



Questions and Answers (Q&A) - Investing in Resilient Infrastructure: Underground Conduit System Design-Build Services

- 1. "We understand that the timeframe to prepare an RFP is short considering the extend of Scope of Work required. Can it be considered to extend the Proposal Submission Deadline of October 15, 2025?"**

PRBP recognizes the tight timeline for Applicants and has requested an extension from NTIA but has not yet received notice. Please check this website for updates. If no update is posted, applications are due October 15.

- 2. "On section 2.3 Schedule of Key Dates, it states that Questions are due on October 6, 2025, On page 10 of RFP is states that Questions are due on October 3, 2025. Questions answers in one part stated October 8, 2025, and in other October 7, 2025."**

Please see Addendum #1 for revised schedule for Questions and Answers. Questions are due October 8 and answer will be posted October 10.

- 3. "Want to confirm that this RFP is to bid for the design and construction of an underground conduit system, of it can be quoted partially. Proposal shall include both parts."**

As per section 2.1 of the RFP: ""The purpose of this Request for Proposals (RFP) is to solicit qualified entities to design and construct an Underground Conduit System to support the deployment of broadband infrastructure in Puerto Rico, with a strategic focus on serving Community Anchor Institutions (CAIs).

- 4. "Do you have a template to submit financial offer? As this RFP requires to quote design and construction, there are many variables to consider. Also do you want us to quote whole island as a unit? Or quote work by mile? Not clear how you want to quote as we don't have distance of length of the project."**

The proponent should detail all design and construction costs for OSP, including a detailed price per mile, demarcation point requirements, and cost. Our team will evaluate the design and complexity of the proposals; that means that the proponent needs to include all required OSP specs. The results will validate proponent experience and construction code enforcement.



5. **"Read on RFP that applicant shall work with permits. Shall Applicant be in charge of all permits or some. If some, which ones will be responsibility of applicant."**

Identification and solicitation of all necessary permitting will be the responsibility of the applicant, which must ensure compliance with all applicable requirements, including those specific to BEAD. OGP will assist the proponent with all permitting requirements for OSP construction; however, the proponent is responsible for identifying all necessary permits.

6. **"In case underground conduit has to pass through a property, due diligence needs to be done by applicant? If so, right of way and contracts, with landlord, how will work?"**

Underground conduit design should only impact right of way on State and Municipal roads only."

7. **"Not clear location of shelters. Do we design them in right of way or a particular government property? If it needs to be installed in private property, how shall it work? Logistic?"**

Shelter locations should be proposed by applicants in accessible locations - on government property wherever possible. The proponent should submit a design that adheres to OSP guidelines on government facilities, such as PREPA, AAA, and other relevant government properties. If the applicant is proposing not using government property for any of the demarcation points, it must be properly justified and they should explain how they avoid any elevated cost."

8. **"To confirm, Applicant shall provide comprehensive fiber installation design but will not install equipment. What will be the demarcation point for fiber installation design?"**

Applicant shall provide a comprehensive conduit design and must submit a detailed cost breakdown for the demarcation point,. Applicant should consider specifications included on section 5.1, particularly relevant equipment which was disclosed on page 26 and 27 of the RFP.

9. **"On page 11 of RFP it states that Proposal Submission shall be done in 1 10MB file. In portal, you can upload up to ten 10 MB files. It still only one file or can be more than one?"**

As many as 10 files (10MB each) can be uploaded in the portal. If more need to be submitted, they can be sent via email to info@smartisland.pr.gov or a dropbox can be shared to PRBP with login credentials. All files must be received by the deadline. Late files will not be considered.



10. "The submission of a general network design that illustrates the proposed network design is something that needs to be provided by the applicant at time of submission?"

The application should include a full conduit design.

11. "What ROM stand for?"

Rough Order of Magnitude"

12. "On page 13, to provide project cost by phase we need to know unit of phase. For design, it will be per mile, per certain length, per time? Not clear on RFP."

For Design parameters and specifications, cost per mile would be needed at the time of completion. The costs should be broken down by phases : 1. Design Portion and 2. Build Portion

13. "Can the price include a management fee? Will this be reimbursed"

Please reference the following documents for a list of allowable expenses: BEAD Last-Mile Networks document https://broadbandusa.ntia.gov/sites/default/files/2025-09/Performance_Measures_Policy_Notice.pdf. Additional requirements are also provided in the BEAD Restructuring Policy Notice (<https://www.ntia.gov/sites/default/files/2025-06/bead-restructuring-policy-notice.pdf>) and Notice of Funding Opportunity (<https://broadbandusa.ntia.gov/sites/default/files/2022-05/BEAD%20NOFO.pdf>)

14. "Can the price include profit? Will it be reimbursed?"

Please see Eligible Expenses and Reimbursements Fact Sheet:

https://broadbandusa.ntia.gov/sites/default/files/2023-05/CAA_Fact_Sheet_-_Allowable_Costs.pdf

15. "Can the price include indirect costs (overhead) such as accounting personnel, water, project management, electricity, office expenses, trailer costs, credit line financing costs or other administrative costs? Are they reimbursable?"

Please see Eligible Expenses and Reimbursements Fact Sheet:

https://broadbandusa.ntia.gov/sites/default/files/2023-05/CAA_Fact_Sheet_-_Allowable_Costs.pdf



16. 25 of the RFP references both a minimum 3" multi duct and 7 way 12/10mm which outer diameter is 1.64. Which specification is correct?

These are references and the Applicant/Provider can choose whatever fits more with their proposal. Manufacturing Side and information on the label could be included. Introduce examples and specify BABA requirements.

17. Can we subcontract with affiliated construction companies or subsidiaries

Applicants may include the use of subcontractors. As per Section 4 of the RFP: "If Applicants anticipate obtaining support from subcontractors to execute the Phasing (Design- Build) Responsibilities, all subcontractor information must be included under this section following this format

- Vendor/ Subcontractor
- Description of Products/Services Offered
- Past Projects Utilizing Vendor/ Subcontractor

18. Must the conduit reserved for the government need to be a separate conduit, or can it be a sub-conduit or inner duct?

As per the requirements established in section 5.1, proponents should consider a 7 way conduit. Applicants should consider applicable FCC regulations regarding the use of secret/classified information.

19. Will the project completion date be extended if there is a delay in the project award?

Time extension requests must be submitted to and approved by the National Telecommunications and Information Administration (NTIA). Approval will be considered on a case-by-case basis, and there is currently no provision for extensions that exceed one year beyond the initial four-year implementation period required under the Broadband Equity, Access, and Deployment (BEAD) Program mandate.

20. "What are the other expenses incurred as approved by the government entity mentioned in the Eligible Activities and Cost section (page 35)?

Please see Eligible Expenses and Reimbursements Fact Sheet:

https://broadbandusa.ntia.gov/sites/default/files/2023-05/CAA_Fact_Sheet_-_Allowable_Costs.pdf



21. "Do reimbursable costs include the purchase or rental of construction equipment as well as maintenance and consumables cost?"

Please see Eligible Expenses and Reimbursements Fact Sheet:

https://broadbandusa.ntia.gov/sites/default/files/2023-05/CAA_Fact_Sheet_-_Allowable_Costs.pdf

22. "Can the price be adjusted during construction to account for unforeseen field conditions or material price increases due to inflation?"

The Approved Budget would be final and no Change of Orders and amendments are contemplated as of now.

23. "Is there an exemption for Property Taxes or Construction Taxes for the conduit system?"

No, there's no exemption for property taxes or construction taxes.

24. "How much funding is available for this project?"

Puerto Rico's total BEAD allocation is \$334.6 million. Funding per project area has not been established. Respondents are primarily evaluated on lowest programmatic cost.

25. "What will the payment terms be for this project after the invoice is submitted and approved on a quarterly basis?"

Expenses will follow federal grant management standards as outlined in 2 CFR Part 200. All reimbursement requests must include sufficient supporting documentation and must comply with both federal and state cost principles. Funds will be disbursed only after the reviewing entity confirms that the expenditures align with the terms and conditions of the BEAD grant award. Final payment is contingent upon full compliance with program requirements, submission of required reports, and satisfactory performance as defined by the grant agreement.



26. "Can archeologically sensitive areas and high rock density areas be considered as Highly Specialized Circumstances for Aerial Builds? Can you provide examples of other Highly Specialized Circumstances?"

Applicant must provide evidence of any highly specialized circumstances to be considered by Evaluation Committee.

27. "Page 23 references legal capacity to manage and operate broadband facilities. As this RFP is for Design and Build only, we assume this requirement does not apply. Please confirm."

Yes, it is only to Design and Construct. The Manage and Operation portion are not included.

28. "Page 8 mentions the following: ""Conduit routes must be designed to enable direct lateral connections to CAIs, municipal networks, and other essential broadband nodes"" Could you clarify what it is expected in terms of design?"

All components for a successful and ready to services network design is needed as outlined through the RFP and its appendices.

29. "Page 25 states that the route should cover at least 90% of 1,684 identified CAIs. However, based on the proposed route many CAIs (ex. Ceiba) may not be connected. Should we prioritize the proposed route or the 90% CAIs coverage requirement?"

The conduit system should provide needed infrastructure to the island, including the ability for the underserved CAIs to be connected.

30. "Page 38 mentions ""RUP"". Should this be ""RUL""?"

To contract with the Government of Puerto Rico, a sole provider must register with the the Registro Unico de Licitadores (RUL). The PRBP also reserves the right to require additional with the selected applicant during the contracting process.

31. "What criteria will be used to determine substantial completion of the project?"

Applicants must comply with all BEAD guidance and requirements. Performance measures are included in the Broadband Equity, Access, and Deployment (BEAD) Program: Performance Measures for BEAD Last-Mile Networks document https://broadbandusa.ntia.gov/sites/default/files/2025-09/Performance_Measures_Policy_Notice.pdf



32. "What level of design detail is required for submission: conceptual, preliminary, or full construction drawings?"

Applicants should refer to section 5.1, as well as Appendix 1 for specifications regarding design details.

33. "Will PRBP provide any existing GIS or infrastructure data to assist in the design phase?"

Applicants should refer to data files included in the RFP publication page (RFP Data - .SHP and CAIs Data Workbook)

34. "What criteria define "Highly Specialized and Unique Circumstances" under which aerial fiber may be considered?"

Applicant must provide evidence of any highly specialized circumstances to be considered by Evaluation Committee.

35. "Does PRBP require that the design include redundancy and alternative routing plans?"

Applicants should refer to section 5.1, as well as Appendix 1 for specifications regarding design details.

36. "Are applicants responsible for all environmental and permitting studies during the design phase?"

Permitting is the responsibility of the applicant and must comply with all federal BEAD requirements.

37. "Will government entities assist with right-of-way acquisition or permitting, or is this fully contractor-responsible?"

Identification and solicitation of all necessary permitting will be the responsibility of the applicant, which must ensure compliance with all applicable requirements, including those specific to BEAD.



38. "Is there a preferred excavation depth for the project?"

No, there is no preferred excavation depth specified for the project. As this project is supported by BEAD funding, applicants are expected to propose a site-specific analysis and propose excavation depths based on OSP project requirements and applicable construction codes.

39. "Could PRBP clarify the minimum design and construction standards required for the colocation facilities or telecommunications shelters (e.g., structural rating, wind resistance, flood protection, or other environmental specifications)?"

Applicants should refer to section 5.1, as well as Appendix 1 for specifications regarding design details. Additionally, applicants should ensure compliance with applicable federal laws, FCC and any best applicable standard. This a design decision and will vary by implementation timelines , equipment and area of use.

40. "The RFP references that telecommunication shelters or colocation facilities should be located within two miles of each demarcation point. Could PRBP confirm if these shelters should be sized to accommodate multiple ISPs simultaneously, and if so, what is the expected rack density or usable floor area?"

Should accommodate various ISP's, the exact rack density and floor area have to be analyzed by each applicant and their multiple users objective. See Appendixes and comply with federal laws, FCC and any best applicable standard.

41. "What are the expected power capacity and redundancy requirements for each site (for example, dual power feeds, UPS runtime hours, generator capacity.)?"

Will depend on the area and locations it will serve, further analysis must be done be incorporated by the applicant. The generator or power back up should accommodate for a minimum of 1 week or more.



42. "Will PRBP provide guidance on the internal layout of the colocation facilities, such as required space allocations for equipment racks, fiber termination panels?"

Will depend on the area and locations it will serve, further analysis must be done be incorporated by the applicant. The generator or power back up should accommodate for a minimum of 1 week or more.

43. "The RFP indicates that the fiber conduit system will be empty upon project completion. Could PRBP clarify the basis on which the UPS systems, racks, and other active equipment should be specified or designed if the facility will not yet be energized or contain fiber equipment at the time of delivery?"

The fiber conduit system will indeed be delivered empty upon project completion. Therefore, proponents are expected to specify or design the UPS systems, racks, and other active equipment based on their own technical assessment, business model, and project approach. As this aspect is inherently subjective, each proponent should propose solutions that align with their design philosophy, future-proofing strategies, and anticipated operational requirements.

44. "Are there specific security and monitoring requirements (e.g., access control, CCTV, remote telemetry, SCADA integration) that must be incorporated into the shelter design?"

Federal guidance (including from the NTIA under the BEAD program), industry best practices, and applicable codes (like NEC, NESC, and local building/security codes) strongly recommend or require that broadband infrastructure—especially facilities housing critical equipment—implement adequate security and monitoring systems to protect network integrity and service continuity.

45. "The scope of this contract is strictly limited to the design, construction, and installation of the conduit network(CAPEX), with ownership transferring to the Government of Puerto Rico upon completion. As our role does not include the installation of fiber optics, network lighting, or ongoing operation and revenue generation (OPEX), we seek clarification on the requirement for a five-year Profit & Loss (P&L) statement. Could the Evaluation Committee please confirm whether the required P&L should reflect:

(a) The project's internal profitability (Contract Revenue minus Construction Costs) over the construction period, or



(b) A projection of the asset's estimated future operating expenses and revenues for the Government, based on industry standards, even though our firm will not be the operator?

As per section 2.4 of the RFP, 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. As such, PRBP will only be answering questions which it considers relevant to the scope and requirements which were specifically established in this RFP. Should an applicant require further guidance for any of the financial documentation, they should reference the requirements established in section 5 of the RFP. "

46. "The RFP's requirements for ""Financial Sustainability,"" including the five-year financial pro forma (Balance Sheets, Income Statements, Cash Flow Statements) and the evaluation criterion regarding the ""ability to attract and retain tenants,"" appear to align with a Network Operator role.

Given that the scope of our bid is strictly limited to the Design-Build of the conduit network, with immediate asset ownership transfer to the Government of Puerto Rico, and excludes fiber installation, network operation, and all service revenue generation, we kindly request clarification:

Should the required 5-year financial pro forma demonstrate:

- (a) Our company's general corporate financial health and capacity to execute the construction project (e.g., profitability from our overall business operations), or**
- b) The projected financial performance (revenues and operating costs) of the completed conduit asset under future government operation (a non-bidder entity)?**

The required 5-year financial pro forma should demonstrate Applicant's general corporate financial health and capacity to successfully execute the construction project. This includes balance sheets, income statements, and cash flow projections reflecting your firm's ability to manage the project's capital demands and deliver on time and within budget. "