



THE CITY OF WINNIPEG

**REQUEST FOR EXPRESSION
OF INTEREST**

REOI NO. 194-2018

CITY OF WINNIPEG SMALL CELL IMPLEMENTATIONS

TABLE OF CONTENTS

PART A – REQUEST FOR EXPRESSION OF INTEREST APPLICATION

Form A: Request for Expression of Interest Application	1
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REQUEST FOR EXPRESSION OF INTEREST

B1. Definitions	1
B2. Background	2
B3. Purpose of the Request for Expression of Interest Document	3
B5. Requirements Summary	4
B6. Experience of Respondent	5
B7. Sponsorship and Advertising	6
B8. Schedule	6
B9. Enquiries	6
B10. City Contact	7
B11. Addenda	7
B12. Confidentiality And Privacy	7
B13. Non-Disclosure	8
B14. Respondent's Costs and Expenses	8
B15. No Contract	8
Submission Instructions	
B16. Submission Deadline	8
B17. Information Submission	9
B18. Form A: Request for Expression Of Interest Application	9

APPENDIX A: CITY OF WINNIPEG SMALL CELL SITE CANDIDATES

REQUEST FOR EXPRESSION OF INTEREST

B1. DEFINITIONS

B1.1 When used in this Request for Expression of Interest:

- (a) "**Business Day**" means any Calendar Day, other than a Saturday, Sunday, or a Statutory or Civic Holiday;
- (b) "**Calendar Day**" means the period from one midnight to the following midnight;
- (c) "**City**" means the City of Winnipeg as continued under The City of Winnipeg Charter, Statutes of Manitoba 2002, c. 39, and any subsequent amendments thereto;
- (d) "**City Contact**" means a person designated as such in the REOI;
- (e) "**City Council**" means the Council of the City of Winnipeg;
- (f) "**Contractor**" means the person undertaking the performance of the work under the terms of the Contract;
- (g) "**Customers of the Service**" means any user of the service;
- (h) "**Distributed Antenna System**", or DAS, means a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure. DAS antenna elevations are generally at or below the clutter level and node installations are compact.
- (i) "**Macro Cell**" means a cell in a mobile phone network that provides radio coverage served by a high power cell site. Generally, Macro Cells provide coverage larger than microcell. The antennas for Macro Cells are mounted on ground-based masts, rooftops and other existing structures, at a height that provides a clear view over the surrounding buildings and terrain. Macro Cell base stations have power outputs of typically tens of watts. Macro Cell performance can be increased by increasing the efficiency of the transceiver.
- (j) "**may**" indicates an allowable action or feature which will not be evaluated;
- (k) "**Micro Cell**" means a cell in a mobile phone network served by a low power cellular base station (tower), covering a limited area such as a mall, a hotel, or a transportation hub. A Micro Cell uses power control to limit the radius of its coverage area.
- (l) "**must**" or "**shall**" indicates a mandatory requirement which will be evaluated on a pass/fail basis;
- (m) "**Person**" means an individual, firm, partnership, association or corporation, or any combination thereof, and includes heirs, administrators, executors or legal representatives of a person;
- (n) "**Proponent**" means any Person or consortium submitting an Information Submission in response to this Request for Expression of Interest;
- (o) "**should**" indicates a desirable action or feature which will be evaluated on a relative scale;
- (p) "**Site**" means the lands and other places on, under, in or through which the work is to be performed;
- (q) "**Submission or Information Submission**" means that portion of the Request for Expression of Interest which must be completed or provided and submitted by the Submission Deadline;
- (r) "**Submission Deadline**" means the time and date for final receipt of Submissions;
- (s) "**Substantial Performance**" shall have the meaning attributed to it in The Builders' Liens Act (Manitoba), or any successor legislation thereto.
- (t) "**Small Cell**" means low-powered cellular radio access nodes that operate in licensed and unlicensed spectrum that have a range of 10 meters to a few hundred meters. They are "small" compared to a mobile Macro Cell, partly because they have a shorter range

and partly because they typically handle fewer concurrent calls or sessions. They make best use of available spectrum by re-using the same frequencies many times within a geographical area.

B2. BACKGROUND

- B2.1 The City of Winnipeg (“City”) is the seventh largest city in Canada with an area of over 450km² and a population of over 700,000 people.
- B2.2 The City is the owner/operator of a variety of assets including infrastructure and land. City assets are distributed throughout Winnipeg and include signalized intersections, swimming pools, arenas, transit terminals and shelters, district fire halls and police stations, parks, libraries, community centres and office buildings.
- B2.3 The City is aware of trends in the Cellular and ISP industries towards provision of smaller cell sites. These are often used to address capacity and coverage challenges resulting from traditional cellular implementations. These Small Cell sites are small profile installations. They are designed to blend aesthetically with the surrounding environment. For maximum efficiency, it is often necessary and desirable to mount these in public spaces such as parks, community centers or locations of sporting or entertainment events.
- B2.4 Be aware that a December 2016 CRTC decision established a universal service objective that Canadians – in rural and remote areas as well as in urban centres – should have access to voice services and broadband Internet access services on fixed and mobile wireless networks. This decision also set targets for these services.
- (a) There are increasing issues of coverage and capacity (data) as demand for service and data increases. Service providers want to fill gaps in the network and respond to requests for additional capacity at hi-volume sites like sporting venues, entertainment sites, locations where people congregate for a short period of time.
 - (b) Cell providers are looking to infill the gaps with small, micro cells which can provide increased service and capacity to a small area without requiring large infrastructure installations (towers).
 - (c) The City has been approached by multiple providers seeking access to City owned assets (buildings, land) and infrastructure (fixtures in the right-of-way).
 - (d) Note: much of the street light infrastructure in the public right-of-way is owned by Manitoba Hydro, unlike the situation in other cities and provinces.
 - (e) The intent of issuing this REOI is to propose an approach to the providers that is fair and open to all, and that ensures all potential providers are treated the same.
 - (f) Corporate Support Services has taken the lead in coordinating a “one stop shop” for access to the Winnipeg Public Service so that providers do not need to contact each applicable department individually. Multiple City departments are participating in this process.
 - (g) The City of Winnipeg has an existing Antenna Systems Policy (municipal protocol). The purpose of the Winnipeg Antenna System Policy (WASP) is to outline the local land use consultation process and guidelines to be followed in evaluating antenna system proposals within the city, providing guidance to the telecommunications industry, Innovation Science and Economic Development Canada, City Council, City staff and members of the public. The Policy assists in defining the nature and type of implementation tools required to manage the introduction of antenna systems in the city, for example: by-laws, procedures and programs.
 - (h) The WASP includes a clause that addresses siting on municipal-owned properties (Section 4.4). This clause indicates that: *Any request to install an antenna system on lands owned by the City shall be made to the Zoning and Permits Branch who will circulate it to the Municipal Accommodations Division where it will be reviewed in accordance with adopted City policy.* This clause is included to alert prospective providers that separate processes and approvals may be required for leasing of City assets and locations within public rights-of-way in addition to the processes for land use concurrence and public consultation.

- (i) Depending on the outcome of this REOI and the subsequent processes that may follow, amendments to the WASP may be required to accommodate new or additional procedures for public consultation related to Small Cell (and related) installations. In addition, amendments to applicable City protocols and by-laws may be required to facilitate installation on City rights-of-way (e.g., Encroachment By-law).

B3. PURPOSE OF THE REQUEST FOR EXPRESSION OF INTEREST DOCUMENT

B3.1 The City is interested in addressing these needs:

- (a) Establishing a formal, structured relationship with wireless service providers who are interested in providing Small Cell service to the public that is reliant on utilizing public spaces and/or City of Winnipeg public buildings;
- (b) Understanding and accommodating new or additional procedures for public consultation related to Small Cell (and related) installations, and amendments to applicable City protocols and by-laws that may be required to facilitate installation on City rights-of-way (e.g., Encroachment By-law);
- (c) Facilitating access to improved cell service to the public through the use of City of Winnipeg infrastructure (e.g., buildings, infrastructure, lands).

B3.2 Based on the aforementioned needs, the purpose of this Request for Expression of Interest (REOI) is to identify experienced and capable Respondents to determine:

- (a) Interest by wireless service providers to collaborate with stakeholders, including the City, other utilities, the public *and each other*, in the most efficient and advantageous way for the public, irrespective of where the Small Cell technology is installed within the city;
- (b) The proposed methodology for introduction of Small Cell technology to the Winnipeg market;
- (c) The criteria that contribute to the value proposition of Small Cell services in a given area (e.g. subscriber density, performance, reliability, coverage area, neighborhood growth, scalability for public amenities and events, Smart City enablement), and therefore the relative candidacy of City locations being considered;
- (d) The technical specifications of Small Cell services to be deployed, including but not limited to power, noise, right-of-way, health and safety, environmental impact, aesthetics, size, height, and tower/ground footprint;
- (e) The benefits of various City assets in support of Small Cell installation (e.g. signalized intersections, buildings);
- (f) The City protocols and procedures, including but not limited to urban planning and design, public works, by-laws, permits and approvals, and legal agreements that must be reviewed, revised or enhanced for Small Cell implementations within the city.
- (g) Comparative best practices across North America, to understand how other cities approach Small Cell expansion and what their experiences have been.

B4. SUBMISSION SUMMARY

B4.1 The City invites qualified individuals to submit an Information Submission in response to this REOI.

B4.2 After receiving the Submissions to this REOI, the City will review all Submissions received and coordinate debrief and product demonstration sessions with Respondents. The City will use the information to make an informed decision to proceed with related activities.

B4.3 Next steps will be determined by the City and may include Bid Opportunities. The City reserves the right to invite only shortlisted Respondents to this REOI to respond to any subsequent Bid Opportunity.

B5. REQUIREMENTS SUMMARY

B5.1 Service Delivery

- (a) It is the City's expectation that:
 - (i) There are creative ways in which the City could work with Contractors to provide Small Cell Service along public rights-of-way, in City buildings or in public parks, open spaces and vacant land in an innovative and sustainable fashion.
 - (ii) Standard technologies and practices will be maintained irrespective of where the Small Cell technology is installed within the city (i.e. on City facilities or elsewhere);
 - (iii) Under any potential future Small Cell Service Contract with Contractors, that such a Contractor would bear all of the costs of supervision, labour, service facilities, repair or replacement parts, test equipment, and supplies necessary to maintain the Small Cell Service and backhaul, to the standards of performance and operation specified by the City and any Federal license requirement;
 - (iv) Servicing of Small Cell installations, including installation, repair, modification, expansion and disposition, would comply with all governing protocols and regulations;
- (b) Respondents are to comment on the viability of the above expectations in their response.

B5.2 Business Plan

- (a) It is the City's expectation that:
 - (i) Future contracts would compensate the City for the use of the public space and City infrastructure and, in addition, may include the charging of rent or licence fees;
 - (ii) All operational costs would ultimately be borne by the Contractor;
 - (iii) Wireless service providers will seek every opportunity through mutual collaboration to design cohesive, compatible technologies and consistent practices;
 - (iv) Small Cell installations would be available to multiple Contractors. The City would not consider exclusive agreements limiting Small Cell installations to a single Contractor.
- (b) As part of this REOI process, the City is interested in understanding:
 - (i) By way of a proposed schedule with phases, date estimates, etc., what areas neighborhoods, corridors and other areas within the city are of interest to the Respondent;
 - (ii) What wireless service providers see in terms of other Canadian cities that require rental payments, by way of a table of comparative rental rates in other Canadian cities;
 - (iii) How the Respondent's short- and long-range roadmap for Small Cell installation relates to roadmaps for indoor or outdoor Distributed Antenna Systems (DAS), indoor Small Cells, and Micro and Macro Cell installations. The City recognizes the business strategies sensitivities of this request, safeguards the responses and will not disclose the information to other respondents or the public;
 - (iv) What types of City infrastructure are most attractive and feasible, outlined by an ordered and annotated list;
 - (v) The Respondent's strategy with respect to public consultation for these installations, and how the smooth introduction of these facilities in built-up areas of the city will be managed.
- (c) Respondents are to comment on the viability of the above expectations in their response.

B5.3 Technical and Security Specifications

- (a) It is the City's expectation that a Small Cell Service would:

- (i) Demonstrate the ability to meet or exceed metrics for traditional Macro Cell installations, including but not limited to scalability, health and safety, security, performance and availability;
 - (ii) Demonstrate future-proof design principles, leveraging industry standards and open, scalable architecture to ensure long-term (10+ year) strategic benefit;
 - (iii) Address aspects of power, noise, right-of-way, health and safety, environmental impact, aesthetics, size, height, and sprawl in ways that are agreeable to the City and the public.
- (b) Respondents are to comment on the viability of the above expectations in their response.
- (c) As part of this REOI process, the City is interested in understanding:
- (i) The technologies and standards that the Respondent plans to use to provide the Small Cell Service (e.g. backhaul, router, backup power, cooling, antennae, mounting standards, density of installations per linear km, etc.);
 - (ii) How the proposed technologies compare and co-exist with related technologies including indoor or outdoor Distributed Antenna Systems (DAS), indoor Small Cells, Micro and Macro Cell installations, and public Wi-Fi Hotspots;
 - (iii) How aspects of physical security would be addressed (e.g. locks, alarms, monitoring, tamper proofing, etc.);
 - (iv) Potential compatibility with Public Safety / FirstNet / Band 14 cellular operations as a benefit to the citizens of Winnipeg;
 - (v) Potential synergies with public Wi-Fi Hotspots as a benefit to the citizens of Winnipeg;
 - (vi) The steps that will be taken to camouflage or conceal all hardware including power systems. Respondents should provide diagrams of proposed installations and photos of deployed installations, along with descriptions of any potential necessary variance to diagrams or photos (e.g. ground-based backup systems);
 - (vii) What the Proponent's expectation is of future additions or expansions to individual installations (e.g. 25% increase, etc.), and how the general trends towards technology miniaturization and consolidation may mitigate such increases;
 - (viii) What considerations must be made for to address future technology advancements, or as service needs change (e.g. supplementing existing installs with more components);
- (d) Respondents are to provide an overview of these aspects of their Small Cell Service in their response.

B5.4 Respondent Requirements

- (a) As part of this REOI process, the City is interested in understanding what Respondent requirements should be taken into consideration to help achieve the objectives stated in B5 - Requirements Summary, for example:
- (i) What would the Respondent need from the City, from a technical or facility perspective to enable the Small Cell service (e.g. power for access points, secure closets for equipment, unfettered access to City infrastructure, land area requirements, backhaul connectivity, and allowable disruption to sidewalks, boulevards, roadways, etc.)?
 - (ii) What length of term would a Respondent seek a Contract for?
 - (iii) What are other requirements the Respondent would need from the City to enable the Small Cell service?
- (b) Respondents are to address each above question in their response.

B6. EXPERIENCE OF RESPONDENT

- B6.1 Responses should include:

- (a) Details demonstrating the history and experience of the Respondent and relevant Subcontractors in providing Small Cell Service on up to three production or pilot projects of similar complexity, scope and value.

B6.2 For each engagement listed in B6.1, the Respondent should submit:

- (a) Description of the project;
- (b) Role of the Respondent;
- (c) Project schedule including duration, effort, and major milestones;
- (d) Reference information including contact information, reference letters, links to public/municipal websites containing Council/Committee reports, etc.

B7. SPONSORSHIP AND ADVERTISING

B7.1 Sponsorship opportunities shall follow all policies and guidelines described on the City of Winnipeg's Sponsor Winnipeg web page: <http://winnipeg.ca/sponsorwinnipeg/>

B7.2 Notably, as per the City of Winnipeg Sponsorship Policy, the City will not enter into agreements with companies that promote the use of tobacco and marijuana or the sale of alcohol to underage youth. Any proposed advertising which involves marketing concepts that explicitly or implicitly stereotype or otherwise denigrate individuals or groups will be considered non-responsive, as well as marketing concepts that unnecessarily promote the commercialization of public space. Finally, the City would decline sponsorship proposals from parties involved in a lawsuit or otherwise debarred from doing business with the City.

B7.3 The City will not accept advertising that is contrary to its service role or that the City, in its sole discretion, determines is not in the best interest of the City. Advertising initiatives will be consistent with the City's vision, mission and values, and not compromise or contradict any legislation, City by-law or policy, or reflect negatively on the City's public image.

B8. SCHEDULE

B8.1 The City intends to:

- (a) review the Information Submissions and schedule presentations/demonstrations of Respondent's product(s) by June 1, 2018;
- (b) have a presentation/demonstration during the month of June in Winnipeg.

B9. ENQUIRIES

B9.1 All enquiries shall be directed to the City Contact identified in B10.

B9.2 Any Respondent who has questions as to the meaning or intent of any part of this document or who believes this document contains any error, inconsistency or omission should make an enquiry prior to the Submission Deadline requesting clarification, interpretation or explanation in writing to the City Contact.

B9.3 If the Respondent finds errors, discrepancies or omissions in the document, or is unsure of the meaning or intent of any provision therein, the Respondent shall promptly notify the City Contact of the error, discrepancy or omission at least five (5) Business Days prior to the Submission Deadline.

B9.4 If the Respondent is unsure of the meaning or intent of any provision therein, the Respondent should request clarification as to the meaning or intent prior to the Submission Deadline.

B9.5 Responses to enquiries which, in the sole judgment of the City Contact, require a correction to or a clarification of the REOI will be provided by the City Contact to all Respondents by issuing an addendum.

- B9.6 Responses to enquiries which, in the sole judgment of the City Contact, do not require a correction to or a clarification of the REOI will be provided by the City Contact only to the Respondent who made the enquiry.
- B9.7 The Respondent shall not be entitled to rely on any response or interpretation received pursuant to B9 unless that response or interpretation is provided by the City Contact in writing.

B10. CITY CONTACT

- B10.1 The City Contact is:
Doug Hamm
Manager, Connectivity
Telephone No. 204-986-2363
Email: dhamm@winnipeg.ca

B11. ADDENDA

- B11.1 The City Contact may, at any time prior to the Submission Deadline, issue addenda correcting errors, discrepancies or omissions in the REOI, or clarifying the meaning or intent of any provision therein.
- B11.2 The City Contact will issue each addendum at least two (2) Business Days prior to the Submission Deadline, or provide at least two (2) Business Days by extending the Submission Deadline.
- (a) The Addenda will be available on the Bid Opportunities page at the Materials Management Division's website at <http://www.winnipeg.ca/matmgt/bidopp.asp>
- B11.2.1 The Respondent is responsible for ensuring that he/she has received all addenda and is advised to check the Materials Management Division's website for addenda regularly and shortly before the Submission Deadline, as may be amended by addendum.
- B11.3 The Respondent should acknowledge receipt of each addendum on Form A: Request for Expression Of Interest Application.

B12. CONFIDENTIALITY AND PRIVACY

- B12.1 Information provided to a Respondent by the City or acquired by a Respondent by way of further enquiries or through investigation is confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the City. The Respondent shall not make any statement of fact or opinion regarding any aspect of the REOI and any subsequent proposal to the media or any member of the public without the prior written authorization of the City.
- B12.2 The protection of personal information and privacy will be fundamental aspects of the Project. Respondents shall comply with all applicable privacy legislation, including but not limited to the Personal Information Protection and Electronic Documents Act (Canada) ("PIPEDA"). In addition, Respondents are advised that the City is subject to The Freedom of Information and Protection of Privacy Act (Manitoba) ("FIPPA") and that the Respondent will be expected to comply with the obligations imposed upon the City pursuant to FIPPA.
- B12.3 To the extent permitted, the City shall treat all Submissions as confidential. However, the Respondent is advised that any information contained in any Submission may be released if required by The Freedom of Information and Protection of Privacy Act (Manitoba), by other authorities having jurisdiction, or by law or by City policy or procedures (which may include access by members of City Council).

- B12.4 All Information Submissions submitted to the City will be kept in confidence with the City for the sole purposes of evaluating and developing the best possible strategic option for the City. Information Submissions will become the property of the City. The City will have the right to make copies of all Submissions for its internal review process and to provide such copies to its staff and/or external advisors and representatives.
- B12.5 All information will become and remain the property of the City; none will be returned. If the application contains any proprietary or trade secret information, said information must be indicated as such.

B13. NON-DISCLOSURE

- B13.1 Respondents must not disclose any details pertaining to their REOI and the selection process in whole or in part to anyone not specifically involved in their Submission, without the prior written approval of the City. Respondents shall not issue a news release or other public announcement pertaining to details of their Information Submission or the selection process without the prior written approval of the City.
- B13.2 Respondents are advised that an attempt on the part of any Respondent or any of its employees, agents, Respondents or representatives to contact any members of City Council or their staff or any member of City Administration other than the City Contact with respect to this REOI solicitation, may lead to disqualification.

B14. RESPONDENT'S COSTS AND EXPENSES

- B14.1 Respondents are solely responsible for their own costs and expenses in preparing and submitting an Information Submission and participating in the REOI, including the provision of any additional information or attendance at meetings or demonstrations of the product(s).

B15. NO CONTRACT

- B15.1 By submitting an Information Submission and participating in the process as outlined in this document, Respondents expressly agree that no contract of any kind is formed under, or arises from this REOI, and that no legal obligations will arise. The City will have no obligation to enter into negotiations or a Contract with a Respondent.
- B15.2 Without limiting the generality of the foregoing, the City reserves the right and the full power to amend or cancel this REOI at any time.

SUBMISSION INSTRUCTIONS

B16. SUBMISSION DEADLINE

- B16.1 The Submission Deadline is 4:00 p.m. Winnipeg time, May 9, 2018.
- B16.2 The City Contact or the Manager of Materials may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in B16.1.
- B16.3 Information Submissions will not be opened publicly.
- B16.4 The Information Submission should be submitted enclosed and sealed in an envelope clearly marked with the REOI number and the Respondent's name and address.
- B16.5 Information Submissions submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

B16.6 Information Submissions shall be submitted to:

The City of Winnipeg
Corporate Finance Department
Materials Management Division
185 King Street, Main Floor
Winnipeg MB R3B 1J1

B17. INFORMATION SUBMISSION

B17.1 The Information Submission should consist of the following components:

(a) Form A: Request for Expression Of Interest Application;

B17.2 All requirements of the REOI should be fully completed or provided, and submitted by the Respondent no later than the Submission Deadline, with all required entries made clearly and completely to constitute a responsive REOI.

B17.3 All Submissions received in response to this REOI will be kept in confidence with the sole purposes of evaluating and developing the best possible strategic option for the City.

B17.4 Submissions and the information they contain will be the property of the City upon receipt. No Submissions will be returned.

Format

B17.5 Respondents should submit one (1) unbound original (marked "original") and six (6) copies.

(a) Each requirement should be addressed in a separate section clearly marked with the corresponding letter;

B17.6 The City reserves the right to make additional copies of all Submissions for its internal review process.

B18. FORM A: REQUEST FOR EXPRESSION OF INTEREST APPLICATION

B18.1 Further to B17.1(a), the Respondent shall complete Form A: Request for Expression Of Interest Application, making all required entries.

B18.2 Paragraph 2 of Form A: Request for Expression Of Interest Application shall be completed in accordance with the following requirements:

- (a) if the Respondent is a sole proprietor carrying on business in his/her own name, his/her name shall be inserted;
- (b) if the Respondent is a partnership, the full name of the partnership shall be inserted;
- (c) if the Respondent is a corporation, the full name of the corporation shall be inserted;
- (d) if the Respondent is carrying on business under a name other than his/her own, the business name and the name of every partner or corporation who is the owner of such business name shall be inserted.

B18.2.1 If the Submission is submitted jointly by two or more persons, each and all such persons shall identify themselves in accordance with B18.2.

B18.3 In Paragraph 3 of Form A: Request for Expression Of Interest Application, the Respondent shall identify a contact person who is authorized to represent the Respondent for purposes of this REOI.

B18.4 Paragraph 7 of Form A: Request for Expression Of Interest Application should be signed in accordance with the following requirements:

(a) if the Respondent is sole proprietor carrying of business in his/her own name, it shall be signed by the Respondent;

- (b) if the Respondent is a partnership, it shall be signed by the partner or partners who have authority to sign for the partnership;
- (c) if the Respondent is a corporation, it shall be signed by its duly authorized officer or officers and the corporate seal, if the corporation has one, should be affixed;
- (d) if the Respondent is carrying on business under a name other than his/her own, it shall be signed by the registered owner of the business name or by the registered owner's authorized officials if the owner is a partnership or a corporation.

B18.5 The name and official capacity of all individuals signing Form A: Request for Expression Of Interest Application should be printed below such signatures.

B18.6 All signatures should be original.

B18.7 If a Submission is submitted jointly by two or more persons, the word "Respondent" shall mean each and all such persons, and the undertakings, covenants and obligations of such joint Respondents in the Submission, shall be both jointly and several.

Appendix A: City of Winnipeg Small Cell Site Candidates

City assets and public spaces that may be conducive to Small Cell site development are available on the City of Winnipeg's Bid Opportunities website (<http://www.winnipeg.ca/matmgmt/bidopp.asp>), under the details of Bid Opportunity No. 194-2018.

Information is provided in both Excel and Google Earth-compatible (KML/KMZ) geodata formats.

In addition to this information, The City owns about 50 decorative lights on:

- Lily Street – Between Market Avenue and Galt Avenue
- Pacific Ave – Between Lily Street and Main Street
- John Hirsch Place – East of Rorie Street

These are decorative lights and not the regular streetlights.

Note that all sites and spaces listed are for estimate purposes, and are subject to review on a case by case basis pursuant to the REOI.