



Request for Proposal

Cooper University Health Neutral Host Cell DAS

3/30/2026

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Introduction & Purpose

Primary Objective: Immediate Connectivity for Tower A

The immediate goal of this RFP is to secure a qualified contractor to design, deploy, and commission a "Neutral Host Cellular Distributed Antenna System (DAS)" specifically for Project Imagine Tower A. The organization requires a solution that guarantees robust cellular service within this new facility.

- **Multi-Carrier Support:** The system is explicitly required to broadcast services for Verizon, AT&T, and T-Mobile.
- **Turnkey Delivery:** The objective is to procure a fully operational, "on-air" system that is approved by the carriers. The organization emphasizes that there should be no additional scope, cost, or equipment procurement required by the Owner to achieve operational service.
- **Critical Reliability:** As a healthcare facility, the system must connect to emergency power (Generator/UPS) to ensure coverage during outages.

Strategic Alignment: Campus-Wide Scalability

While the immediate scope is Tower A, the strategic intent of this RFP is to lay the foundation for a broader, campus-wide connectivity initiative. Tower A is viewed as the "first phase" of a larger renovation and construction plan.

- **Future-Proofing Infrastructure:** A key requirement is to assess a "full campus approach" and ensure that the infrastructure installed in Tower A (such as headend sizing and backbone) supports future expansion to the rest of the campus.
- **Campus Expansion Plan:** The RFP seeks to establish a rough order of magnitude and high-level requirements for eventually extending this neutral host DAS to three existing buildings:
 - One Cooper Plaza
 - M.D. Anderson Cancer Center
 - Sheridan Pavilion, Education & Research building
- **Long-Term Partnership:** The organization is looking for a solution that accommodates incremental projects over time to serve the entire campus, rather than a standalone solution for a single building.

Refer to Attachment B - CUHC-COOPER CAMDEN CAMPUS PLANS 11-26-25

Campus Map



Operational Standards

The organization aims to ensure that the installation adheres to strict healthcare environment standards. This includes compliance with Infection Control Risk Assessment (ICRA) guidelines and the use of containment measures in patient care areas, ensuring the deployment does not disrupt critical hospital operations.

Scope of Work

Refer to Attachment A: FINAL 27 53 19 - Cooper University Health Neutral Host Cell DAS_01-26-26

[Capability] Current & Future State Vision

Current State:

Target State: The intended target state is a fully operational, turnkey Neutral Host Cellular Distributed Antenna System (DAS) within Project Imagine Tower A that guarantees robust, carrier-approved connectivity for Verizon, AT&T, and T-Mobile without requiring additional owner procurement or scope. This system will be connected to emergency power to ensure continuity during outages and must meet strict performance metrics—specifically achieving 95% coverage at defined signal thresholds for LTE and 5G technologies. Strategically, this deployment functions as the foundational hub for a broader campus-wide network, utilizing infrastructure in Tower A that is explicitly sized and designed to support future expansion to the One Cooper Plaza, M.D. Anderson Cancer Center, and Sheridan Pavilion buildings.

Technology & Integration – Hardware Requirements

Refer to Attachment A: FINAL 27 53 19 - Cooper University Health Neutral Host Cell DAS_01-26-26

By submitting an offer in response to this RFP, Vendors represent that they will not provide, furnish, or expend funds on covered telecommunications equipment or services described in 2 C.F.R. § 200.216 and section 889 of Public Law 115-232, in the performance of any contract resulting from this RFP. Refer to Attachment D: Cooper Grant Requirements.

Implementation & Support

Refer to Attachment A: FINAL 27 53 19 - Cooper University Health Neutral Host Cell DAS_01-26-26

Support Ownership:

- Indicate whether vendor or Cooper will own post-go-live support.
- Specify duration of vendor-led support (e.g., 30/60/90 days post-go-live)
- Clarify if additional Cooper FTEs will be required to maintain the solution long-term.
- Outline co-sourcing options and knowledge transfer milestones.

Change Management & Training

Vendors must outline:

- Role-based training for end-users and leaders

Submission Instructions & Evaluation Criteria

Submission Format: One electronic copy (Word/PDF). Include an executive summary, detailed response, pricing workbook, implementation plan, and references. Append any relevant security and compliance documentation.

Timeline:

(i) Intent to Respond – 4/3/2026

(ii) Questions Due – 4/10/2026

(iii) Proposals Due – 4/24/2026

(iv) **Invitation Only:** Demos/Orals – TBD

(v) Preferred vendor selection – **5/15/2026 ESTIMATED**

Note: Cooper Health reserves the right to adjust or modify the timeline and milestone dates at its sole discretion to accommodate organizational needs, holidays, or unforeseen

circumstances. Any changes will be communicated promptly to all participating vendors.

Company Information

Please provide the following details about your organization:

- Legal Name of Company
- Year Founded
- Headquarters Location
- Ownership Structure (e.g., privately held, publicly traded)
- Number of Employees
- Annual Revenue (last 3 years)
- Primary Industry Focus
- Key Clients in Healthcare Sector
- Experience with Epic EHR Integration
- Certifications and Accreditations (e.g., HITRUST, SOC 2 Type II)
- Company Website
- Primary Contact for this RFP (Name, Title, Email, Phone)
- Annual report if available

Past Circumstances / Claims / Breaches

To ensure transparency and assess risk, please respond to the following:

1. Litigation History
 - Has your organization been involved in any litigation, arbitration, or regulatory investigations in the past five years?
 - If yes, please describe the nature, outcome, and any corrective actions taken.
2. Security Breaches
 - Has your organization experienced any data breaches or security incidents involving PHI, PII, or financial data in the past five years?
 - If yes, provide details including scope, resolution, and preventive measures implemented.

3. Contract Terminations

- Have any clients terminated contracts with your organization for cause in the past five years?
- If yes, explain the circumstances and lessons learned.

4. Regulatory Non-Compliance

- Has your organization been cited for non-compliance with HIPAA, HITECH, GDPR, or other relevant regulations?
- If yes, provide documentation and remediation steps.

Pricing & Fees

Refer to Attachment C - Neutral_Host_DAS_Pricing_Template Revised 1-28-2026

References

Please provide at least **three (3)** client references from healthcare organizations where your solution has been implemented.

For each reference, include:

- Client Organization Name
- Contact Name
- Contact Title
- Contact Email and Phone
- Project Scope and Duration

Note: Cooper Health may contact references during the evaluation phase. Please ensure contacts are aware and available

Proposal Evaluation Scoring Matrix

Each proposal will be evaluated using the standardized scoring matrix below. Invitations for the interview phase will be extended to the top three (3) submissions based on proposal price and non-price factors, including explanation of services and solution alignment to RFP objectives; not all vendors will be invited to participate in the interview phase.

The interview phase will be used to validate the vendor's proposed solution, assess team capabilities, and clarify elements of the submitted proposal. To ensure consistency and

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comparability across vendor presentations, Cooper Health requires all shortlisted vendors to attend an interview and provide a presentation.

Interview scoring will supplement the original proposal score.

Cooper Health intends to issue an award based on initial proposals; therefore, initial proposals should contain the offeror’s best terms from a price and non-price perspective. However, Cooper Health reserves the right to initiate price negotiations for a final reduced price with the most highly rated offeror.

A single award will be awarded to the responsible offeror whose proposal is most advantageous to Cooper Health considering price and non-price factors. All offerors must be responsible, as determined by Cooper Health based on the information in the proposals and any other information available to Cooper.

Proposal Evaluation Scoring Matrix

Category	Weight
Functional Fit	30%
Pricing	30%
Team and Resources	15%
References	15%
Campus Approach	10%
Total	100%

Cooper will utilize the following confidence ratings for the evaluation of the proposals and for the evaluation of the short listed interview presentations.

Rating	Definition
High Confidence	Cooper has high confidence that the Offeror will be successful in fulfilling the requirements of the contract.

Some Confidence	Cooper has some confidence that the Offeror will be successful in performing the requirements of the contract.
Low Confidence	Cooper has low confidence that the Offeror will be successful in performing the requirements of the contract.

Insurance Requirements

1. The vendor shall maintain the following insurance until termination of this Agreement. All carriers shall be acceptable to Cooper and maintain and A.M. Best Rating of “A” or better and the vendor shall provide Cooper ninety (90) days prior written notice of cancellation/non-renewal, reduction of limits or coverage. All claims-made forms must have at least three (3) year extended reporting provision available regardless of the canceling party, with the exception of the Professional Liability policy which shall have five years of extended reporting/“tail” coverage from the date of agreement termination

1.1 Commercial General Liability with policy limits of not less than «One Million Dollars» (\$«1,000,000.00») for each occurrence and «Two Million Dollars» (\$ «2,000,000.00») in the aggregate for bodily injury and property damage.

1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Consultant with policy limits of not less than «One Million Dollars» (\$ «1,000,000.00») per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

1.3 Commercial umbrella or excess liability with limits of not less than «Two Million Dollars» (\$«2,000,000.00») per occurrence and in the aggregate.

1.4 The vendor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 1.7.1 and 1.7.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

1.5 Workers’ Compensation at statutory limits.

1.6 Employers’ Liability with policy limits not less than «Five Hundred Thousand Dollars» (\$«500,000.00») each accident, «Five Hundred Thousand Dollars» (\$ «500,000.00») each employee, and «Five Hundred Thousand Dollars» (\$ «500,000.00») policy limit.

1.7 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than «One Million Dollars» (\$«1,000,000.00») per claim and «One Million Dollars» (\$ «1,000,000.00») in the aggregate. To the extent the Professional Liability excludes environmental liability claims, a separate pollution liability policy with limits of not less than Five Million Dollars (\$«1,000,000.00») per occurrence and Five Million Dollars («1,000,000.00») in the aggregate shall be maintained.

1.7.1 The professional liability policy shall be maintained in full force and effect during the course of the Project and shall be maintained/renewed, so as to provide for the same coverage for a period of ten (10) years after completion of the Project.

1.7.2 In no event, shall the policy deductible, or any self-insured retention, exceed \$50,000.

1.8 Cyber Liability with limits of not less than «Two Million Dollars» (\$«2,000,000.00») per claim and in the aggregate. Coverage shall as a minimum include insuring agreements for Security and Privacy Liability, Breach Response, Regulatory Proceedings and Cyber Extortion/Ransomware,

1.9 Additional Insured Obligations. To the fullest extent permitted by law, the vendor shall cause the primary and excess or umbrella policies for Commercial General Liability, Automobile Liability and Umbrella Liability to include the Cooper and its subsidiary and affiliated organizations as an additional insured for claims caused in whole or in part by the vendor negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of Cooper's insurance policies and shall apply to both ongoing and completed operations.

1.10 The vendor shall provide certificates of insurance to Cooper that evidence compliance with the requirements in this Section 2. **The vendor shall promptly advise Cooper upon receipt of any notice from any insurance of cancellation or potential cancellation of any of the coverages required by this Section. In the event any consultants hired by the vendor are not covered by the vendor's professional liability policy, the vendor shall submit for Cooper's prior review and approval evidence concerning the available insurance coverages provided by said vendor.**

1.11 Waiver of Subrogation. The vendor shall waive all right of recovery damages against Cooper, its agents, officers, directors, employees, and Pure PM to the extent these damages are covered by the Commercial General Liability, Worker's Compensation, Comprehensive Auto Liability, or Umbrella Excess Liability Insurance, as required above.

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