience Template.....	62
Attachment B – Non-Collusion Affidavit.....	64
Attachment C – Eligibility Affidavit.....	65



## Request for Proposals

The Puerto Rico Broadband Program (“PRBP”, or “Program”), of the Puerto Rico Office of Management and Budget (“OMB”), as defined hereunder in **Section 1.1** and **Section 1.2** of this Request for Proposals (“RFP”), respectively, issues this RFP to obtain proposals from qualified firms that can provide the PRBP and/or the Government of Puerto Rico (“Government”) the professional services defined in **Section 3** of this RFP (“Services”). This RFP seeks responses from Applicants capable of providing the Services and completing the related tasks required hereunder, while developing a productive relationship with the PRBP and other relevant stakeholders.

### No Right to Contract or Commitment

By submitting a proposal in response to this RFP, the Applicant acknowledges and agrees that such submission does not create or confer any right to a contract award, nor does it obligate the PRBP, the OMB, or the Government to enter into any agreement or to make any financial or other commitment of any kind, including, but not limited to, the reimbursement of any costs incurred in the preparation of a response and/or proposal. See **Section 10** of this RFP for further disclaimers and reservations of rights by the PRBP.

The PRBP and the Government expressly reserve the right, in their sole discretion, to reject any or all proposals received, to cancel this RFP in whole or in part, to negotiate with one or more Applicants, or to take any other action deemed in the best interest of the Government, without incurring any liability or obligation to any Applicant.

No contract shall be deemed to exist unless and until a formal written agreement has been executed by duly authorized representatives of the PRBP and the selected Applicant, in accordance with the applicable laws and regulations of the Government. By submitting a proposal, each Applicant certifies that it fully understands, acknowledges, and accepts all the terms and conditions of this RFP, and any amendments thereto, without restriction.



# 1. Puerto Rico Office of Management and Budget

## 1.1 Puerto Rico Office of Management and Budget

The Puerto Rico Office of Management and Budget (OMB), through its Puerto Rico Broadband Program (PRBP), collectively further known as “Government Entities,” issues this Request for Proposal (RFP) to obtain proposals for services as defined in this RFP (Services). The funding for this project is part of the National Telecommunications and Information Administration’s (NTIA) Broadband Equity and Access Deployment (BEAD) Program.

## 1.2 Puerto Rico Broadband Program

On July 11, 2022, the Governor issued Executive Order No. OE-2022-040 (“Executive Order”), creating the PRBP. The PRBP was created in response to Puerto Rico’s need for resilient, equitably distributed broadband infrastructure and the social support required to access it knowledgeably and safely. Under the Executive Order, the Governor appointed the OMB as the overseeing agency of the PRBP. The OMB provides administrative and operational resources to support and enhance the PRBP initiatives, which involve coordinating the disbursement of local and federal funds allocated to Puerto Rico for the construction of broadband infrastructure on the island.

Based on BEAD restructuring policy Benefit of the Bargain and technology neutrality requirement, this RFP will also consider proposals utilizing a hybrid combination of broadband technologies, provided the proposed solution can reliably deliver a minimum of 1 Gbps symmetrical bandwidth with latency at or below 100 milliseconds to every served location. This technology-neutral approach prioritizes achieving the best performance and value for CAIS. All proposed network designs must also adhere to best practices for resiliency and reliability. In evaluating proposals, the PRBP will favor cost-effective infrastructure deployments that demonstrate robust reliability and resiliency (e.g. fiber-optic cable installed underground (or other technologies) preferred over fiber aerial installations, due to its greater protection from weather related damage and outages. Hybrid approaches (e.g. back bone fiber conduit combined with fixed wireless links or other) are permitted so long as they meet or exceed the  $\geq 1$  Gbps symmetrical and  $\leq 100$  ms latency performance standard and include clear plans to maintain reliable, scalable service over time. Proposals that do not meet the minimum speed and latency



requirements, or that rely on network architectures lacking sufficient resiliency, will be scored accordingly.

As stated in the RPN released on June 6, 2025 “It is critical that the subgrantee selection process reflect the technology neutral approach Congress outlined in IIJA and this Policy Notice implements. At the same time, NTIA recognizes that given the Biden Administration’s misdirection, some Eligible Entities have completed or are in the process of completing their subgrantee selection. As such, NTIA is requiring Eligible Entities to conduct at least one additional subgrantee selection round for every BEAD-eligible location (the “Benefit of the Bargain Round”). The Benefit of the Bargain Round must permit all applicants – regardless of technology employed or prior participation in the program – to compete on a level playing field undistorted by the non-statutory regulatory burdens eliminated above. All subgrantee selection conducted after the release of this Policy Notice must comply with the terms of this Policy Notice.”

Also as stated in the RPN regarding Technology Neutrality, “To guarantee that American taxpayers obtain the greatest return on their broadband investment – the Benefit of the Bargain – NTIA finds that the full force of the competitive marketplace must be utilized. Therefore, all broadband technologies that meet the performance requirements of IIJA and the NOFO must be eligible to participate in the BEAD Program. Accordingly, NTIA rejects the Biden Administration’s imposition of technology preferences on Eligible Entities and instead adopts a technology neutral approach for the BEAD subgrantee selection process.”

### 1.3 Puerto Rico Service to CAIs

The purpose of this Request for Proposal (RFP) is to solicit qualified vendors capable of delivering high-speed broadband services and necessary equipment to all approved Community Anchor Institutions (CAIs) in accordance with the requirements and latest guidance issued by the National Telecommunications and Information Administration (NTIA) under its most recent Restructuring Policy Notice (RPN) released on June 6, 2025. This RFP is aligned with NTIA’s goals to promote access, technological sustainability, and long-term connectivity, and will prioritize compliance with both existing and newly released programmatic instructions, including technical standards, cost-effectiveness criteria, and service-level expectations.

In alignment with the NTIA’s most recent Restructuring Policy Notice (RPN) and the broader objectives of the federal broadband funding programs, this section outlines the services to be delivered to all eligible and approved Community Anchor Institutions



(CAIs) across Puerto Rico. The goal is to ensure each CAI is served by receiving reliable, broadband connection speed of at least 1 Gbps symmetrical, a latency less than or equal to 100 milliseconds, and can easily scale speeds over time to meet the evolving connectivity needs of CAIs and support the deployment of 5G, successor wireless technologies, and other advanced services. This project serves the purpose of giving continuity to the Underground Conduit System services and connectivity objectives.

This includes supporting infrastructure, equipment, and service-level commitments that meet or exceed NTIA standards. These services are intended to bridge the digital divide, enhance institutional capacity, and ensure sustainable, high-performance connectivity for years to come.

The full implementation process includes network planning and design, procurement and installation of all required technologies, configuration and activation of service, performance testing, and ongoing support and maintenance. Vendors must demonstrate the ability to deliver these services using the most feasible and cost-effective technologies available in each geographic or infrastructural context, whether through fiber-optic networks, fixed wireless, or hybrid models. Solutions must also adhere to all technical, reporting, and compliance guidelines set forth by the NTIA, ensuring seamless coordination with the program administrator and the timely, complete delivery of services to every approved CAI in Puerto Rico.

Concurrently, a separate but complementary RFP is being conducted for the deployment of an underground conduit system intended to serve as a shared infrastructure asset. Proponents under this RFP must clearly identify how their proposed network solutions will integrate with, leverage, or depend upon the conduit infrastructure where available. The conduit system is expected to enhance network resiliency, scalability, and long-term cost efficiency, and its use should be prioritized in relevant areas. Therefore, proposals must detail the geographic overlap, construction coordination strategies, and technical interoperability with the conduit network. Any interdependencies whether for immediate use or future-proofing must be explicitly stated, with clear timelines and contingency plans to avoid duplication of effort or infrastructure. Alignment between both RFPs is essential to maximize public investment and ensure the most efficient and future-ready broadband expansion across the island.

Applicants are encouraged to propose solutions that leverage any feasible and cost-effective broadband technology, including but not limited to Fiber, fixed wireless, hybrid systems, and Low Earth Orbit (LEO) satellite systems, provided they meet or exceed the NTIA's performance benchmarks and sustainability criteria. The selected applicant(s) will be responsible for the end-to-end implementation, including design, deployment, provisioning, customer support, and long-term maintenance, ensuring that all CAIs are fully connected in a timely and compliant manner.



**CAI :** Community Anchor Institutions (CAIs) are institutions such as schools, libraries, health centers, public safety entities, and other community support organizations that require high-speed broadband and currently lack 1 Gbps symmetrical service.

## Project Service Area(s)

The geographic unit for a Project Service Area (“PSA”) under the BEAD Deployment program corresponds to one of the ten regions shown in the map below, as well as the list of municipalities organized by PRBP Zones.



PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities
Aguadilla (AG01)	Aguadilla	Arecibo (AR02)	Arecibo	Vega Baja (VB03)	Vega Baja	Caguas (CA10)	Caguas	Ceiba (CE05)	Carolina
	Isabela		Utua		Vega Alta		Aibonito		Loíza
	Aguada		Camuy		Manatí		Cidra		Canóvanas
	Rincón		Quebradilla		Corozal		Agua Buenas		Ceiba
	Añasco		Lares		Florida		Barranquitas		Rio Grande
	Moca		Hatillo		Ciales		Comerio		Luquillo
	San Sebastián		Barceloneta		Orocovis		Naranjito		Fajardo
Mayagüez (MA09)	Mayagüez	Ponce (PO08)	Ponce	Guayama (GU07)	Guayama	San Juan (SJ04)	Dorado	Humacao (HU06)	Trujillo Alto
	Las Marías		Adjuntas		Coamo		Toa Baja		Vieques
	Maricao		Guánica		Santa Isabel		Cataño		Culebra
	San German		Guayanilla		Patillas		Toa Alta		Humacao
	Cabo Rojo		Yauco		Maunabo		Bayamón		Naguabo
	Sabana Grande		Peñuela		Arroyo		Guaynabo		Gurabo
	Hormigueros		Jayuya		Cayey		San Juan		Juncos
	Lajas		Villalba		Salinas				San Lorenzo
			Juana Diaz						Yabucoa
									Las Piedras

BEAD Applicants are required to seek to serve 100% of the identified Community Anchor Institutions (CAIs) within the designated PRBP Zone. However, an Applicant may request to exclude from a PSA a limited number of CAIs if they are determined to be excessively high-cost locations or if their inclusion would render the project economically unfeasible for the proposed technology. If this is the case applicants may propose multi-technology solutions within a project service area (e.g., fiber, fixed wireless, or any other technology capable of delivering  $\geq 1$  Gbps up/down and  $\leq 100$  ms latency).

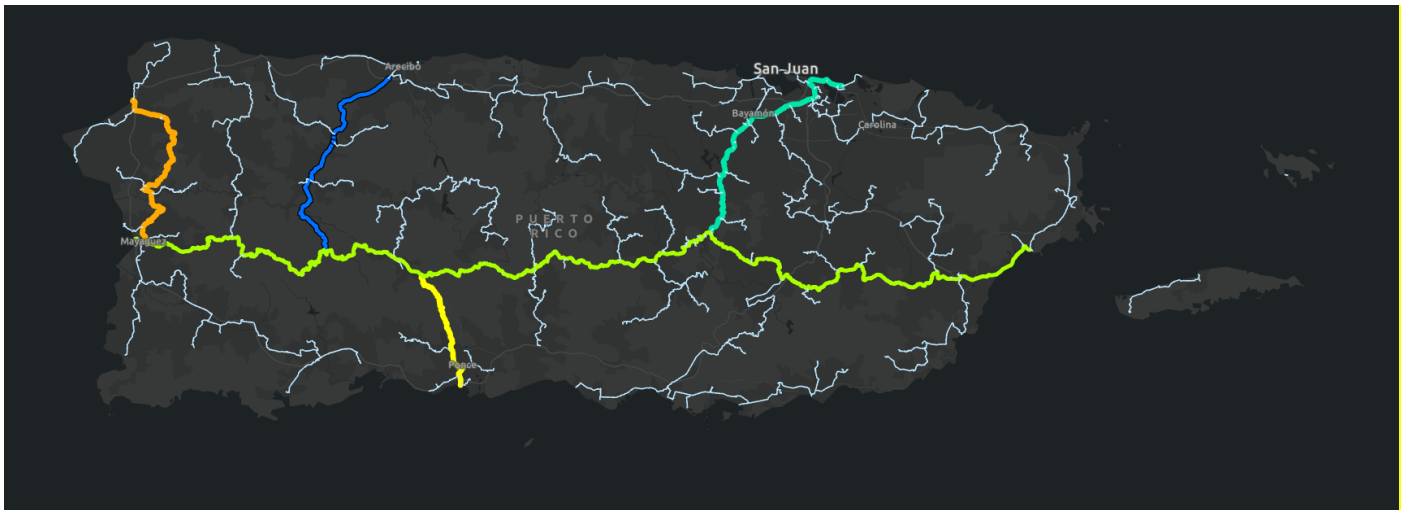
Applicants may propose to serve multiple PSAs, including the option to cover all ten PSAs within a single Application. However, a separate PSA Workbook must be submitted





for each PSA. PRBP reserves the right, at its sole discretion, to disaggregate combined PSAs particularly in cases where multiple proposals target the same PSA and such disaggregation would better advance the overarching goals of the BEAD Program.

PRBP will comply with all guidance issued by NTIA on CAIs, including [Version 12 of the BEAD Program FAQ](#) that was published by NTIA on July 15, 2025, which includes a definition of community support organization.



**Conduit Routing Map for reference ( More documentation for reference available in the Smart Island Portal [Underground Conduit System RFP](#))**

#### 1.4 Broadband Funding in Puerto Rico

The PRBP draws on both local and federal funds to support projects that accelerate broadband infrastructure development and increase broadband access and connectivity on the island of Puerto Rico. Among the program's sources of funding, the U.S. Department of Commerce ("Commerce") through one of its agencies NTIA ( National Telecommunications and Information Association ) funds the Broadband Equity and Access Deployment Program ("BEAD") representing one critical funding stream for the PRBP's infrastructure focused projects. The BEAD Program is a federal funding program established under the Infrastructure Investment and Jobs Act (IIJA) of 2021 to expand high-speed internet access across the United States, with a particular focus on unserved and underserved communities. The program allocates over \$42 billion to states and territories to support broadband infrastructure deployment, affordability initiatives, and connectivity to CAI's. Over time, however, policy shifts—such as the June 6, 2025 Restructuring Policy Notice—have reshaped the program's priorities, signaling a move toward a narrower, cost-centric framework that departs from the BEAD program's original, holistic vision.

Puerto Rico's Broadband Equity, Access, and Deployment (BEAD) program, under the PRBP, supports funding for this grant program. The Governor of Puerto Rico





created PRBP through Executive Order 2022-40 on July 11, 2022. The primary purpose of this program is to coordinate, authorize, and execute the disbursement of local and federal funds assigned to the construction of broadband infrastructure in Puerto Rico.

## 2. Description of the Procurement Process

### 2.1 Purpose of this RFP

The purpose of this Request for Proposals (RFP) is to solicit qualified applicants to design, deploy, and activate broadband connectivity to eligible Community Anchor Institutions (CAIs) across Puerto Rico in alignment with the objectives of the Broadband Equity, Access, and Deployment (BEAD) Program and the Puerto Rico Broadband Program (PRBP). This RFP seeks comprehensive proposals that will deliver high-performance, scalable, and resilient internet access capable of achieving at least 1 Gbps symmetrical speeds with latency below 100 milliseconds, as outlined in the BEAD Notice of Funding Opportunity (NOFO) and the June 6, 2025 Request for Proposals Notification (RPN). In accordance with BEAD requirements, the program is technologically neutral and encourages applicants to select and justify the most appropriate technologies—whether fiber-optic, hybrid coaxial, fixed wireless, LEO satellite, or other viable solutions—based on cost-effectiveness, feasibility, and long-term sustainability for each CAI. This RFP also requires close coordination with the Underground Conduit System RFP, a complementary infrastructure initiative designed to reduce deployment costs and support shared-use broadband infrastructure; applicants must demonstrate where conduit infrastructure can be leveraged and provide alternative routing strategies where conduit access is not feasible.

### 2.2 The Contracting Executive Order

On April 27, 2021, the Governor issued Executive Order No. 0E-2021-029 ("Contracting Executive Order"), which requires Puerto Rico's public agencies, instrumentalities, public corporations, and component units, to perform an open, competitive, and public contracting process for contracts with a value above TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000), including any amendments thereto, during the same fiscal year. This requirement applies to contracts funded completely or partially funded with federal funds if this requirement is not inconsistent with applicable federal regulations.



Thereafter, on June 7, 2021, the OMB issued Circular Letter No. 013-2021, establishing uniform guidelines to comply with the Contracting Executive Order.

## 2.3 Schedule of Key Dates

A summary schedule of the major activities associated with the RFP process is presented below. Please note that the evaluation period and notice of award dates are subject to change from the schedule below. In such a case, Applicants shall be notified to their email of record, subject to the PRBP disclaimers and reservation of rights indicated in **Section 10** of this RFP.

Target Date	Event
<b>October 3, 2025</b>	Publication of RFP
<b>October 6, 2025</b>	Questions Due by 11:59 PM AST
<b>October 8, 2025</b>	Posting of answers to questions
<b>October 15, 2025</b>	Proposal Submission Deadline
<b>October 17, 2025</b>	Preliminary Award

**Note : Preliminary Award is made due to provisional subgrantee selection contingent on Final Proposal approval by the NTIA.**

## 2.4 RFP Questions and Answers

The PRBP is committed to a fair, open process for interested parties to receive information about the competitive solicitation process. Official responses to all questions and communications concerning this procurement process must be directed in writing to the PRBP, via electronic form using the following email address and subject line:

**[FAQ@smartisland.pr.gov](mailto:FAQ@smartisland.pr.gov)**

**Subject Line: Community Anchor Institutions Services and Connectivity**

Questions must be submitted by the deadline specified in **Section 2.3**. Answers will be provided within five (4) calendar days of the submission deadline. The PRBP reserves the right to extend this deadline based on the volume and timing of questions. For each question, the PRBP will determine whether a response is appropriate or necessary, subject to the disclaimers and reservation of rights included in **Section 10** of this RFP. Answers will be posted on [www.smartisland.pr.gov](http://www.smartisland.pr.gov). All information posted is deemed incorporated into this RFP.



Communications by prospective Applicants with officials and/or representatives of the PRBP, OMB, the Government and any of its instrumentalities, or any other parties associated with the PRBP regarding the contents of this RFP or its qualification and selection process, are prohibited during the submission and selection processes. Failure to adhere to this requirement may result in the disqualification of submitted applications.

Furthermore, Applicants are hereby advised that from the date this RFP is published until a final determination is issued by the PRBP (i.e., Notice of Award, or equivalent notice, as indicated in **Section 2.3** of this RFP), Applicants, and their agents or representatives, are prohibited from communicating with any employee of the PRBP 'involved' in any step of this procurement process, including the PRBP's contractors (the "Blackout Period"). For purposes of the Blackout Period, the term 'involved' includes, but is not limited to, project management, design, development, implementation, procurement management, specifications development, and proposal evaluation.

In the event an Applicant is also a current PRBP contractor, communications between PRBP employees and the Applicant shall be limited strictly to matters related to their existing contract and duties. Under no circumstances may the PRBP employees or contractors discuss this RFP or corresponding procurement process or status.

Any Applicant who breaches the Blackout Period may be excluded from this procurement process and held liable to the PRBP for damages or any other remedy available under law, including, but not limited to a ban in participating in any procurements issued by the Government, or any of its component units, for a period of ten (10) years, if it is determined that such action results in violation of the Anticorruption Code for a New Puerto Rico, Act No. 2-2018, as amended, and other relevant or incidental regulations.

## 2.5 RFP Amendments

The PRBP reserves the right to amend the RFP at any time prior to the submission deadline defined in **Section 2.3** of this RFP. All RFP amendments will be posted on [www.smartisland.pr.gov](http://www.smartisland.pr.gov). Applicants are solely responsible for checking this website for any modifications to the RFP. The PRBP reserves the right to cancel this RFP at any time for any reason at no cost to the PRBP. Any costs incurred by Applicants in preparing or submitting a proposal shall be the sole responsibility of the Applicant.

## 2.6 Proposal Submission



Applicants must submit their proposals electronically through this RFP's posting page on the Smart Island portal, [www.smartisland.pr.gov](http://www.smartisland.pr.gov), no later than the proposal deadline specified in **Section 2.3**. Submissions shall consist of a single PDF file not exceeding 10 MB and must include all required exhibits, appendices, and/or attachments in order to be deemed complete. Each proposal must designate a single point of contact for all RFP-related correspondence, including email and telephone number.

Applicants experiencing technical issues with the submission process shall promptly notify the PRBP by email at [faq@smartisland.pr.gov](mailto:faq@smartisland.pr.gov) to obtain alternate submission instructions.

Any proposal submitted after the deadline specified in **Section 2.3** shall be deemed late and will be automatically rejected. Such proposals may be returned to the Applicant, subject to the disclaimers and reservations of rights set forth in **Section 9** of this RFP. The PRBP assumes no responsibility for late submissions, attempted deliveries outside of the specified timeframes, or delays resulting from the delivery method selected by the Applicant. All applications must adhere to the Proposal Package requirements, use the required format, and include all the requested information.

All prices shall be quoted in United States dollars. The Government Entity shall not accept any proposal or modification of a proposal delivered by telephonic, electronic, or facsimile means except as provided herein.

## 2.6.1 Proposal Contents and Organization

The proposal package, as described above, is an uploaded attachment described above. The following are required components of the proposal submission:

### **1. Executive Summary:**

The Executive Summary of the project is one of the most important parts of the application. It gives the Government Entities its first overall view of your solution for the implementation of services, rates and technology to use. This is your opportunity to discuss the core aspects of the project and discuss your approach for a successful implementation.

### **2. Description of Applicant (History of the Organization):**

- A description of the Applicant includes, but is not limited to, the history of the organization and any past or current similar projects. If the Applicant is describing a partnership as a solution, a description of the partnership, including how the partnership was developed and any financial or shared resource commitments. The partnership



responsibilities must be defined with each member partner's responsibilities outlined in reference to [Appendix 1, Services Responsibilities](#).

### **3. Total Project Costs ( Services , Connectivity, Equipment ) :**

- Total Project Costs should be provided as separate labor and material lines. Cost for services, connecting existing infrastructure and any necessary component for a successful connectivity implementation

### **4. Services provided to CAls Overview:**

- A general overview of the services, parameters, costs and any necessary material or item to bring connectivity of 1 GB symmetrical and latency of less than 100 milliseconds to eligible CAls.

### **5. Detailed Master Project Plan:**

- A detailed master project plan, including timelines and milestones for all connectivity and installation or equipment if any. Alignment with the Conduit Project, stakeholders and government agencies.

### **6. Experience Template/Non-Collusion Affidavit/Eligibility Affidavit:**

- See Appendix A, B, And C beginning on page 62-66 of this RFP.

### **7. Additional Supporting Documents**

- Provide any additional supporting documentation deemed necessary for the success of the project and all requested in this RFP , Appendixes and [Appendix 1, Services Responsibilities](#).

## **2.6 Conflict of Interest**

The selected Applicant(s) under this RFP will be required to be free of any real or perceived conflict of interest as defined herein and/or under the applicable laws and regulations of the Government and/or those issued by the United States Federal Government, its agencies, instrumentalities and/or component units ( "U.S. Government" ), to the extent applicable.

By submitting their respective proposals, Applicants acknowledge that in the event they are selected under this RFP, potential services rendered thereunder are to be



provided exhibiting complete loyalty towards the PRBP, including, but not limited to, having no adverse interest to the PRBP.

Consequently, as part of the contracting process, selected Applicant(s) shall certify that they are not currently aware of any relationship that would create a conflict of interest with the PRBP, or those parties in interest, according to the applicable Government's contracting requirements. Furthermore, Applicants must ensure that all actions related to their proposal are consistent with the PRBP and the U.S. Government Guidelines for the Evaluation of Conflicts of Interest and Unfair Advantages in the Procurement of Contracts, and other applicable ethics regulations.

The Government Entities invite Applicants to submit their proposals to this RFP.

### 3. Scope of Work, Project Objectives & Outcomes

The awarded applicants(s) shall be responsible for the full planning, deployment, provisioning, and maintenance of high-speed broadband connectivity to all of 1,684+ Community Anchor Institutions (CAIs) throughout Puerto Rico. Each CAI must receive dedicated, reliable symmetrical 1 Gbps (1,000 Mbps upload / 1,000 Mbps download) broadband service, delivered through the most cost-effective and technically feasible means as allowed under the NTIA's June 6, 2025, Policy Notice. The project must prioritize sustainability, scalability, and long-term performance in accordance with the federal broadband performance benchmarks. Applicants may propose to serve multiple PSAs, including the option to cover all ten PSAs within a single Application. However, a separate PSA Workbook must be submitted for each PSA. PRBP reserves the right, at its sole discretion, to disaggregate combined PSAs particularly in cases where multiple proposals target the same PSA and such disaggregation would better advance the overarching goals of the BEAD Program.

All proposed solutions must account for geographic, topographic, and infrastructural diversity across Puerto Rico, including dense urban centers, remote mountainous areas, and island municipalities. Technologies may include fiber-to-the-premises (FTTP), licensed fixed wireless, Low Earth Orbit (LEO) satellite services, hybrid fiber-wireless systems, or other NTIA-approved broadband solutions, provided they meet the core requirements for low latency (<100 ms) and consistent throughput. The solution





must include installation and activation of equipment capable of handling symmetrical 1 Gbps speeds, as well as customer premises gear as it brings connectivity to its location, is the sole responsibility of the Applicant to deliver the service to the CAI's.

To ensure alignment with broader infrastructure initiatives and to promote cost-effective, scalable connectivity, the scope of this CAI's connectivity services RFP effort must explicitly acknowledge and integrate with planned middle-mile infrastructure, particularly the conduit and fiber backbone being developed under a separate RFP '[Underground Conduit System](#)'. The Applicants network design should not exist in isolation but rather be complementary to these larger infrastructure investments. Specifically, Applicants should be expected to leverage the planned open-access conduit and fiber backbone for backhaul wherever feasible, instead of duplicating infrastructure assets. This approach not only reduces unnecessary capital expenditures and accelerates deployment timelines but also reinforces a collaborative and integrated infrastructure model that benefits multiple stakeholders. As such, the Applicants proposal should demonstrate an understanding of the planned backbone's alignment and readiness to coordinate with relevant public or private entities managing that infrastructure [Underground Conduit System](#). This requirement in the scope signals to potential applicants that interconnectivity, coordination, and infrastructure sharing are prioritized, and that serving the CAIs responsibilities will fall to them, middle-mile connectivity should be supported through access to shared, public-interest infrastructure. This integration is critical for ensuring the long-term sustainability and efficiency of the network while maximizing public investment.

The project will be executed in two phases a Planning/Design phase to develop the connectivity plan for all CAIs, once approved by PRBP will be followed by an Implementation phase to deploy infrastructure, install equipment, and activate service to each CAI. ([see Appendix 1 Services Responsibilities](#))

## **Planning/Design Phase**

The Planning and Design Phase will serve as the strategic foundation of the project, aiming to develop a comprehensive, technically neutral connectivity blueprint to connect all eligible Community Anchor Institutions (CAIs) throughout. In accordance with the BEAD program requirements and the Request for Proposal (RFP) for the Underground Conduit System, this phase will assess all available technology options — including fiber, hybrid fiber-coaxial (HFC), fixed wireless access (FWA), and non-terrestrial options such as Low Earth Orbit (LEO) satellite systems. The design team will evaluate each CAI's specific geographic and technological context to determine the



most feasible last-mile and middle-mile solutions, with priority given to delivering symmetrical 1 Gbps service and meeting the <100 ms latency threshold.

In compliance with the RPN issued on June 6, 2025, this phase will ensure technical neutrality by conducting a comprehensive comparative analysis of eligible technologies based on cost-effectiveness, reliability, scalability, latency performance, and long-term sustainability. For example, in remote or topographically challenging areas where fiber or conduit installation is cost-prohibitive, high-performance LEO satellite or advanced fixed wireless may be proposed—provided they can meet the performance standards and latency requirements. In areas where the federally funded Underground Conduit System is accessible and efficient to use, the connectivity plan will prioritize leveraging this infrastructure to reduce costs, accelerate deployment timelines, and avoid unnecessary construction. The outcome of this phase will be a fully documented, data-driven connectivity plan, supported by GIS mapping, right-of-way validation, engineering schematics, and environmental and permitting assessments. This plan will be submitted to the Puerto Rico Broadband Program (PRBP) for approval prior to initiating physical deployment.

## **Implementation Phase**

Following PRBP approval, the Implementation Phase will commence, translating the connectivity plan into on-the-ground infrastructure deployment and service activation. This phase will involve a multi-modal construction strategy that aligns with the principles of technical neutrality and BEAD compliance, ensuring that the chosen technology solution for each CAI—whether fiber-optic, coaxial hybrid, fixed wireless, or LEO—is implemented to deliver at least 1 Gbps symmetrical speeds and latency below 100 milliseconds. Applicants will deploy the necessary infrastructure, including conduit interconnection, satellite ground station connections, etc. All depending on the specific solution adopted for each CAI. This phase will also involve installation of core network equipment, last-mile connectivity components, and on-premises devices at CAIs, with full configuration and integration.

Where the design has incorporated the Underground Conduit System, implementation will include conduit leasing or access agreements, coordination with utility stakeholders, and adherence to all applicable conduit usage and maintenance standards. In areas where alternative technologies are used—such as microwave fixed wireless backhaul or LEO systems—implementation will include all the components and equipment to bring connectivity services to the CAIs. All implementations will be subject to rigorous performance testing, network monitoring setup, and end-to-end quality assurance to validate service-level compliance. Additionally, detailed “as-built” documentation, materials tracking, and geospatial mapping will be conducted to support transparency, lifecycle management, and future audits. This phase will



conclude with service activation at each CAI, ensuring full operational capacity and compliance with all federal and PRBP performance and reporting standards.

The Applicant must perform comprehensive site assessments that verify the parameters, speed, latency, and the status of the connectivity at all CAI locations currently lacking gigabit connection prior to installation. The applicant must develop customized implementation plans based on site-specific conditions, and ensure all construction or deployment activities meet environmental, safety, and permitting requirements. All fiber or wireless deployed must have capacity to support future scalability beyond 1 Gbps where feasible.

Additionally, the Applicant will be responsible for onboarding each CAI into the network, as well as providing technical support and service-level agreements (SLAs), etc.

The expected outcome of this project is the complete and sustained broadband enablement of all 1,684+ CAIs across Puerto Rico. These institutions including schools, libraries, healthcare facilities, public safety sites, and other eligible entities must be empowered to deliver digital services to their communities reliably and without bandwidth constraints. The selected applicants will play a pivotal role in closing the digital divide, supporting workforce development, all while adhering to the funding conditions and compliance framework set forth in the NTIA and Department of Commerce's June 6, 2025 Policy Notice.

## 4. Funding Disbursement & Allowable Use of Funds

Funding will be disbursed to the Applicant according to proposed spending, proposed budget, and target outcomes in line with [Appendix 1, Services Responsibilities](#) of this RFP. Funding will be disbursed on a reimbursable, quarterly basis only for completed work, as determined by PRBP, for each Phase (1 and 2) as outlined in this RFP.

The Government Entities reserve the right to make multiple awards under this RFP, to allocate different phases or components of the project to different applicants, or to decline to fund any phase if it is deemed to be in the best interest of the agency. Funding decisions will be based on the applications submitted, the agency's evaluation of the proposed approaches, and evolving program needs and priorities. The agency may also adjust the scope of funding allocations as necessary to align



with program goals and available resources.

The Government Entities reserve the right to adjust award amounts based on the level of funding. Estimated amounts and dates are not final and are subject to change. The Government Entities, through PRBP, anticipate that some or all of the costs incurred under this grant award pursuant to this RFP will be funded partially and/or in whole with federal funds. Therefore, any award from this RFP shall be governed by certain federal terms and conditions for federal grants, including any applicable circulars issued by the US Government's Office of Management and Budget (US-OMB) or other federal agencies as described in [Appendix 2, Funding Conditions](#).

## 4.1 Eligible Activities and Costs

Eligible activities and costs related to the use of grant funds must:

- Be necessary, reasonable, and allocable to the award based on [Appendix 1, Services Responsibilities](#).
- Be determined to be capital expenses in accordance with generally accepted accounting principles.
- Be adequately documented.
- Shall include equipment, mobilization, storage, materials, and any other pertinent portion for bringing the services to the CAI's
- Other incurred expenses as approved by the Government Entity.
- Expenses for network construction and installation connecting CAI's  
Examples : Underground fiber, drops, wireless link equipment, towers if needed for fixed wireless, etc.
- Network electronics necessary to light the connections
- Design and engineering work for planning the CAI connections (Examples ; site surveys, network design, permitting work, environmental compliance efforts specific to deployments, etc )
- Project management and labor costs for installation, testing, and commissioning
- Any other necessary materials ( Fiber optic cable, mounting hardware, wireless equipment etc.) and services directly tied to delivering broadband to CAIs.



## 4.2 Ineligible Activities and Costs:

- Operational costs.
- Construction of new network facilities to a CAI where an existing provider already offers  $\geq 1$  Gbps service and that capacity could be leveraged or leased on reasonable terms” would be ineligible.
- Costs unrelated to CAI connectivity (like purchase of buildings or land etc...
- The purchase of towers, land, or buildings, or building renovations.
- Alignment with CFR and its ineligible activities and costs and all applicable laws and regulations for federal funds.

## 5. Work Plan

Applicants must provide a detailed Work Plan indicating their deployment approach how they plan to execute the Services Responsibilities and meet the objectives stated in this RFP. This Work Plan shall include, at a minimum, a detailed list and description of (i) primary workstreams and work phases, (ii) key deliverables ([see Appendix 1.Services Responsibilities](#))(iii) key activities, and (iv) projected touch points for collaboration with the Government Entities and collaboration with key stakeholders such as CAIs. This plan should address the to obtaining necessary permits and approvals (pole attachments, rights-of-way, environmental clearances, etc) to keep the project on schedule

Applicants may reference past experiences with similar large-scale projects and services that were provided and how they approach the [Appendix 1. Services Responsibilities](#)

Furthermore, Applicants should provide a measure of confidence in their ability to adhere to the proposed timeline for the Services Responsibilities of 2 years and activity milestones in accordance with their past experiences and anticipated abilities (i.e., resources mobilization/availability, supply chain considerations, etc.).



Applicants should have in their analysis the dependency and construction timeline for the Conduit and its usage, as it should be leveraged if fiber is going to be used to bring connection to the CAIS.

This section is important for Government Entities to consider during application reviews and requests for clarification, which may impact the Phasing Responsibilities and final project execution.

If Applicants anticipate obtaining support from subcontractors to execute the Services Responsibilities, all subcontractor information must be included under this section following this format:

<b>Vendor/ Subcontractor</b>	<b>Description of Products/Services Offered</b>	<b>Past Projects Utilizing Vendor/ Subcontractor</b>
X	Y	Z

## 6. Requirements

Puerto Rico plans to bring connectivity to all eligible CAIS through a comprehensive and strategic approach, as outlined in the document. Here are some key steps and strategies:

- 1. Services and Connectivity Access:** The selected applicants must ensure that each of the 1,684+ approved Community Anchor Institutions (CAIs) in Puerto Rico receives high-speed broadband connectivity of symmetrical 1 Gbps (1,000 Mbps download and 1,000 Mbps upload). These services must be delivered with a minimum uptime of 99.9%, latency not exceeding 100 milliseconds, and free of data caps or throttling, in compliance with NTIA performance standards. The scope of service includes end-to-end broadband delivery, covering last-mile connectivity, backbone integration, installation of Customer Premises Equipment (if any), and post-deployment technical support. Connectivity must be reliable, secure, and dedicated to the CAI and Quality of Service (QoS) features for prioritizing critical traffic, and integrated cybersecurity protections. Services must be designed to support high-volume data activities such as telehealth, distance learning, digital government services, and cloud-based applications. Applicants must also provide service-level agreements (SLAs) ensuring timely response and resolution





of service issues, along with proactive network monitoring and reporting as required by the NTIA's compliance framework.

## **2. Technology Neutral Approach:**

This RFP mandates a technology-neutral approach to delivering broadband services, allowing vendors to propose any mix of qualified technologies capable of meeting or exceeding the required technical performance and cost-efficiency standards. Solutions may include fiber-to-the-premises (FTTP), licensed fixed wireless access (FWA), hybrid fiber-wireless networks, Low Earth Orbit (LEO) satellite services and/or other broadband technologies approved under NTIA guidance. Applicants must justify their technology selections based on local conditions, deployment feasibility, long-term sustainability, and compliance with NTIA's June 6, 2025 policy directives. The Applicant must also account for redundancy and resiliency in their network design to ensure uninterrupted service to CAIs in the event of equipment failure, natural disasters, or other emergencies. All technologies must support NTIA-mandated metrics for speed, latency, reliability, and capacity while remaining flexible to future upgrades.

- 3. Cost and rates:** All proposed service offerings and associated costs must align with the affordability and cost-effectiveness criteria set forth in the NTIA's June 6, 2025 policy notice. Applicants must submit a transparent pricing structure that details all one-time installation costs, recurring service fees, equipment charges (if any), and maintenance or support fees. Proposed rates must be competitive, sustainable, and in line with rates charged in similar markets. Any federal funding provided through NTIA programs must be reflected in reduced pricing to the CAIs and must not result in duplication or overcharging. Applicants are expected to offer standardized rate packages to all CAIs while allowing for scalability and optional service enhancements as needed. No hidden fees, early termination penalties, or service restrictions will be permitted. The final pricing structure must be reviewed and approved by the program administrator and must ensure long-term affordability for CAIs without compromising service quality.

- 4. Competitive Bidding Process:** The program will conduct a fair, open, and competitive bidding process to select a single or multiple Applicant(s) for the Services to CAI's RFP. The Applicant will be responsible for the design and services parameters, and all components referenced in this RFP.

- 5. Financial Sustainability:** The Applicant will be required to provide a letter

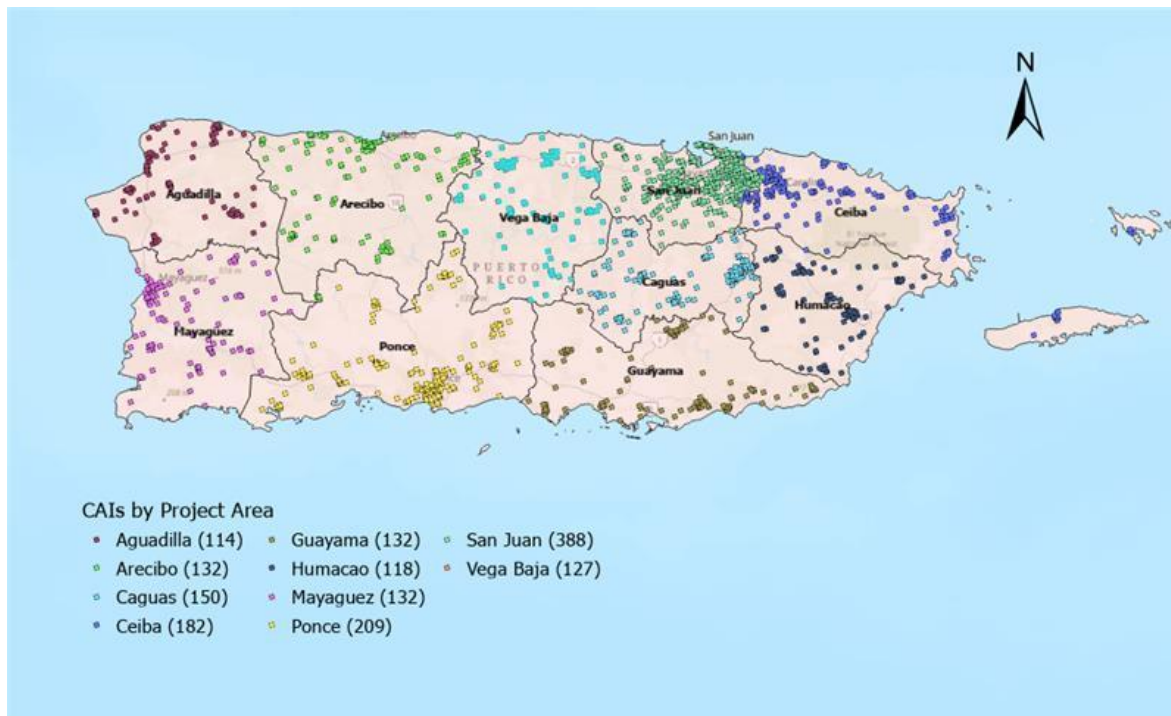


of credit or performance bond per the federal BEAD requirements at the time of agreement and must indicate their understanding of this in their application. The Applicant will be required to provide two (2) years of audited financial statements, and a 5-year financial pro forma comprised of balance sheets, income statements, and cash flow statements as a part of the application.. The program will evaluate bids based on affordability, financial sustainability, and the ability to attract and retain tenants.

- 6. *Coordination and connection with other infrastructure ( BEAD RFP Underground Conduit System )*** : Coordination with the Underground Conduit System RFP is required wherever its use is feasible to support CAI connectivity. Applicants must document when and how conduit infrastructure is utilized, and provide justification for alternative approaches where conduit access is not viable.
- 7. *Resiliency and Redundancy:*** All deployed solutions must incorporate appropriate resiliency and redundancy measures to ensure uninterrupted service to each CAI, regardless of the chosen technology (fiber, fixed wireless, LEO, etc.).
- 8. *Recovery Strategies:*** The Applicant will be required to develop an emergency plan, secure job sites, and have a detailed risk assessment to ensure quick recovery and restoration after natural disasters



## Map for CAIs by Project Area



## 6.1 Key Requirements

Applicants must have the legal capacity and authority to manage and operate the broadband facilities as proposed for the application, enter into contracts, and otherwise comply with applicable local and federal regulations. If the Applicant is seeking to partner with other entities to design, engineer, or construct, , agreement(s) or draft agreement(s) must be provided with the application. The agreement(s) must address the specific financial terms of the partnership(s), and the specific entity or entities must be identified along with their qualifications to perform the work assigned to them. Applications that rely on such a relationship but do not provide pertinent details may be rejected, as the Government Entities can only determine the technical and financial feasibility of the project with such information. The Government Entities may consider an application based on such an agreement submitted with the application, but if the application is ultimately awarded, the PRBP reserves the right to require modifications to such agreements if they are found to contain terms that are unacceptable to the Government Entities.



Applicants must meet the following requirements:

- Applicants shall be entities properly accredited to provide services in the broadband value chain in Puerto Rico at the time of the submission of their Proposals and comply with all applicable Puerto Rico or U.S. laws and/or requirements.
- Applicants must demonstrate a satisfactory record of performance, integrity, and business ethics.
- Applicants must demonstrate the necessary organization, experience, and technical skills in Puerto Rico, specifically in the Broadband sector.
- Neither Applicants nor any person or entity associated with partnering Applicants have been the subject of any adverse findings that would prevent PRBP from selecting Applicants.
- Applicants shall provide a listing and brief description of legal actions for the past five years.
- Applicants must commit to hiring employees for a full-time role for at least 12 months to be able to provide the funds to those employees.
- Applicants must submit a complete Proposal covering all necessary topics outlined in this RFP.
- Comply with the applicable requirements set forth by the Puerto Rico General Services Administration ("ASG", for its Spanish acronym) pursuant to Act No. 73-2019, as amended, such as the certifications levied by Regulation No. 9230E,
- Regulation No. 9301E, and/or Regulation No. 9302E.
- Have a registered and active status with the Puerto Rico Department of State.
- Have a minimum of three (3) years of incorporated status, along with the corresponding 'Good Standing Certificate.
- Certificate of No Tax Debt from the PRTD.
- Registry with the Puerto Rico Telecommunications Bureau (i.e., 'Negociado de Telecomunicaciones de Puerto Rico; "NET"), if currently not, Applicants must then provide proof of registration process with the NET.



- Registration with Puerto Rico Innovation and Technology Service office (“PRITS”) in the Technology Provider Registry.
- Duly completed PSA Workbook.
- Upload to PRBP’s website the required documents as attachments with proposals.

## 6.2 Project Term

### **Availability of the PRBP Resilient Open-Access Underground Conduit System within 24 months**

As part of a separate initiative—the PRBP Design and Build of a Resilient Open-Access Underground Conduit System—the Puerto Rico Broadband Program (PRBP) is advancing the development of an island-wide, neutral infrastructure conduit system. This project is currently running in parallel with this solicitation.

In alignment with NTIA BEAD guidance, the Program remains technology-neutral; however, Applicants are strongly encouraged to incorporate this future infrastructure into their planning. Given Puerto Rico’s constant exposure to hurricanes and other extreme weather events, the conduit system represents the most resilient and sustainable option for ensuring long-term network reliability and continuity of service. Importantly, the conduit will also serve as a critical foundation for connecting Community Anchor Institutions (CAIs) across Puerto Rico—ensuring that schools, hospitals, public safety facilities, and other essential entities benefit from secure, resilient, and affordable broadband connectivity.

PRBP expects that the conduit system will be available for use within 24 months. Therefore, as project adjudications take place, Applicants are expected to maintain open and proactive coordination within both projects to properly design the inclusion of demarcation points and/or pull manholes. These access points will enable seamless future connections between the conduit, Applicant facilities, and CAIs.

## 6.3 Cost Sharing

This project is funded under the BEAD program, which generally requires at least a 25% non-federal cost match. Applicants are expected to contribute a minimum 25% match (which may be through cash, in-kind, or other allowable contributions). Federal



funds will cover up to 75% of eligible project costs. If an applicant proposes to contribute more than the minimum 25% match, that will be viewed favourably as leveraging additional resources to maximize impact

## 6.4 Allowable Uses of Funds

The funds awarded in this RFP must be used only for the activities listed in [Appendix 1, Services Responsibilities](#), and described in the [Eligible Use of Funds](#) section within this RFP.

## 6.5 Compliance

The PRBP will prioritize Applicants who demonstrate an understanding of compliance requirements, have managerial and financial capacity, and have the technical and operational capacity to deliver the 1 GB services and all parameters established in this RFP.

All Applicants are required to remain in compliance with all applicable federal, state, and local laws throughout the project. Applicants will be required to certify compliance with all applicable local and federal laws relevant to carrying out the grant agreement. Applicants must provide a narrative describing the plan to comply with any relevant laws or regulations.

## 6.6 Payment Terms and Methods

Payment may be requested by the Applicant on a quarterly basis or longer. Payment will be made based on the presentation of labor and material documentation, including payroll documentation and/or invoices evidenced by the services provided and duly authorized by the Government Entities. Labor and material costs must be detailed, specific, and itemized as previously approved by the Government Entities. Material requests must include a labor component for the installation of the material. The Government Entities will provide additional details in the award agreement. Applicants are encouraged to review eligible expenses.

# 7. Proposal Submission

Responses to the RFP submitted after the prescribed deadline will not be accepted. Proposals must include all exhibits, appendices, and/or attachments





to be deemed complete. All correspondence, documents, and related information submitted by Applicants for this RFP shall be written in English. If documents are submitted in a language other than English, a full English translation shall also be provided.

Clearly identify one point of contact for all RFP correspondence, including email and phone number. This individual may not be in a key leadership position but is well-positioned to maintain situational awareness of emails and correspondence requiring rapid responses.

### 1.1. Proposal Format Requirements

All applications must adhere to the Proposal Package requirements, use the required format, and include all the requested information. Only one proposal package will be accepted by each Applicant. All proposals shall be prepared in English. All prices shall be quoted in United States dollars. The Government Entity shall not accept any proposal or modification of a proposal delivered by telephonic, electronic, or facsimile means except as provided herein.

All proposals shall be submitted electronically through the Smart Island portal platform: The subject on the electronic submittal shall read as follows:  
"Community Anchor Institutions Services and Connectivity"

Applicants must submit their proposals in digital format in searchable Adobe Acrobat PDF documents, bookmarked for ease of navigation. The Applicant's name must be clearly marked on the name of each file. Ordinarily, individual electronic files should not exceed 10 MB. However, Applicants could submit electronic files exceeding the 10 MB threshold through a reliable and protected document-sharing platform (e.g., Dropbox, G Suite Google Drive, Microsoft One Drive, Bow Business, Citrix Share File) as long as the submission is completed before the Proposal Due Date, and the Cover Letter clearly and explicitly mentions this.

### 1.2. Proposal Contents and Organization

The proposal package, as described above, is an uploaded attachment described above. The following are required components of the proposal submission:

#### **1. Executive Summary:**

The Executive Summary of the project is one of the most important parts of the application. It gives the Government Entities its first overall view of your solution for the implementation of services, rates and technology to use. This is your opportunity to discuss the core aspects of the project and your approach to



successful implementation.

## ***2. Description of Applicant (History of the Organization):***

- A description of the Applicant includes, but is not limited to, the history of the organization and any past or current similar projects, community-related activities, or awards. If the Applicant is describing a partnership as a solution, a description of the partnership, including how the partnership was developed and any financial or shared resource commitments. The partnership responsibilities must be defined with each member partner's responsibilities.

## ***3. Total Project Costs by Project Phase:***

- Total Project Costs provided by phase. Costs should be provided as separate labor and material lines.

## ***4. Detailed Project Design and Construction Budget:***

- A detailed project design and construction budget that includes expected projected expenses for all project phases as separate labor and material lines.

## ***5. CAIS Connectivity Overview:***

- A general overview of the services provided to the CAIs, how their approach will be leveraged to the Conduit System that will be constructed, rates and parameter to be provided to them, etc.

## ***6. Detailed Master Project Plan:***

- A detailed master project plan, including timelines and milestones for all project phases.

## ***7. Experience Template/Non-Collusion Affidavit/Eligibility Affidavit:***

- **See Appendixes A, B, And C beginning on page 62-66 of this RFP.**

## ***8. Additional Supporting Documents***

- Provide any additional supporting documentation added to the proposal as uploaded attachments. All requested in this RFP and Appendixes will be needed.

Applicants are required to provide a high-level network design, illustrating the proposed network that will deliver broadband service meetings or exceeding the performance requirements to all CAIs in the proposed PSA(s). The network diagrams should be provided in GIS format (e.g., ESRI file geodatabase (GDB), shapefiles (SHP) Google Earth (KML or KMZ), QGIS (QGS/QGZ).



Applicants must include the following information in their network designs:

- Lines depicting proposed network path layer that should distinguish between aerial and underground installations to the extent possible,
- Points identifying the location of all CAIs along the network in the PSA using the provided location and project IDs,
- Point(s) of interconnection with existing network infrastructure.

Applicants must also provide a narrative on the network design outlining the following:

A network design narrative demonstrating the network is capable of providing Reliable Broadband Service with a speed of not less than 1 Gbps for downloads and uploads alike and latency less than or equal to 100 milliseconds. The narrative clearly demonstrates hardware, software, and backhaul infrastructure considerations for the proposed and/or existing network. Applicants should include plans for future increased backhaul and bandwidth capacity growth over the period of performance to account for increased per-user throughput.

Consistent with the FCC's statement regarding future speeds, network technology designs should include clear and convincing evidence of the proposed technology's technical capability to reliably deliver 1 Gbps bps download and upload end user speeds with latency levels that do not exceed 100 milliseconds.

Certify with supporting evidence that the Applicant has the financial capacity to support network maintenance, growth and capacity expansion over the period of performance to manage additional users and substantially increased throughput on the proposed network. Outline your approach to ensuring outages do not exceed a pre-determined duration or what is deemed appropriate given the magnitude and extent of the situation. Nonetheless, a narrative at a minimum describing and documenting how outages are managed and addressed including a communication plan to all stakeholders and effected parties.



## 8. Response Evaluation

This BEAD RFP for CAI Services and Connectivity is divided into two parts:

- Gating; and
- Application Review and Scoring

Applicants are required to submit gating information one time as this gathers general information assessing an organization's capability to complete a BEAD-funded project. There will be no points associated with Gating, but applicants must pass this criterion to be eligible for funding. Grant Applications must be submitted for each Project Service Area (PSA) of interest. Applications will be scored according to the rubric outlined below.

### **Gating**

The Evaluation Committee will conduct a gating review of each application for completeness and compliance with the requirements in this solicitation and will reject incomplete/non-conforming applications. The Evaluation Committee will evaluate Applications that pass gating review in alignment with NTIA BEAD requirements, and the scoring rubric published in this solicitation.

### Match Requirement

The grant will reimburse up to 75% of eligible project funds, with a required minimum of 25% match by the subgrantee. Subgrantees must certify that match contributions are made consistent with the framework for this program: Uniform Guidance Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards set forth at 2 C.F.R. Part 200.

### **Project Service Area Applications**

Applicants must complete all items below for each BEAD Project Service Area application.

1. Please select your Project Service Area ( See Section 1.3 [Puerto Rico Services to CAI's and files on the Smart Island Portal](#) )
2. A summary of the proposed project including timelines and milestones
3. A high-level network design, illustrating the proposed network that will deliver broadband service meeting or exceeding the performance requirements to all CAIs in the PSA. The network diagrams should be provided in GIS format (e.g., ESRI file geodatabase (GDB), shapefiles (SHP) Google Earth (KML or KMZ), QGIS



(QGS/QGZ). Applicants must include the following information in their network designs:

- Lines depicting proposed network path layer that should distinguish between aerial and underground installations to the extent possible,
- Points identifying the location of all CAIs along the network in the PSA using the provided location and project IDs,
- Point(s) of interconnection with existing network infrastructure.

4. A narrative on the network design outlining the following:

- A network design narrative demonstrating the network can provide Reliable Broadband Service with a speed of not less than 1 Gbps for downloads and uploads alike and latency less than or equal to 100 milliseconds. The narrative should clearly demonstrate hardware, software, and backhaul infrastructure considerations for the proposed and/or existing network. Applicants should include plans for future increased backhaul and bandwidth capacity growth over the period of performance to account for increased per-user throughput.
- Consistent with the FCC's statement regarding future speeds, network technology designs should include clear and convincing evidence of the proposed technology's technical capability to reliably deliver 1 Gbps bps download and upload end user speeds with latency levels that do not exceed 100 milliseconds.
- Certify with supporting evidence that the Applicant has the financial capacity to support network maintenance, growth and capacity expansion over the next 4 years to manage additional users and substantially increased throughput on the proposed network.
- Outline the approach to ensuring outages do not exceed a pre-determined duration or what is deemed appropriate given the magnitude and extent of the situation. Nonetheless, a narrative at a minimum describing and documenting how outages and managed and addressed including a communication plan to all stakeholders and affected parties.

## **Application Review and Scoring**

All Applications passing gating review will then be reviewed using the Puerto Rico BEAD scoring rubric, in compliance with the NTIA's BEAD NOFO and Restructuring Policy Notice.

This Benefit of the Bargain Round RFP pertains to the BEAD-eligible CAIs in Puerto Rico. As the BEAD NOFO states, applicants must meet the following criteria to be classified as a Qualifying Broadband service to a CAI:



- a speed of not less than 1 Gbps for downloads and uploads alike
- latency less than or equal to 100 milliseconds

As defined in the RPN, “It is critical that the subgrantee selection process reflect the technology neutral approach Congress outlined in IIJA and this Policy Notice implements. At the same time, NTIA recognizes that given the Biden Administration’s misdirection, some Eligible Entities have completed or are in the process of completing their subgrantee selection. As such, NTIA is requiring Eligible Entities to conduct at least one additional subgrantee selection round for every BEAD-eligible location (the “Benefit of the Bargain Round”). The Benefit of the Bargain Round must permit all applicants – regardless of technology employed or prior participation in the program – to compete on a level playing field undistorted by the non-statutory regulatory burdens eliminated above”.

### **Scoring Rubric**

After determining which proposed PSAs qualify as Broadband Projects and minimum Qualifying Broadband Service for CAIs, PRBP will then score Applications using the scoring process and rubric criteria outlined below.

### **Primary Criteria.**

In deciding among competing applications covering the same PSA, PRBP will select the option with the lowest cost based on Minimal BEAD Program Outlay.

***Minimal BEAD Program Outlay.*** PRBP shall select the combination of project applications with the lowest overall cost to the Program. This may involve selecting an application that is not the lowest-cost option for a given set of CAIs but is part of the combination of selected projects with the lowest overall cost to the BEAD Program. When comparing competing proposals, PRBP shall assess the total BEAD funding that will be required to complete the project (i.e., the total project cost minus the Applicant’s proposed match) and the cost to the BEAD Program per location (i.e., the total BEAD funding that will be required to complete the project divided by the number of CAIs the project will serve).

**Secondary Criteria.** After review of the Minimal BEAD Program Outlay cost factors, if an Application is received that is within 15% of the lowest cost to serve the same PSA on a per CAI basis, PRBP shall consider and apply the Secondary Criteria as outlined below.

There are 100 total points available through Secondary Criteria scoring and the Priority Broadband Project with the highest Secondary Criteria point total will be selected.





Secondary Criteria	Total Points ( 100 )
<b>Speed to Deployment:</b> The prospective subgrantee's binding commitment to provision service by a date certain that is earlier than four years after the date on which the subgrantee will receive the subgrant, subject to contractual penalties. Greater consideration can be awarded to prospective subgrantees promising an earlier service provision date.	40
<b>Speed of Network and Other Technical Capabilities:</b> Speed, latency, and other technical capabilities of the technologies proposed by prospective subgrantees.	20
<b>Project Design:</b>  Some of the components which could be analyzed and considered include but are not limited to: Security, Power Resilience, Network design and load balancing, implementation strategies.	40

Points for Speed to Deployment are allocated on the following scale with corresponding possible points.

Speed to Deployment	Total Points
Applicant provides binding commitment to provide service by a date earlier than one year from the date on which the grant agreement is signed	40
Applicant provides binding commitment to provide service by a date earlier than two years from the date on which the grant agreement is signed	30
Applicant provides binding commitment to provide service by a date earlier than three years from the date on which the grant agreement is signed	15
Applicant does not provide binding commitment to provide service by an earlier date than required by grant agreement	0



Points for Speed of Network and Other Technical Capabilities are allocated on the following scale with corresponding possible points for Speed of Network at Deployment.

<b>Speed of Network and Other Technical Capabilities , Project Design</b>	<b>Total Points</b>
Applicant able to provide 10 Gbps symmetrical and latency below 100 milliseconds	20
Applicant to provide 5 Gbps symmetrical and latency below 100 milliseconds	18
Applicant able to provide 2 Gbps symmetrical and latency below 100 milliseconds	16
Applicant to provide 1 Gbps symmetrical and latency below 100 milliseconds	14

Points for Project Design are allocated on the following scale with corresponding possible points. Some of the components which could be analyzed and considered include but are not limited to: Security, Power Resilience, Network design and load balancing, implementation strategies.

<b>Project Design</b>	<b>Total Points</b>
Scoring Range	0-40









## 9. Selection Process

A committee of Government Entity staff and/or consultants will review the proposals and evaluate them based on the scoring criteria above. The Government Entity staff and/or consultants reserve the right to request additional information from Applicants on an as-needed basis during the evaluation process. Following this, the Government Entity may enter negotiations with the Applicants to expand or contract the scope of work and adjust the grant amount accordingly.

## 10. Disclosures

The issuance of this RFP, the submission of a proposal by any firm or team, and the acceptance of such proposal by the PRBP shall not oblige the PRBP in any way. Applicants shall be bound by their proposals only for the sixty (60) days specified in this RFP. Legal obligations will arise solely upon the execution of a formal agreement between the PRBP and the selected firm or team.

By responding to this RFP, Applicants acknowledge and consent to the conditions applicable to this procurement process. The PRBP is under no obligation to accept any proposal that does not meet its requirements. Without limitation, and in addition to other rights reserved by the PRBP in this RFP, the PRBP reserves and retains, at its sole discretion, the following rights and options:

- To accept or reject all submittals, in whole or in part.
- To discuss and negotiate with any or all Applicants terms that differ from, or are in addition to, those set forth in this RFP or contained in any proposal submitted.
- To cancel this RFP in whole or in part, at any time, with or without substitution of another RFP if such cancellation is determined to be in the best interest of the PRBP.
- To supplement, amend, or otherwise modify this RFP prior to the date of submission of the proposals.
- To receive written questions concerning this RFP from any Applicant and to distribute such questions, together with the PRBP's responses, to all Applicants that have received a copy of this RFP.
- To require additional information from one or more Applicants to supplement or clarify the proposals submitted.



- To conduct further investigations with respect to the qualifications and experience of each Applicant.
- To visit and contact the Applicant's client in any of the projects or engagements referenced in the proposals to obtain direct information regarding the Applicant's performance in such engagements.
- To disqualify any Applicants that submit a nonconforming, non-responsive, incomplete, inadequate, or conditional proposal.
- To investigate the technical and financial qualifications of Applicants through sources other than those contained in the proposals submitted.

All costs and expenses incurred by Applicants in the preparation and submission of a proposal shall be the sole responsibility of the Applicants. The PRBP shall not, under any circumstances, be liable for any such costs or expenses, including, without limitation, those arising from the cancellation of this RFP process. Applicants shall have no right to claim reimbursement from the PRBP or from any instrumentality of the Government for any costs or expenses related to their participation in this procurement.

Applicants should submit their best proposals initially, since negotiations are not guaranteed.

The laws of Puerto Rico govern this RFP process. Any disputes relating to this RFP must be resolved accordingly. The exclusive venue for a judicial challenge is the Appeals Court of Puerto Rico as provided for by the laws of Puerto Rico.

### 8.1 Accuracy of RFP and Related Documents

The PRBP assumes no responsibility for the completeness or accuracy of any technical or background information provided in this RFP or otherwise distributed or made available during this procurement process. Without limiting the generality of the foregoing, the PRBP shall not be bound by, or held responsible for, any explanation or

interpretation of the RFP documents except those issued in writing by the PRBP. Under no circumstances may an Applicant rely on any oral statement made by the PRBP's agents, advisors, or consultants.

### 8.2 Confidential or Proprietary Information

One copy of each proposal will be retained for the PRBP's records and will not be returned. If an Applicant believes that its proposal contains material that is confidential and/or proprietary, the Applicant must clearly mark each section of such material as "Confidential" or "Proprietary." The PRBP will, in its sole discretion, determine whether such material meets the requirements for exemption from disclosure under applicable





laws and regulations, including Puerto Rico's public disclosure statutes. The Applicant may also submit a redacted version along with their submission to cover any claims of confidentiality.

If the PRBP determines that the material does not qualify for an exemption, such material may be made available to the public, if and to the extent required by applicable law, regardless of the Applicant's notation or markings. Applicants are solely responsible for becoming familiar with the disclosure requirements governing public documents in Puerto Rico.

By submitting a proposal, Applicants acknowledge and agree that:

- The PRBP shall have no responsibility or liability for the disclosure of any information submitted, whether or not marked as confidential or proprietary, if the PRBP determines that disclosure is required by law.
- Any Applicant asserting confidentiality shall be solely responsible, as the real party in interest, for objecting to disclosure and for defending any action necessary to protect its confidential information, at its own cost and expense.
- The PRBP will not be responsible or liable in any way for any losses or damages the Applicant may suffer as a result of disclosure of information or materials to third parties.

### 8.3 Further Contract Conditions

The contents of the proposal prepared by the selected Applicant or Applicants, with any amendment approved by the PRBP, will become part of the Agreement with the selected Applicant as a result of this RFP process. The Agreement will include those clauses required when contracting services similar to those procured under this RFP and those included in contracts with the Government, such as contractual provisions at execution of an agreement, requiring:

- Sole Registry of Professional Services Providers Certification ("RUP", for its Spanish acronym), issued by the Puerto Rico General Services Administration ("ASG", for its Spanish acronym) pursuant to the Regulation for Sole Registry of Professional Services Providers, Regulation No. 9302E, issued on August 26, 2021.
- All data generated and systems used during the rendering of the Services must comply with the public policies of data and technology issued by the Puerto Rico Innovation and Technology Services ("PRITS"), pursuant to Act No. 75-2019, and applicable regulations.
- Original certifications evidencing that Applicant has complied with its responsibility in the filing of tax returns and payment of its taxes, including sale



and use tax as applicable, to the Government, to the U.S. Government, and to the state or jurisdiction where its base of operations resides, to the extent applicable.

- Commercial Registration Certification, issued by the Puerto Rico Treasury Department.
- Certification of Compliance issued by the Puerto Rico Child Support Administration ("ASUME", for its Spanish acronym). Corporations must request this certification from ASUME's Employer Unit. The certification confirms that the employer is in compliance with all applicable child support withholding orders issued against it in its capacity as employer.
- Sworn statement, signed by the President or Chief Executive Office authorized to act on behalf of the Applicant, indicating that the Applicant, its subsidiaries, affiliates and/or parent companies, and their respective shareholders, directors, partners, officers, executives, or principals have neither been convicted nor has probable cause for their arrest been found against any of them, nor are they being investigated under any administrative, judicial or legislative procedure, whether within or outside of Puerto Rico, or any other legal provision penalizing crimes against the treasury and the public trust, and that the person signing the statement has not been investigated, arrested, convicted, or found guilty or sentenced as a result of said criminal conduct.
- Certification of Employer Registration and of Debt in Respect of Unemployment Insurance and Disability Insurance issued by the Workplace Safety Bureau, Tax Division, Collection Unit of the Puerto Rico Department of Labor and Human Resources ("PR-DLHR"). The same shall indicate that the contractor does not have a debt with the Disability Insurance and Unemployment Insurance

Programs. If the person is not an employer, it shall indicate that the person is not registered as an Employer and therefore does not have any debt.

- Certification of Employer Registration and of Debt in Respect of Driver's Insurance issued by the Persons with Non-Occupational Disabilities and Driver's Insurance Bureau of the PR-DLHR. The same shall indicate that the contractor does not have a debt with the Non-Occupational Disability Insurance and Driver's Insurance Programs. If the person is not an employer, it shall indicate that the person is not registered as an Employer and therefore does not have any debt.
- No debt Certification and copy of current policy issued by the Puerto Rico State Insurance Fund ("CFSE", for its Spanish acronym).



- Certification of Existence or Certification of Authorization to do business in Puerto Rico. The Certification of Existence indicates that the applicant is incorporated under the laws of Puerto Rico and is issued by the Puerto Rico State Department (“PR-SD”). The Certification of authorization to do business in Puerto Rico applies to foreign companies. It indicates that the applicant is authorized to do business in Puerto Rico and is issued by the PR-SD. The certification indicates the date of issuance and authorization to do business in Puerto Rico.

All certifications must be current, that is, issued within thirty (30) days from the date the selected Applicant executes the Agreement with the PRBP. The selected Applicant will be contractually required to abide by the laws of Puerto Rico as governing laws under the Agreement. The PRBP shall reserve the right to terminate any contract entered into as a result of this RFP at any time, provided that written notice has been given at least thirty (30) days prior to such proposed termination date.

In addition to the foregoing, the Agreement shall provide that all Deliverables and Work Product arising from the Services shall become the property of PRBP, in accordance with applicable laws and regulations.

#### 8.4 Insurance Requirements

Selected Applicant, at its sole cost and expense, shall provide proof of insurance, upon execution of the Agreement by submitting a Certificate of Insurance to the PRBP. As a minimum, Selected Applicant shall provide and maintain insurance consistent with industry practice, required by law and the following minimum types and limits of insurance in compliance with all applicable laws with insurance carriers satisfactory to PRBP.

- Workers’ Compensation: Occurrence based coverage providing benefits in the minimal amount required by applicable law, including, if applicable to the supply of goods or services under this Agreement, Workers Compensation Acts of applicable U.S. States, the U.S. Longshoremen’s and Harbor Workers Compensation Act and the U.S. Jones Act.
- Professional Liability insurance to provide for errors, omissions, and negligent acts, for a minimum of \$1,000,000 per claim.
- Commercial General Liability Insurance: Occurrence based coverage with a combined single limit of at least \$1,000,000 per occurrence and in the aggregate for premises and operations; products and completed operations; contractual liability coverage for indemnities of Applicant contained within agreements with



PRBP; broad form property damage (including completed operations); and personal injury and

To the fullest extent permitted by applicable law and to the extent of the obligations expressly assumed by the Applicant hereunder, all insurance policies maintained by Selected Applicant in accordance with the requirements set forth above shall include the PRBP as additional insured (except Workers' Compensation) and include a waiver of subrogation in favor of the PRBP. Applicant's insurance shall be regarded as primary and non-contributory with respect to the work outlined in this RFP and the Agreement.

### 9.5 General Federal Funds Requirements

The PRBP anticipates that some or all the costs incurred under the contract that could be awarded pursuant to this RFP could be funded, partially and/or in whole, with federal funds. Consequently, any contract executed in relation to this RFP shall be governed by certain federal terms and conditions for federal grants, including any applicable circulars issued by the U.S. Government Office of Management and Budget ("USOMB").

Moreover, in the event any federal funding is used in the contract that could be awarded pursuant to this RFP, this procurement process is intended to be conducted in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as codified under 2 C.F.R. Part 200, et seq., issued by the USOMB pursuant to the authority granted under 31 U.S.C. 503 ("Federal Uniform Administrative Requirements"), which outlines the methods of procurement to be followed by non-federal entities.

Furthermore, said potential contract shall be also governed by any specific terms and conditions set forth by the awarding federal agency(ies). Below is an indicative list of the applicable federal terms and provisions (collectively, the "Federal Fund Requirements"):

- Registrations within the System for Award Management (SAM)
- Regulations and/or guidance issued by the U.S. Government regarding: the Infrastructure Act; the Families First Coronavirus Response Act of 2020 (Pub. L. 116-127); the Coronavirus Aid, Relief, and Economic Security Act of 2020 (Pub. L. 116-260); relevant disposition of the Consolidated Appropriations Act of 2021 (Pub. L. 116-260); and/or the American Rescue Plan Act of 2021 (Pub. L. 117-2).



- Department of Commerce's Financial Assistance Standard Terms and Conditions (R&D Award, and/or Federal-Wide Research Terms and Conditions, as adopted by the Department of Commerce.
- Department of Commerce's Specific Award Conditions for Multi Year Awards.
- Domestic Preference for Procurements, 2 C.F.R. Sec. 200.332.
- Equal Employment Opportunity requirements, including, but not limited to, those levied in the Equal Pay Act of 1963, the Civil Right Act of 1964, the Age Discrimination in Employment Act of 1967, the Equal Employment Opportunity Act of 1972, the American with Disabilities Act of 1990, and/or the Civil Rights Act of 1991.
- Contract Work Hours and Safety Standards, 40 U.S.C. 3701, et seq.
- Access to Records, 2 C.F.R. Sec. 200.337.
- Retention Requirements for Records, 2 C.F.R. Sec. 200.334.
- Contracting with Small and Minority Business, Women's Business Enterprises, and Labor Surplus Area Firms, 2 C.F.R. Sec. 200.321.
- Byrd Anti-Lobbying Amendment, 31 U.S.C. Sec. 1352, as amended.
- The Federal Uniform Administrative Requirements.
- Contract Cost Principles and Procedures, 48 C.F.R. Part 31
- Davis Bacon Act, 40 U.S.C. Sec. 3141, et seq., as amended.
- Copeland Anti-Kickback Act, 40 U.S.C. Sec. 3145, as amended.
- Executive Order No. 12549 of 1986, Debarment and Suspension; and Executive Order No. 12689 of 1989, Debarment and Suspension (codified at 2 C.F.R. Part 180, and 2 C.F.R. Part 3000
- US Treasury's Supplemental Guidance concerning the administration of funding for broadband projects, including, but not limited, to the SLFRF and CPF Supplementary Broadband Guidance issued on May 17, 2023, as they may be amended from time to time.
- FCC's Ownership Disclosure Requirements for Applications, as codified in 47 C.F.R. § 1.2112(a)(1)-(7)
- .



## 9.6 Right of Reconsideration and Judicial Review

### Petition for Reconsideration

Any Applicant adversely affected by the selection may file a motion for reconsideration before the OMB within ten (10) days after the Notice of Award is sent by electronic mail.

Motions for reconsideration shall be submitted to [faq@smartisland.pr.gov](mailto:faq@smartisland.pr.gov).

The OMB shall resolve petitions for reconsideration within ten (10) days of receipt. The OMB's final adjudication of any petition for reconsideration, protest, or request for review shall constitute its final determination for purposes of judicial review. The term to seek judicial review shall begin to run on the date the notice of the OMB's final determination is sent. If the OMB does not issue a decision within the applicable ten (10)-day period, the petition shall be deemed denied by operation of law, and the term to seek judicial review before the Puerto Rico Court of Appeals shall begin to run as of that date.

Any party adversely affected by a final determination of the OMB may seek judicial review before the Puerto Rico Court of Appeals within twenty (20) days from the date on which the OMB's final decision is filed and notified. The filing of an appeal for judicial review shall not stay or otherwise delay the award or execution of the contested RFP.

**By submitting a proposal, each Applicant acknowledges, agrees, and warrants that it will strictly observe and comply with all applicable Federal Fund Requirements.**





# Appendix 1. Services Responsibilities

## 1. Services Phase – Planning, Design, and CAI’s analysis

The Planning, Design, and CAI Analysis phase constitutes the foundational stage of the broadband deployment project and is essential for ensuring a structured, efficient, and compliant implementation process. This phase requires the awarded vendor(s) to develop and submit a comprehensive project plan detailing how symmetrical 1 Gbps broadband services will be extended to all eligible Community Anchor Institutions (CAIs) across Puerto Rico. The planning process must include the development of a master deployment schedule, including milestones, timelines, and deliverables aligned with the NTIA’s June 6, 2025 policy notice. The plan should outline how the vendor intends to segment the deployment across geographic regions, prioritize CAIs based on institutional type or need, and manage permitting, procurement, and resource allocation over the life of the project. Risk assessments must also be conducted to identify potential challenges in deployment, including logistical, regulatory, or infrastructure constraints, along with mitigation strategies to ensure schedule adherence and quality control. The vendor will be required to conduct thorough site surveys and on-site assessments for each of the more than 1,684+ CAIs to evaluate the existing infrastructure, connectivity readiness, and environmental factors that could influence deployment.

Surveys must also document the institution’s geographic coordinates, identify nearby middle-mile infrastructure, and flag any location-specific deployment barriers such as rights-of-way limitations or terrain challenges. The result of these surveys will be compiled into individual CAI Profile Reports, which will inform the broader network design strategy and serve as a record of technical due diligence. Each CAI Profile Report must include a recommendation for the most appropriate connectivity method—fiber, fixed wireless, hybrid, or other NTIA-approved technology—based on technical feasibility, cost-effectiveness, and long-term service sustainability.

All proposed technologies must be capable of reliably delivering symmetrical 1 Gbps service, with provisions for low latency, high availability, and future scalability. The design must also reflect compliance with the technical standards required by the NTIA and the Department of Commerce, including performance benchmarks for throughput, uptime, and service consistency.

The Applicant is responsible for informing each CAI about the proposed deployment schedule, installation process, required access, and expected service outcomes. Establishing strong communication channels early in the process will support smoother deployment and allow institutions to prepare for network activation, training, and operational integration. All engagement efforts must be clearly documented and submitted as part of the project’s planning records.

Minimum Deliverables , more could be requested and PRBP reserved the right to do so :

- **CAI Connectivity Master Plan**

A detailed document outlining the strategy to connect each eligible Community Anchor Institution, incorporating performance targets (1 Gbps symmetrical / <100 ms latency), technology selection (fiber, HFC, FWA, LEO), and compliance with technical neutrality requirements. If the applicant is proposing using the fiber as a technology, it should detail how they would leverage the Underground conduit system and integrated in their analysis and implementation plan.

- **Technology Evaluation & Selection Report**

Comparative document and justification for technology choices per CAI, assessing cost-effectiveness, latency, scalability, and geographic feasibility—demonstrating alignment with the June 6, 2025 RPN's neutrality directive.

- **Infrastructure Utilization Plan**

A detailed assessment of utilization existing and planned infrastructure—specifically identifying where the Underground Conduit System can be leveraged, and where alternatives (aerial routes, micro trenching, wireless towers, satellite) will be necessary.

- **GIS-Based Route and Asset Mapping**

High-resolution GIS maps showing proposed paths to each CAI, overlaid with conduit locations, utility rights-of-way, fiber paths, terrain data, and environmental sensitivity zones.

- **Right-of-Way (ROW) and Permitting Strategy**

A comprehensive list of ROW access requirements, regulatory bodies, timelines, and permitting pathways—differentiated by public vs. private land access.

- **Feasibility & Environmental Assessment Report**

Includes risk analysis for terrain, flooding, protected lands, and environmental impacts per NEPA, ensuring the project aligns with both federal and territorial environmental compliance standards.

- **Phased Deployment For CAI connectivity Timeline & Milestone Chart**

Gantt chart or similar tool showing sequential build-out with dependencies on accesses, permitting approvals, equipment , and installation phases.

- **Compliance Checklist (BEAD + PRBP)**

A pre-submission document to PRBP showing how all aspects of the plan adhere to BEAD and PRBP standards, including universal service goals and performance thresholds..

## 2. Services Phase – CAI’s Connectivity, Implementation and Testing

The Implementation Phase of the Services to Community Anchor Institutions (CAIs) project involves the physical deployment, installation, and activation of high-performance broadband connectivity at each eligible CAI site. Building upon the approved connectivity plan developed in Phase 1, this phase is responsible for turning design specifications into operational infrastructure that delivers service meeting the BEAD program’s minimum performance standards of 1 Gbps symmetrical throughput and less than 100 milliseconds latency. The implementation effort must ensure that all network elements—last-mile connections, on-premise installations, and integration with middle-mile or core networks—are executed to high standards of reliability, scalability, and long-term sustainability.

In accordance with the BEAD program and the June 6, 2025 Request for Proposals Notification (RPN), the project must maintain strict technical neutrality throughout implementation. This means that applicants are expected to deploy the most appropriate technology—whether fiber-optic, hybrid coaxial, fixed wireless, or LEO satellite—for each CAI, based on site-specific constraints, cost-efficiency, and performance feasibility. Justification for the use of each technology must be clearly supported by the comparative analyses and feasibility studies developed in Phase 1. Regardless of the technology used, the final deliverables must demonstrate full compliance with BEAD-defined service benchmarks and PRBP performance standards, including full documentation of service testing and site readiness.

While not mandatory, the use of the Underground Conduit System—procured under a complementary RFP issued separately by the Puerto Rico Broadband Program—is encouraged where technically and economically advantageous. Where applicable, the conduit system should be used to minimize construction costs, reduce environmental disruption, and accelerate deployment. Applicants are expected to document when conduit infrastructure has been utilized, and where it is not feasible, provide a well-justified alternative connection strategy. The following list of deliverables outlines the specific outputs required from each applicant during this implementation phase, ensuring CAI connectivity is achieved in a manner that is compliant, auditable, and aligned with federal and territorial broadband objectives

Minimum Deliverables , more could be requested and PRBP reserved the right to do so :

1. **CAI Site Installation Reports and technologies(Per Location)**

Comprehensive reports for each CAI site detailing the technologies and installation of access infrastructure (fiber termination, fixed wireless radios, coaxial nodes, or satellite terminals), premises equipment, power integration ( if any ) , and final indoor/outdoor setup. Reports will also include photos, equipment serial numbers, install vendor, and final test results.

2. **Final Conduit Integration Plan & Route Execution Record**

For all CAIs connected via the Underground Conduit System, a final record documenting which conduit segments are going to be used and access permissions obtained. This will serve as proof of strategic use of conduit assets to lower cost and improve deployment efficiency, this plan should include technologies to be used and integration with all proposed.

3. **CAI Activation Certification & Performance Validation (Per CAI)**

A signed, auditable document certifying that each CAI is receiving service that meets or exceeds BEAD requirements: 1 Gbps symmetrical throughput and <100 ms latency. Includes validated speed tests, latency logs, packet loss metrics, etc.

4. **Technology-Specific Implementation Summary**

A document outlining which technology was deployed at each CAI (fiber, HFC, fixed wireless, or LEO), with justification tied back to the Phase 1 Technology Evaluation. This deliverable confirms technical neutrality and alignment with the June 2025 RPN, ensuring that each solution was chosen based on performance, cost-effectiveness or logistical constraints.

5. **As-Built Drawings & Network Integration Diagrams**

Final “as-built” engineering and GIS-based maps showing all deployed infrastructure by CAI, including lateral connections, conduit used (if applicable), fiber or radio paths, and all components identifies for the implementation connectivity strategy.

6. **Service-Level Monitoring Implementation Plan**

Setup of monitoring systems (e.g., SNMP, flow data, latency alarms) for ongoing performance, testing and tracking of CAI services. Ensures service compliance post-activation.

- 7. End-to-End Service Performance Testing Report (Per CAI)** nThis report documents speed, latency, jitter, and packet loss testing conducted at each CAI after installation. It must confirm that the service meets or exceeds 1 Gbps symmetrical speeds and <100 ms latency, as required by BEAD. All results must be time-stamped, certified by a qualified technician, and include testing tools and methods used.
- 8. Network Integration and Interoperability Testing Summary**  
This deliverable verifies that each CAI is fully integrated into the broader network and that data flows properly to upstream transit or middle-mile connections. It must confirm interoperability across deployed technologies and validate core functions like routing, DNS, and redundancy. The report should include results of connectivity tests and document any failover or quality-of-service mechanisms.
- 9. End-User (CAI) Orientation & Support Materials**  
Deliverable includes tailored user guides, technical specs of delivered service, contact details for service issues, and training for IT administrators (if needed). Demonstrates CAI readiness and local support availability in line with PRBP standards.
- 10. Final Audit Package & PRBP Close-Out File**  
Comprehensive project close-out file for the PRBP including:
- Signed CAI acceptance forms
  - Construction ( if any ) and installation logs
  - Final route maps (with conduit usage overlays)
  - Final budget vs. actual report
  - Compliance checklist with citations for BEAD and PRBP requirements
  - Warranty and support documentation for installed equipment

While the conduit system is not the primary driver in the services Phase, the implementation must demonstrate:

- Where conduit was used to connect CAls — with clear identification of conduit segments, junction points, and fiber placement.
- Where it wasn't viable, and what alternative solution was deployed (e.g., aerial fiber, microwave backhaul, or LEO).
- How conduit alignment reduced cost, time, or disruption in applicable locations, reinforcing the synergy between both RFPs.

## Appendix 2. Funding Conditions

The Government Entities anticipate that some or all of the costs incurred under the contract that could be awarded pursuant to this RFP could be funded, partially and/or in whole, with federal funds. Consequently, any contract executed in relation to this RFP shall be governed by certain federal terms and conditions for federal grants, including any applicable circulars issued by the US Government's Office of Management and Budget (US-OMB).

Moreover, in the event any federal funding is used in the contract that could be awarded pursuant to this RFP, this procurement process is intended to be conducted in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as codified under 2 C.F.R. Part 200, et seq., issued by the US-OMB pursuant to the authority granted under 31 U.S.C. 503 (Federal Uniform Administrative Requirements) outlines the methods of procurement to be followed by non-federal entities, among other things.

Furthermore, said potential contract shall also be governed by any specific terms and conditions set forth by the awarding federal agency(ies). Below is a representative list of the applicable federal terms and provisions. A final list will be included in the Award Agreement presented to the selected Applicant. Respondent shall describe experience in dealing with these and any other applicable provisions and requirements and affirmatively certify that Respondent shall comply, collectively, the "Federal Fund Requirements":

- Regulations and/or guidance issued by the US Government regarding the Infrastructure Act; the Families First Coronavirus Response Act of 2020 (Pub. L. 116-127); the Coronavirus Aid, Relief, and Economic Security Act of 2020 (Pub. L. 116-260); relevant disposition of the Consolidated Appropriations Act of 2021 (Pub. L. 116-260); and/or the American Rescue Plan Act of 2021 (Pub. L. 117-2).
- Rights to Inventions Made by Non-Profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements, 37C.F.R. Part 401.
- Prohibitions on Certain Telecommunications and Video Surveillance Services or Equipment, as codified under 2 C.F.R. Sec. 200.216.
- Build America Buy America Act, as established by the Infrastructure Act, amended through Pub. L. 117-328, and incidental regulations, including but not limited to 2 C.F.R. Part 184.
- Domestic Preference for Procurements, 2 C.F.R. Sec. 200.332.



- Equal Employment Opportunity requirements, including, but not limited to, those levied in the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1967, the Equal Employment Opportunity Act of 1972, the Americans with Disabilities Act of 1990, and/or the Civil Rights Act of 1991.
- Contract Work Hours and Safety Standards, 40 U.S.C. 3701, et seq.
- Access to Records, 2 C.F.R. Sec. 200.337.
- Retention Requirements for Records, 2 C.F.R. Sec. 200.334.
- Clean Water Act of 1972, Pub. L. 92-500, as amended.
- Clean Air Act of 1963, Pub. L. 88-206, as amended.
- Environmental and Historic Preservation processes (“EHP”), as established, reviewed, amended, and/or modified by the US Government and/or the US Department of Commerce from time to time.
- Comprehensive Environmental Response Compensation and Liability Act of 1980, Pub. L. 96-510.
- Endangered Species Act of 1973, Pub. L. 93-205.
- Marine Protection, Research, and Sanctuaries Act of 1972, Pub. L. 92-532.
- National Environmental Policy Act of 1970, Pub. L. 91-190.
- Resource Conservation and Recovery Act of 1976, Pub. L. 94-580.
- Contracting with Small and Minority Businesses, Women’s Business Enterprises, and Labor Surplus Area Firms, 2 C.F.R. Sec. 200.321.
- Byrd Anti-Lobbying Amendment, 31 U.S.C. Sec. 1352, as amended.
- The Federal Uniform Administrative Requirements.
- Davis Bacon Act, 40 U.S.C. Sec. 3141, et seq., as amended.
- Copeland Anti-Kickback Act, 40 U.S.C. Sec. 3145, as amended.
- Executive Order No. 12549 of 1986, Debarment and Suspension; and Executive Order No. 12689 of 1989, Debarment and Suspension (codified at 2 C.F.R. Part 180, and 2 C.F.R. Part 3000).
- US Treasury’s Supplemental Guidance concerning the administration of funding for broadband projects, including, but not limited to, the SLFRF and CPF Supplementary Broadband Guidance issued on May 17, 2023, as they may be amended from time to time.
- Guidance is provided at NTIA’s Internet for All, Frequently Asked Questions, and BEAD Program, as amended from time to time.
- FCC’s Letter of Credit Requirements and/or consistent with 47 C.F.R. Sec. 58.804(c)(2).
- FCC’s Ownership Disclosure Requirements for Applications, as codified in 47C.F.R. Sec. 1.2112(a)(1)-(7).

*By submitting their respective applications, applicants acknowledge, agree, and guarantee the Government Parties strict observance and compliance with the Federal Fund Requirements, to the extent applicable.*

## Appendix 3. Industry Design Standards and any other standard, code, best practice as applicable

### **A. Local Regulations as applicable.**

1. Regulations from Telecommunications Bureau of Puerto Rico
2. Regulations from the Federal Communications Commission
3. Puerto Rico Building Code 2018.
4. Design and Specifications Guideline from Puerto Rico Highway and Transportation Authority.
5. Design and Specification Guideline from the US Department of Transportation .
6. Manual, Rules and Technical Statements from Puerto Rico Power Authority.
7. Consolidated Regulation (Reglamento Conjunto) Puerto Rico Planning Board as applicable.

### **B. National Electrical Code and National Fire Protection Association (NFPA)**

1. NFPA 70 – National Electrical Code
2. NFPA 1 Fire Code
3. NFPA 101-Life Safety Code<sup>4</sup>
4. NFPA 70E – Standard for Electrical Safety in the Workplace
5. Any other NFPA and NEC standard, regulation and code applicable

### **C. National Electrical Contractors Association (NECA) /Fiber Optic Association (FOA)**

1. National Electrical Contractors Association (NECA) /Fiber Optic Association (FOA)  
301- Installing and testing fiber optics.
2. Any other NECA and FOA standard, regulation and code applicable

### **D. Building Industry Consulting Service International (BICSI)**

1. BICSI 002 – Data Center Design and Implementation Best Practices
2. BICSI- Outside Plant construction and installation: Direct Buried Facilities

3. BICSI – Practices for Conduit and Duct Installation
4. BICSI – Practices for Installing Cabling within OSP ducts and conduits
5. BICSI – G4-23: OSP Direct Buried
6. BICSI 008 – Design and Implementation Practices for Optical Fiber Cabling
7. Any other BICSI best practice, standard or code applicable.

**E. American National Standards Institute / Telecommunications Industry Association/ Electronic Industries Standards (ANSI/TIA/EIA)**

1. TIA/EIA – 758 & TIA -568 (Telecommunications standards for structures cabling)
2. ANSI/TIA-607 – Grounding and bonding requirements for telecom infrastructure.
3. TIA 569 – Telecommunications Pathways and Spaces
4. TIA/EIA-455-226 , FOTP-226 IEC 61746 Calibration of Optical Time-Domain Reflectometers (OTDR's)
5. TIA-526-14-C Optical Power Loss Testing for Fiber Optic Cabling
6. TIA TSB-140 Additional Guidelines for Field- Testing Length, Loss and Polarity of Optical Fiber Cabling Systems
7. Any other ANSI/TIA/EIA standard or code that may apply

**F. International Electrotechnical Commission (IEC)**

1. International Electrotechnical Commission IEC 60794-3: Guidance for outdoor fiber optic cables, including direct buried, aerial, and duct applications
2. IEC 60794-3-10: Outdoor cables – Family specification for duct and directly buried optical cables
3. IEC 60794-3-10: Outdoor cables – Family specification for duct and directly buried optical cables
4. IEC TR 62691 – Fiber Management Systems (FMS)
5. Any other IEC standard or code applicable

**G. Institute of Electrical and Electronics Engineers (IEEE)**

1. 13.IEEE 1228 for optical fiber installation best practices.
2. IEEE C2 – National Electrical Safety Code.
3. IEEE 1185 – Guide for Fiber Optic Cable Installation on Transmission Structures

4. IEEE 802.11ay/ad for high-throughput unlicensed spectrum (60 GHz).
5. Any IEEE standard, best practice or code applicable

#### **H. Occupational Safety and Health Administration (OSHA)**

1. 29 CFR 1926 – Construction Industry Regulations
2. 29 CFR 1910 – General Industry Safety
3. Other OSHA codes or standards that may apply

#### **I. National Electrical Manufacturers Association (NEMA)**

1. Tray Cable 2 (NEMA) and Tray Cable 6/8 – Standards for rigid and flexible nonmetallic conduit
2. Any NEMA standard, best practice or code that may apply

#### **J. ASTM (American Society for Testing and Materials)**

1. D3035 (ASTM) – Standard for Polyethylene (PE) Plastic Pipe
2. Any ASTM standard, best practice or code that may apply

#### **K. National Electrical Safety Code (NESC)**

1. Any NESC code that may apply

#### **L. Commission IEC 61300 series (International Electrotechnical Commission)**

1. Optic component testing
2. Any IEC standard, best practice or code that may apply

#### **M. National Institute of Standards and Technology (NIST)**

1. Cybersecurity Frameworks
2. Any other NIST standards that may apply

#### **N. 26. North American Electric Reliability Corporation (NERC)**

1. Critical Infrastructure Protection (CIP)

#### **O. National Aeronautics and Space Administration (NASA)**

1. NASA-STD-8739.5 Workmanship standard for fiber optic terminations, cable assemblies, and installation

#### **P. Telcordia**

1. SR-1421, Telcordia Blue Book - Manual of Construction Procedures

## **Q. Federal Communications Commission ( FCC )**

1.47 CFR Part 25 - Satellite Communications

2.47CFR 90: Private land mobile radio services.

3.47 CFR Part 96: CBRS (Citizens Broadband Radio Service – shared spectrum)

4.47 US.Code. § 253 / § 254 (Telecommunications Act of 1996, as amended)

5.47 CFR §1755.902 Minimum performance Specification for fiber optic cables.

6.47 FR 101: Fixed microwave services.

## **R. DOCSIS (Data Over Cable Service Interface Specification) 3.1/4.0**

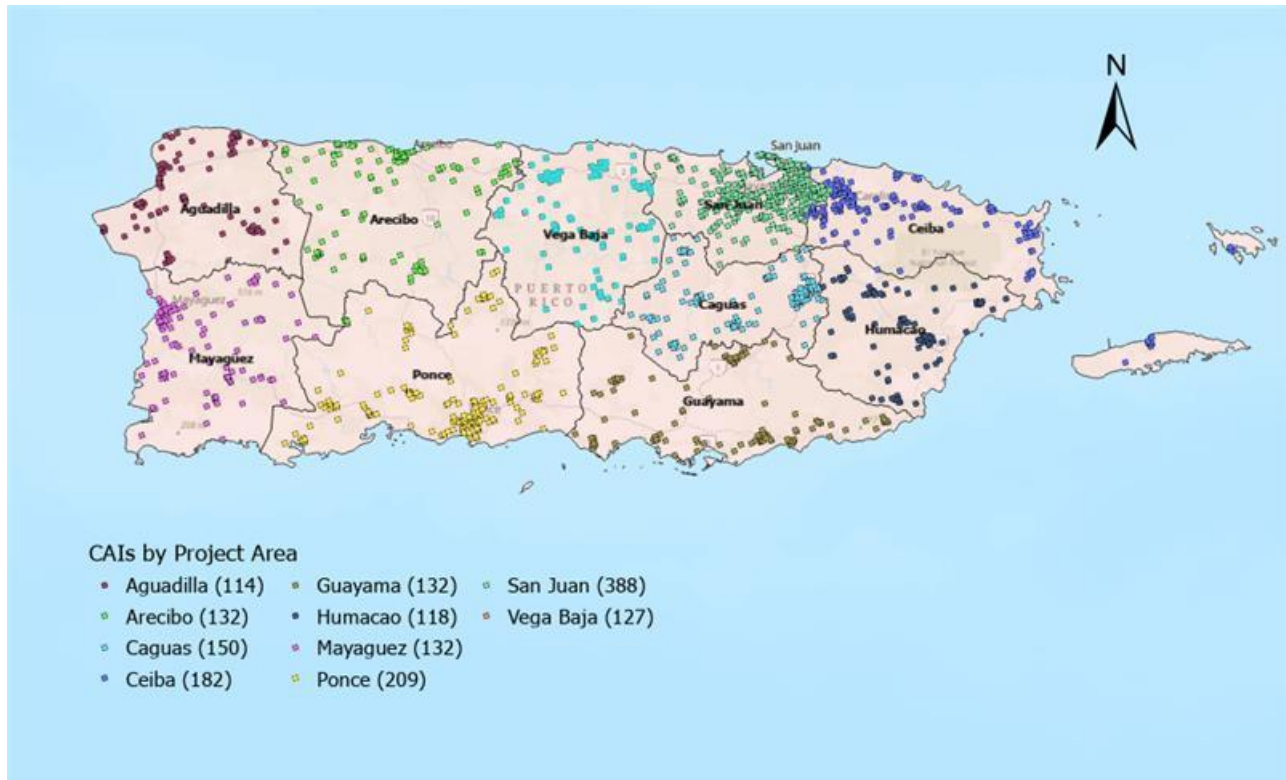
## **S. SCTE (Society of Cable Telecommunications Engineers :**

1. SCTE 55-1 & 55-2 for signalling protocols.

2.SCTE 130 for interactive and advertising applications

## Appendix 4 : Maps

### Eligible CAI's Map :



### Conduit Preliminary Proposed Route :





Map of CAIS and Project Services Area :



PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities	PRBP Zones	Municipalities
Aguadilla (AG01)	Aguadilla	Arecibo (AR02)	Arecibo	Vega Baja (VB03)	Vega Baja	Caguas (CA10)	Caguas	Ceiba (CE05)	Carolina
	Isabela		Utua		Vega Alta		Aibonito		Loíza
	Aguada		Camuy		Manatí		Cidra		Canóvanas
	Rincón		Quebradilla		Corozal		Aguas Buenas		Ceiba
	Añasco		Lares		Florida		Barranquitas		Rio Grande
	Moca		Hatillo		Ciales		Comerio		Luquillo
	San Sebastián		Barceloneta		Orocovis		Naranjito		Fajardo
Mayagüez (MA09)	Mayagüez	Ponce (PO08)	Ponce	Guayama (GU07)	Morovis	San Juan (SJ04)	Dorado		Trujillo Alto
	Las Marías		Adjuntas		Guayama		Toa Baja	Humacao (HU06)	Vieques
	Maricao		Guánica		Coamo		Cataño		Culebra
	San German		Guayanilla		Santa Isabel		Toa Alta		Humacao
	Cabo Rojo		Yauco		Patillas		Bayamón		Naguabo
	Sabana Grande		Peñuela		Maunabo		Guaynabo		Gurabo
	Hormigueros		Jayuya		Arroyo		San Juan		Juncos
	Lajas		Villalba		Cayey				San Lorenzo
			Juana Díaz		Salinas				Yabucoa
									Las Piedras

# Attachment A – Experience Template

This template is referenced in **Section 7 Proposal Submission** of the RFP.

Provide information on similar projects or engagements carried out by your firm related to the Scope of Work of this RFP.

If you believe additional information on projects is desirable, please attach further information.

## **Representative Project 1:**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Public Entity Name: \_\_\_\_\_

Public Entity Address: \_\_\_\_\_

Public Entity Phone: \_\_\_\_\_ Public Entity Fax: \_\_\_\_\_

Public Entity Email: \_\_\_\_\_

Describe key lessons learned:

## **Representative Project 2:**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Public Entity Name: \_\_\_\_\_

Public Entity Address: \_\_\_\_\_

Public Entity Phone: \_\_\_\_\_ Public Entity Fax: \_\_\_\_\_

Public Entity Email: \_\_\_\_\_

Describe key lessons learned

**Representative Project 3:**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Public Entity Name: \_\_\_\_\_

Public Entity Address: \_\_\_\_\_

Public Entity Phone: \_\_\_\_\_ Public Entity Fax: \_\_\_\_\_

Public Entity Email: \_\_\_\_\_

Describe key lessons learned:

--

# Attachment B – Non-Collusion Affidavit

## NON-COLLUSION AFFIDAVIT

I, \_\_\_\_\_, of legal age and resident of \_\_\_\_\_, certify for myself and for my organization \_\_\_\_\_, under oath and subject to the consequences and penalties or perjury, that to the best of my knowledge and belief:

- i. The fees presented in this proposal have been arrived at independently without collusion, consultation, communication, or agreement with any other proponent or with any competitor for the purpose of restricting competition.
- ii. No attempt has been made or will be made by myself or any member of my organization or associates to induce any other person or organization to submit or not to submit a proposal for the Project, or otherwise take any action in restraint of free competitive proposals for the Project.

\_\_\_\_\_  
Proponent Contact  
Signature

\_\_\_\_\_  
Proponent Contact Name and  
Title

AFFIDAVIT NO. \_\_\_\_\_

Sworn and subscribed before me by \_\_\_\_\_, of the personal circumstances set forth above, personally known to me, in \_\_\_\_\_, Puerto Rico, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Notary Public

*Note: Providing false information may result in immediate disqualification of proponent criminal prosecution or administrative sanctions.*

# Attachment C – Eligibility Affidavit

## ELIGIBILITY AFFIDAVIT

I, \_\_\_\_\_  
(Proponent Contact), of legal age, civil status: \_\_\_\_\_,  
profession: \_\_\_\_\_ and a resident of \_\_\_\_\_ (City,  
State), in my capacity as \_\_\_\_\_ (officer) of \_\_\_\_\_ (the  
"Proponent"), do hereby certify under penalty of perjury, that, except as noted below, the  
Proponent and Proponent's owners, shareholders, partners, directors, officers, principals and  
managers ("Proponent's Related Parties"):

- a. are not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any state or federal court of agency;
- b. have not been suspended, debarred, voluntarily excluded or determined ineligible by any state or federal court or agency within the past three (3) years;
- c. do not have a proposed debarment pending;
- d. will not use any subcontractors who are so debarred;
- e. have not been convicted or plead guilty in federal or state court, for the commission of misappropriation; extortion; construction fraud; fraud in the delivery of goods; undue intervention in public procurement processes; bribery; offer to bribe; undue influence; crimes against public funds; or preparation, presentation, possession or transfer of forged documents. The prohibition set forth herein shall also apply to convictions for other crimes equivalent to those of the above stated crimes;
- f. are not under investigation in federal, state, foreign or local jurisdictions, at any legislative, judicial or administrative level for the alleged commission of the abovementioned crimes; and
- g. I am a duly authorized representative of the Proponent and the Proponent Related Parties, with knowledge and authority to execute this sworn statement. Exceptions to the above are set forth in an attachment to this Appendix II, providing the name of the initiating agency, number of the complaint, names of all parties and dates of action.

\_\_\_\_\_  
Proponent Contact Signature

\_\_\_\_\_  
Proponent Contact Name and Title

AFFIDAVIT NO. \_\_\_\_\_

Sworn and subscribed before me by \_\_\_\_\_, of the  
personal circumstances set forth above, personally known to me, in \_\_\_\_\_, Puerto  
Rico, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

---

Notary Public

*Note: Providing false information may result in immediate disqualification of Proponent criminal prosecution or administrative sanctions*