RESPONSE 06/12/2018 NYC DOITT MOBILE TELECOM FRANCHISE REQUEST FOR PROPOSALS PIN: 8582018FRANCH1

Submitted: August 3, 2018

### ZENFI NETWORKS, INC.

# THE CITY OF NEW YORK DEPARTMENT OF INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

REQUEST FOR PROPOSALS FOR FRANCHISES FOR THE INSTALLATION AND USE OF TELECOMMUNICATIONS EQUIPMENT AND FACILITIES, INCLUDING BASE STATIONS AND ACCESS POINT FACILITIES, ON CITY-OWNED STREET LIGHT POLES, TRAFFIC LIGHT POLES, HIGHWAY SIGN SUPPORT POLES AND CERTAIN UTILITY POLES LOCATED ON CITY STREETS, IN CONNECTION WITH THE PROVISION OF MOBILE TELECOMMUNICATIONS SERVICES



Submitted To: Brett Sikoff Director of Mobile Telecommunications Franchises and Special Projects (718) 403-6722

The City of New York
Department of Information Technology and
Telecommunications
2 Metro Tech Center, 4th Floor
New York, New York 11201

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#### **OVERVIEW**

#### Preface

This document is presented by ZenFi Networks, Inc. ("ZenFi") in response to the City of New York, Department of Information Technology and Telecommunications (DoITT), June 12, 2018, "Request For Proposals For Franchise For The Installation And Use, On City-Owned Street Light Poles, Traffic Light Poles, Highway Sign Support Poles And Certain Utility Poles Located On City Streets, Of Telecommunications Equipment And Facilities, Including Base Station And Access Point Facilities, In Connection With The Provision Of Mobile Telecommunications Services"

As required by the RFP, the ZenFi response includes the following parts: (1) Technical Proposal, (2) Legal and Managerial Proposal, (3) Financial Capacity Proposal, (4) Scope Proposal and (5) Compensation Proposal.

#### ZenFi Networks, Inc.

ZenFi engineers, deploys, owns and operates a telecommunications infrastructure, including an extensive fiber optic network, distributed colocation facilities and wireless sites supporting mobile network operators, telecommunications carriers and large enterprise's network requirements throughout the New York metropolitan area.

ZenFi customers leverage its infrastructure to deploy higher layer services with virtually unlimited, un-metered bandwidth at a fixed monthly fee. The ZenFi network provides customers with cost effective alternatives to capital-intensive network builds and augmentations by providing flexible financial and deployment options.

The ZenFi response highlights its unique capabilities to completely design, build and maintain its network infrastructure by leveraging the capabilities of its affiliates, Metro Network Services, LLC and Hugh O'Kane Electric Co., Inc., which are both locally owned.

#### The ZenFi Value Proposition

ZenFi is a telecommunications infrastructure provider founded in New York City in 2013. ZenFi offers fiber network, distributed colocation and wireless siting solutions enabling mobile network operators, broadband wireless providers and large enterprises to deploy low latency, high bandwidth network capacity throughout the City of New York across a shared physical network with favorable economics.

Having worked extensively with both mobile network operators and existing franchisees during the past fifteen years, ZenFi management believes that its unparalleled experience in deploying large scale mobile and fiber optic telecommunications networks within the City of New York, uniquely qualifies it to continue to lead the way as a premier provider of outsourced wireless infrastructure solutions.

#### **Existing NYC Telecommunication Franchisee**

ZenFi is seeking to continue to augment its existing Information Services and Telecommunications Services Franchises with the replacement Mobile Telecommunications Franchise contemplated by this RFP, thus allowing it to continue its current wireless infrastructure service offerings. ZenFi acknowledges that, upon entering into a new Mobile Telecommunications Franchise under the terms of this RFP, it agrees to the termination of its existing Mobile Telecommunications Franchise mandated by Section 1(e) of the RFP.

#### TECHNICAL PROPOSAL

#### **Equipment and Facilities**

ZenFi deploys a variety of customer selected wireless facility equipment throughout its network, supporting a broad spectrum of wireless technologies including Distributed Antenna Systems (DAS), small cells, Wi-Fi access points, remote radio units and other types of reception/transmission equipment.

In addition to traditional mobile wireless providers, ZenFi is currently working with alternative "carriers" exploring opportunities to deploy wireless broadband solutions using licensed and unlicensed radio spectrum.

ZenFi equipment shall be installed pursuant to the specifications as set forth in Section 5 "Design And Technical Requirements For Base Station Equipment Located On Street Operations Poles" of the RFP.

#### Service Offering

Consistent with ZenFi's approach to providing all interested parties open and unrestricted access to its existing fiber infrastructure enabling the provisioning of higher layer services, ZenFi's ultimate objective is to build a city-wide underlying neutral fiber "open-access-network" enabling other carriers and enterprises to build their own flavor of value added network end-user on top of ZenFi's shared network assets. This neutral network approach enables providers to share investments and maintenance costs in ways that ultimately lower their individual network costs and to provide more more cost-effective broadband services to their customers.

The open-access-network concept is specifically appropriate for deploying metropolitan shared wireless access networks, where the high costs associated with the deployment of a single purpose network infrastructure is cost prohibitive.

#### **Installation Methods**

To the maximum extent possible ZenFi will leverage its existing planned fiber optic infrastructure within the City of New York to provide "connecting facilities" between hub locations and Street Pole locations.

Wireless equipment on the Street Poles will be installed by New York City Department of Transportation approved contractors. All installations of wireless facility infrastructure will be done in accordance with all applicable federal, state and local laws, rules and regulations.

ZenFi has extensive experience in navigating New York's massive and complex public, private and shared utility infrastructure as it has worked in the streets over many years as the City's most experienced telecommunications contractor. With more than 2,500 DAS and small cells installed on Street and utility poles in New York City, ZenFi's affiliates, Hugh O'Kane Electric

and Metro Network Services, acting in Design-Build capacity, have installed more Mobile Telecom Franchisee equipment than any other contractor in the City of New York to date.

#### **Network Operations and Maintenance**

ZenFi is the only vertically integrated provider of neutral outsourced telecommunications solutions in New York City. ZenFi along with its affiliates provide end-to-end expertise in planning, designing, building, and maintaining fiber optic networks in New York City.

The ZenFi team has a 25-year history of success in providing support in the New York Metropolitan area to the telecommunications industry with relationships with current major customers such as AT&T and Verizon Business (formerly MCI) dating back to 1990. Our teams have designed, built and continue to maintain most of the existing New York City High Capacity Telecommunications Franchisee networks.

ZenFi is keenly aware of its obligation to work closely with the City to preserve and maintain the integrity of the public infrastructure. ZenFi's long history in the market has fostered strong working relationships with the NYC Department of Transportation, Empire City Subway, Verizon, Con Edison, the Metropolitan Transit Authority and the Port Authority; these relationships have become valuable assets, as we perform our day to day installation and maintenance of telecommunication network infrastructure throughout the City of New York.

#### Schedule

ZenFi will continue to implement Street Pole wireless infrastructure construction pursuant to its existing franchise and replacement Resulting Franchise through the end of the applicable term.

#### LEGAL AND MANAGERIAL PROPOSAL

#### Company Background

ZenFi Networks engineers, deploys, owns and operates shared telecommunications infrastructure, including an extensive fiber optic network, distributed colocation facilities and wireless sites within the metropolitan New York area supporting mobile network operators, telecommunications carriers and large enterprises. ZenFi Networks, Inc. was granted a City of New York DoITT Information Services Franchise, a City of New York DoITT Telecommunications Services Franchise, a City of New York DoITT Mobile Telecommunications Franchise effective August 9, 2014, August 10, 2014, and August 5, 2015 respectively.

ZenFi builds and leases its network capacity to clients enabling them to deploy high capacity metropolitan area networks delivering higher layer services including public and private metro optical networks, wireless site backhaul, Wi-Fi, small cell and DAS networks, internet access, and data center connectivity applications with virtually unlimited, un-metered bandwidth at a fixed monthly fee. The ZenFi network provides our clients cost effective alternatives to capital-intensive network builds, augmentations, and operations of their own networks by providing flexible financial and deployment options.

The ZenFi network provides its customers access to hundreds of route miles of high density fiber optic cable and thousands of access points and passes in close proximity to tens of thousands of commercial and enterprise buildings throughout the City of New York. The network backbone is comprised of the latest optical fiber technologies, enabling the deployment of full spectrum applications, such as Digital Radio over Fiber protocols such as CPRI, Coarse Wave Division Multiplexing (CWDM), Dense Wave Division Multiplexing (DWDM) wavelengths and high bandwidth Ethernet systems. Additionally, we have deployed a sophisticated Network Management System that combines integrated network modeling, fiber configuration management, GIS mapping, and real-time fault detection and location.

The success of ZenFi Networks, Inc. is sustained by developing innovative solutions for our customers' business problems. More specifically, -ZenFi has a long history of success in providing support to the telecommunications industry illustrated by relationships with telecom industry leaders such as AT&T and Verizon Business (beginning with TCG and MFS respectively) dating back to the early 1990s and continuing to this day.

Our real-world experience enables us to provide our clients with the highest levels of service in perhaps the most challenging telecom operating market in the world.

#### Organizational Structure and Management

ZenFi Networks was formed in Delaware in December 2013 and registered in New York State in March 2014 as a foreign entity.

The ZenFi founding team has had a long history of success in designing, building, and owning telecommunications infrastructure and related service companies, within the metropolitan New York area including the following:

- Lexent Metro Connect, LLC, a City of New York High-Capacity Telecommunications Franchisee (2002) and Mobile Telecommunications Franchisee (2008), sold to Lightower Fiber Networks in 2010.
- Hugh O'Kane Electric Company, Inc., founded in 1946, has served the needs of business and industry for more than 70 years. Through three generations, this family owned and operated company has evolved into a leading service provider to the telecommunications industry and electrical contracting sector. Hugh O'Kane Electric employs highly skilled union workers (IBEW Local 3) and specialized equipment required to deploy large scale telecommunications network solutions. For more info, please go to: <a href="https://www.hokane.com">www.hokane.com</a>
- Metro Network Services, LLC, founded in 2010 after the sale of Lexent, provides telecommunications network Design-Build solutions, and project specific engineering and project management services to leading wireless and wirelines telecommunications providers. For more info, please go to: <a href="https://www.metroNS.com">www.metroNS.com</a>

The company's, equity and debt are financed by the founders.

#### Authorizations

As required by the RFP, ZenFi acknowledges that it will not undertake any of the proposed activities unless and until it has secured all necessary authorizations, approvals, licenses and/or permits required to undertake such activities.

ZenFi has obtained the following agreements enabling the construction of its telecommunications infrastructure within the City of New York:

- City of New York PASSPort (Formerly Vendex)
- City of New York Information Services Franchise (July 31, 2014)
- City of New York Telecommunications Services Franchise (July 31, 2014)
- City of New York Mobile Telecommunications Franchise (August 4, 2015)
- City of New York DOT Permittee (2014)
- Empire City Subway Company Ltd. Conduit Occupancy Tenant (2014)
- Verizon New York Inc. Conduit Occupancy Agreement (October 6, 2014)
- Verizon New York Inc. Pole Attachment Agreement (October 6, 2014)
- Verizon New York Inc. Pole Antenna Attachment Agreement (October 15, 2014)
- Con Edison Co. of New York, Inc. Telecommunications Service Agreement (2014)
- Con Edison Co. of New York, Inc. Attachment Agreement (2014)

#### ZenFi Services

The following listing illustrates the depth and breadth of ZenFi's services.

#### Collaborative Planning & Engineering

Optical Network Design to meet specific technology requirements

Technology & Vendor Selection

Fiber Route planning

Fiber Engineering

Optical Network engineering

Project Rollout Planning and Oversight

#### **Network Construction**

Program and Project Management

Vendor Management & Procurement

Equipment & Materials Staging

Municipal/Third Party Coordination

Municipal Applications & Permits

Network Installation & Testing

Network Documentation

#### 7 x 24 Network Operations

Automated Fiber Monitoring and Remote Testing

Call Center

Fiber Fault Management

Routine Maintenance

Materials and Parts Sparing/Warehousing

7x24 Emergency Response & Restoration Standby

Move, Adds & Changes

Municipal/Third Party Coordination

#### **Network Life-Cycle Management**

Network Engineering

Network Records Management

Technology Guidance

Upgrades, Relocations, Decommissioning

#### FINANCIAL CAPACITY PROPOSAL

#### Company Background - ZenFi Networks

ZenFi Networks is a financially stable private company with assets exceeding \$50M.

The construction and operations of the existing ZenFi Networks network infrastructure have been internally financed.

Additional financial information is available to DoITT upon request.

#### SCOPE PROPOSAL

#### **Zone Selection**

ZenFi requires its franchise agreement to accommodate network construction within ALL three Zones A, B & C.

The boundaries of the selected zones set forth in Section 9 of the RFP are described as follows: (i) Zone A consisting of the portion of the Borough of Manhattan which includes 96th Street (inclusive of the northernmost boundary of the north side of the sidewalk of 96th Street) and all parts of Manhattan that lie south of 96th Street; (ii) Zone B consisting of all portions of the City not in Zones A or C and (iii) Zone C consisting of the area covered by Community Districts 1, 2, 3, 4, 5, 6 and 7 in the Borough of the Bronx, Community Districts 3, 4, 5 and 16 in the Borough of Brooklyn, and Community Districts 10 and 11 in the Borough of Manhattan.

#### COMPENSATION PROPOSAL

#### Per Zone/Pole & Link Compensation

ZenFi proposes the compensation set forth below for each Street Pole selected in Zones A, B & C.

Zone A: \$ 351.50

Zone B: \$ 251.50

Zone C: \$ 101.50

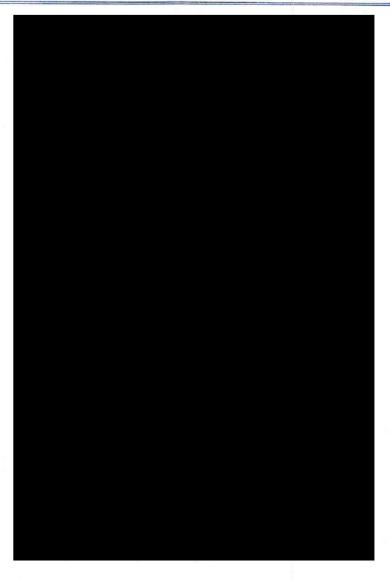
ZenFi proposes the compensation set forth below for each Link selected in Zones A, B & C.

Zone A: \$ 105.00

Zone B: \$ 75.00

Zone C: \$ 30.00

# ATTACHMENT A ZENFI NETWORKS FIBER OPTIC BACKBONE ROUTE MAP



#### ATTACHMENT B

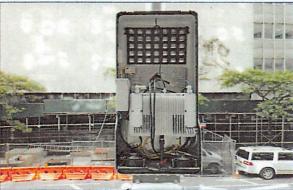
#### **EQUIPMENT PHOTOGRAPHS AND SCHEMATICS**

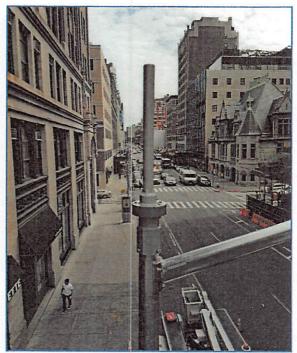
ZenFi currently deploys its equipment pursuant to the specifications set forth in Section 5 and Exhibit B of the RFP. See RFP Exhibit B for detailed schematics.

ZenFi acknowledges that in many cases, the vendor's standard form factor enclosures must be adapted to comply with all applicable laws, rules and regulations of the City off New York including to the extent applicable and without limitation Landmarks Commission and Art Commission requirements.

Example ZenFi Street Pole installation photos located on Lafayette Street in Manhattan.







## ATTACHMENT C

## "RFP EXHIBIT C – ACKNOWLEDGEMENT OF RELEASE DATE AND ADDENDUM"

#### **REQUEST FOR PROPOSALS**

FOR FRANCHISES FOR THE INSTALLATION AND USE OF TELECOMMUNICATIONS EQUIPMENT AND FACILITIES, INCLUDING BASE STATIONS AND ACCESS POINT FACILITIES, ON CITY-OWNED STREET LIGHT POLES AND TRAFFIC LIGHT POLES, AND CERTAIN UTILITY POLES AND OTHER FACILITIES LOCATED ON CITY STREETS, IN CONNECTION WITH THE PROVISION OF MOBILE TELECOMMUNICATIONS SERVICES

## EXHIBIT C ACKNOWLEDGMENT OF RELEASE DATE AND ADDENDUM

APPLICANT'S NAME:

RFP RELEASE DATE:

NUMBER OF ADDENDA RECEIVED:

ISSUE DATE(S) OF ADDENDA:

MTF RFP Addendum #1 Dated 5/18/18

MTF RFP Addendum #2 Dated 5/27/18

MTF RFP Addendum #4 Dated 7/25/18

## ATTACHMENT D

## "RFP EXHIBIT D – AFFIRMATION"

#### REQUEST FOR PROPOSALS

FOR FRANCHISES FOR THE INSTALLATION AND USE OF TELECOMMUNICATIONS EQUIPMENT AND FACILITIES, INCLUDING BASE STATIONS AND ACCESS POINT FACILITIES, ON CITY-OWNED STREET LIGHT POLES AND TRAFFIC LIGHT POLES, AND CERTAIN UTILITY POLES AND OTHER FACILITIES LOCATED ON CITY STREETS, IN CONNECTION WITH THE PROVISION OF MOBILE TELECOMMUNICATIONS SERVICES

#### EXHIBIT D AFFIRMATION

The undersigned proposer or bidder affirms and declares that said proposer or bidder is not in arrears to the City of New York upon debt, contract, or taxes and is not a defaulter, as surety or otherwise, upon obligation to the City of New York, and has not been declared not responsible, or disqualified, by any agency of the City of New York, nor is there any proceeding pending relating to the responsibility or qualification of the proposer or bidder to receive public contracts except

Full r	name of Proposer or Bidde ZenFi Networks, Inc.				
Addr	ess 90 White Street				
City	New York	State _	NY	Zip Code	10013
CHE	CK ONE BOX AND INCLU	JDE APPROF	PRIATE NU	JMBER:	
	□ A - Individual or Sole SOCIAL SECURI	•	•		
	□ B - Partnership, Joint EMPLOYER IDEI				nization
	∆ C - Corporation     EMPLOYER IDEI	NTIFICATION	I NUMBER		
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	Signature CEO				
	Title				

If a corporation, place seal here:

Must be signed by an officer or duly authorized representative.

<sup>\*</sup> Under the Federal Privacy Act the furnishing of Social Security Numbers by bidders on City contracts is voluntary. Failure to provide a Social Security Number will not result in a bidder's disqualification. Social Security Numbers will be used to identify bidders, proposers, or vendors to ensure their compliance with laws, to assist the City in enforcement of laws as well as to provide the City a means of identifying of businesses which seek City contracts.

# ATTACHMENT E "RFP EXHIBIT E – E-MAIL AUTHORIZATION FORM"

#### REQUEST FOR PROPOSALS

FOR FRANCHISES FOR THE INSTALLATION AND USE OF TELECOMMUNICATIONS EQUIPMENT AND FACILITIES, INCLUDING BASE STATIONS AND ACCESS POINT FACILITIES, ON CITY-OWNED STREET LIGHT POLES AND TRAFFIC LIGHT POLES, AND CERTAIN UTILITY POLES AND OTHER FACILITIES LOCATED ON CITY STREETS, IN CONNECTION WITH THE PROVISION OF MOBILE TELECOMMUNICATIONS SERVICES

#### EXHIBIT E E-MAIL AUTHORIZATION FORM

The RFP document and subsequent addenda can be accessed by logging onto the following web addresses:

http://www1.nyc.gov/site/doitt/business/open-business-opportunities.page

OR

DoITT's homepage: <a href="http://www1.nyc.gov/site/doitt/index.page">http://www1.nyc.gov/site/doitt/index.page</a>

Unless otherwise specifically requested in writing via mail, e-mail, or fax to the Agency Contact Person, DolTT will notify companies of updates such as addenda to the RFP via e-mail. If DolTT does not have a company's e-mail address, they must provide an e-mail address to the Agency Contact Person if they wish to continue receiving direct notification of updates. Otherwise, they may find any updates on the above websites.

If you wish to receive this RFP or addenda by hard copy mail, please provide the following information to the Agency Contact Person listed on the front of this RFP as soon as possible **via mail, e-mail or fax.** Hard copies of the RFP will only be mailed. Subsequent addenda will either be mailed or faxed.

Contact Person's Name: _	Ray LaChance
Title: _	CEO
Company Name: _	ZenFi Networks, Inc.
Company Address (Street, City, State, Zip Code):	90 White Street, New York, NY 10013
Telephone Number: _	
Fax Number: _	
Information Requested by Hard Copy (RFP, Addenda, both): _	None

## ATTACHMENT F

## "RFP EXHIBIT F – DOING BUSINESS DATA FORM"



## **Doing Business Data Form**

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Please fill in the required identification information for all individuals or organizations that, through stock shares, partnership agreements or other means, own or control 10% or more of the entity. If no individual or organization owners exist, please check the appropriate box to indicate why and skip to the Senior Managers section. If the entity is owned by other companies that control 10% or more of the entity, those companies must be listed. If an owner was identified on the previous page, fill in his/her name and write "See above." If the entity is filing a Change Form, list any individuals or organizations that are no longer owners at the bottom of this section. If more space is needed, attach additional pages labeled "Additional Owners." There are no owners listed because (select one): ☐ The entity is not-for-profit ☐ The entity is an individual ☐ No individual or organization owns 10% or more of the entity Other (explain) \_\_\_ Individual Owners (who own or control 10% or more of the entity) First Name Raymond Birth Date (mm/dd/yy Office Title CEO Employer (if not employed by entity) Home Address MI H Last O'Kane First Name Victoria Office Title COO Employer (if not employed by entity) Home Address Organization Owners (that own or control 10% or more of the entity) Organization Name \_ Organization Name \_\_\_ Organization Name \_\_\_ Remove the following previously-reported Principal Owners Name \_\_\_ Name Please fill in the required identification information for all senior managers who oversee any of the entity's relevant transactions with the City (e.g., contract managers if this form is for a contract award/proposal, grant managers if for a grant, etc.). Senior managers include anyone who, either by title or duties, has substantial discretion and high-level oversight regarding the solicitation, letting or administration of any transaction with the City. At least one senior manager must be listed, or the Data Form will be considered incomplete. If a senior manager has been identified on a previous page, fill in his/her name and write "See above." If the entity is filing a Change Form, list individuals who are no longer senior managers at the bottom of this section. If more space is needed, attach additional pages labeled "Additional Senior Managers." Senior Managers First Name Patrick MI J Last O'Hare Birth Date (mm/dd/yy) Office Title Senior Vice President - Operations & Engineering Employer (if not employed by entity) Home Address Birth Date (mm/dd/yy) Office Title Vice President - Business Development Employer (if not employed by entity) \_\_\_\_\_MI A Last Penley First Name Kelly Birth Date (mm/dd/yy) Office Title Vice President - Wireless Solutions Employer (if not employed by entity) Remove the following previously-reported Senior Managers Name Name Certification I certify that the information submitted on these two pages and I additional pages is accurate and complete. I understand that willful or fraudulent submission of a materially false statement may result in the entity being found non-responsible and therefore denied future City awards. Name Raymond M. LaChance Entity Name ZenFi Networks, Inc. Work Phone # Date 8-2-2018

**Principal Owners** 

DOING BUSINESS DATA FORM

#### ZENF<u>I NETWORKS</u>, INC.

Page 1 of 1

#### **Additional Owners (Continued)**

Name:

Hugh R. O'Kane

Title:

N/A

Employer:

Hugh O'Kane Electric Co., Inc.

Birth Date:

Home Address:

Home Phone:

John J. O'Kane

Name: Title:

N/A

Employer:

Hugh O'Kane Electric Co., Inc.

Birth Date:

Home Address:

Home Phone:

Name:

Alexander O'Kane

Title:

N/A

Employer:

Hugh O'Kane Electric Co., Inc.

Birth Date:

Home Address:

Home Phone:

#### **Additional Senior Managers (Continued)**

Name:

Dr. Veerabhadra Rao Karanam

Title:

N/A

Employer:

Veda Networks LLC

Birth Date:

Home Address:

Home Phone: