

Solicitation No. 2025-MBI-03 for Residential Retrofit Program- Questions and Answers for RFP 2

| Question Number | Question | Answer |
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| Q1 | There is a lot of detail that needs development from the ground up to meet the RFP requirements. Is an extension possible? | No, MBI will not grant an extension under this RFP. |
| Q2 | How stringent are the terms of the agreement? Is there room for negotiation on anything? If an applicant submits proposed changes to the agreement, is there a sense these will be taken into consideration? | Applicants may submit proposed edits to the draft agreement in the form of redlines for consideration of MassTech's legal team at the time of contracting. |
| Q3 | Can MBI elaborate on the dark fiber terms? It was our understanding that MBI wanted to provide lit service to the properties. | MBI seeks applicants to provide lit broadband services to residents of the developments solicited under the RFP. As outlined in section 7.1.4 MBI requires that applicants submit an affirmative statement that MBI will retain rights to use up to three (3) strands of dark (unlit) fiber and provide a detailed description of how it will ensure accessible service coils at egress/ingress points of any fiber extension and drop to any Property to ensure a long-term public interest in these projects. These strands of dark fiber will be different and apart from the lit service strands the applicant will own and use to provide service to any property funded through this grant program |
| Q4 | Can MBI clarify what is meant by "Leases for terms longer than one year of facilities including IRU agreements and capital leases" as outlined in the draft grant agreement that is posted on the solicitation | As outlined by US Treasury in Guidance for the Coronavirus Capital Projects Fund For States, Territories & Freely Associated States cost of long-term leases (for terms greater than one year) of |

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| | <p>website? Would this include leasing of lit ISP services used to provide backhaul to a building?</p> | <p>facilities required to provide qualifying broadband service, including indefeasible right-of-use (IRU) agreements and capital leases are eligible expenses. Lit ISP services would not be considered a capital asset or facility lease, and therefore would not meet this eligibility criteria.</p> |
| Q5 | <p>Regarding ownership and maintenance of wiring and equipment, is it MBI's expectation that the provider owns and maintains the equipment installed under the grant program? Would that extend to internal wiring?</p> | <p>Yes, MBI's expectation is that the applicant own and maintain all equipment funded under this program, including internal wiring.</p> |
| Q6 | <p>The RFP requires the provider to leave 3 strands of dark fiber for MBI use. What do you plan to do with the fiber?</p> | <p>As described in section 7.1.4 of the RFP MBI retains use of the three fiber strands to support any needed public safety, municipal, educational, or other services that could potentially improve the health, safety, or wellbeing of current or future residents. MBI also retains use of the three fiber strands for all other lawful purposes. Use of these strands will be available to MBI at no charge.</p> |
| Q7 | <p>Where on the property would you want the dark fiber?</p> | <p>The A-end of the 3 strands is outside of the building at the location where new fiber optic cabling (proposed to be installed as part of an application) is spliced into an ISP's existing fiber optic infrastructure. The Z-end of the 3 strands is adjacent to the termination panel inside of the building that terminates the fiber optic cabling that came in from the street. Service coils are to be left at both the A and Z ends of the 3 strands of dark fiber.</p> |

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| Q8 | There is a stipulation of no price increase over 3 percent year over year. While not anticipated, it's hard to predict the future. Is this a barrier to funding if a provider can't commit to not increasing prices over 3 percent?" | Providers that wish to participate in this program must commit to the program requirement of not increasing prices by more than 3% in any year over year period at properties where Retrofit grant funds were used to build infrastructure. Providers that do not commit to this requirement will be disqualified. |
| Q9 | If equipment funded under this program is vandalized and damaged, is it MBI's expectation that the provider fix and replace that equipment? | Yes |
| Q10 | What are the reporting requirements required as part of participating in the Residential Retrofit program? | Please refer to the Deliverables Section of Exhibit 2 of the Draft Grant Agreement Template posted on the solicitation webpage . |
| Q11 | Can we only bid for bulk service? | No, applicants wishing to participate in the program must be able to provide unit level retail service as a minimum service package to all residents of any given project group. Applicants may offer bulk pricing as outlined in section 7.3.3 of the RFP and the housing operator may choose to enter into a bulk pricing agreement. |