

LEGAL NOTICE

Request for Proposals for Elevator & Escalator Services for PeoplesBank Arena

Global Spectrum, L.P. (“Global Spectrum”) d/b/a OVG is seeking proposals from firms interested in providing **Elevator and Escalator Services** for PeoplesBank Arena.

The Arena is an approximately 16,000-seat multi-purpose arena located in Hartford, Connecticut designed to accommodate a wide range of events including NCAA Division I basketball, concerts, exhibitions and community functions. The Arena is home to the Hartford Wolf Pack, the AHL affiliate of the New York Rangers, and hosts the University of Connecticut’s men’s and women’s basketball and ice hockey teams. Additional information on the Arena can be found at www.peoplesbankarena.com.

The Request for Proposals is available online at www.peoplesbankarena.com or from Mike Matosian, Global Spectrum, PeoplesBank Arena, 1 Civic Center Plaza, Hartford, Connecticut 06103.

Telephone (860) 249-6333.

Email mike.matosian@oakviewgroup.com

The deadline for submission of proposals is 3:00 p.m. on Friday, April 24th, 2026.

**REQUEST FOR PROPOSALS
FOR
ELEVATOR & ESCALATOR SERVICES
PEOPLESBANK ARENA
HARTFORD,
CONNECTICUT**

Key Dates:

March 3 rd , 2026	RFP Released
March 16 th , 2026	Mandatory PeoplesBank Arena Tour @ 10:00 am
April 6 th , 2026	Questions / Requests for Clarification Due
April 13 th , 2026	Responses to Questions / Requests for Clarification Posted
April 24 th , 2026	RFP Submissions Due

**A Public Solicitation made by
Global Spectrum, L.P.**

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**REQUEST FOR PROPOSALS (RFP) BY
Global Spectrum, L.P.
PEOPLESBANK ARENA**

OBJECTIVE

Global Spectrum, L.P. (“Global Spectrum”) d/b/a OVG is seeking proposals from firms interested in providing Elevator & Escalator Services for PeoplesBank Arena in Hartford, Connecticut.

Eligible respondents will be those entities that have a demonstrated successful track record relating to building elevator and escalator maintenance.

Proposals in response to this RFP must be submitted to Global Spectrum, L.P. by 3:00 PM Friday, April 24th, 2026. A committee will review such proposals and recommend one or more firms with whom Global Spectrum, L.P. will enter into competitive negotiation.

Following negotiation, one firm will be selected to provide Elevator & Escalator Services for a period of three (3) years. Global Spectrum, L.P. retains the option to extend the term for up to two (2) additional years. Notice of the exercise of such two-year extension option will be given by Global Spectrum, L.P. to the Contractor no later than ninety (90) days prior to the previously scheduled expiration of the term. This contract will commence on July 1st, 2026.

Please note that Global Spectrum, L.P. retains the right to choose more than one respondent to enter into a process of competitive negotiation. Global Spectrum, L.P. further reserves the right to reject any and all submissions from any or all respondents and to republish and/or cancel the RFP.

BACKGROUND

PeoplesBank Arena is an indoor, multi-purpose facility located in downtown Hartford, Connecticut. It is owned by the City of Hartford, managed by the Capital Region Development Authority under a lease with the city, and operated by the Oak View Group.

The total Arena capacity is 16,000, consisting of 46 luxury suites, bunker suites, loge boxes, and a 310-seat Coliseum Club. The seating layout features a 360-degree lower bowl and an upper bowl divided into north, south, east, and west sections. A main course separates the lower and upper seating areas and is lined with concession stands and restroom facilities. Seating is accessed via the concourse through four main public entrances.

Additional facilities are located on the ground level, including locker rooms, equipment and training rooms, meeting spaces, and premium seating areas.

SCOPE OF SERVICES

1. Global Spectrum, L.P. ("Manager"), acting on behalf of the State's Capital Region Development Authority ("Owner" or "CRDA") and as the firm managing the Arena on their behalf. The selected Elevator and Escalator Service company ("Selected Company") is expected to contract directly with, and will respond and report to, Global Spectrum, L.P. CRDA has authorized Global Spectrum, L.P. to exercise any and all of CRDA's rights and responsibilities with respect to the operation of PeoplesBank Arena and the agreement(s) contemplated by this RFP.

2. This RFP's scope of services includes the maintenance of the following equipment:

A. Traction Elevators

1. Control System

- System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.

2. Hoistway and Pit Equipment

- All elevator control equipment and buffers.

3. Rails and Guides

- Guide rails, guide shoe gibs, and rollers.

4. Wiring

- All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.

5. Door Equipment

- Hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.

6. Manual Freight Door Equipment

- Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.

7. Power Freight Door Equipment

- Relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.

8. Signals and Accessories

- Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment.

9. Car Equipment

- All elevator control system components on the car.

10. Major Parts Coverage

- Hoist ropes, selector assembly, sheaves, door operator system, traveling cables, drive unit, hoist machine: MX; gear; gearless.

B. Hydraulic Elevators

1. Control System

- System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.

2. Hoistway and Pit Equipment

- All elevator control equipment and buffers.

3. Rails and Guides

- Guide Rails, Guide shoe gibs, and rollers.
4. Wiring
 - All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.
 5. Door Equipment
 - Hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.
 6. Manual Freight Door Equipment
 - Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.
 7. Power Freight Door Equipment
 - Relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.
 8. Hydraulic System Accessories
 - Exposed piping, fittings, accessories between the pumping unit and the jack, jack packing, hydraulic fluid, and any heating or cooling elements installed by the original equipment manufacturer for controlling fluid temperature.
 9. Signals and Accessories
 - Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment.
 10. Car Equipment
 - All elevator control system components on the car.
 11. Major Parts Coverage
 - Door operator system, hydraulic piston(s), jack packing, selector assembly, traveling cables, hydraulic pump, hydraulic pump motor, hydraulic valves, solid state PC boards.
- C. Escalators
1. Control System
 - All control system components.
 2. Drive Machinery and Motor Equipment
 - All drive machine components. The gear case will be drained and flushed as needed to remove sediment and grit and filled with new gear oil.
 3. Wiring
 - All control wiring and all power wiring from the equipment input terminals to the motor.
 4. Handrail Drive System
 - Handrail and all handrail drive components.
 5. Safety Switch System
 - Missing step detector, handrail speed detector, handrail inlet switches, step upthrust inlet switches, combplate impact device, skirt switches, pit and motor stop switches, access cover switches, out-of-level step switches, emergency stop and inspection switches, alarm on the stop switch cover, broken step chain switches, key start switches, and brake temperature switch.
 6. Guidance and Alignment Systems
 - All step chains, guidance, and alignment components and demarcation lights. Balustrades and decks will be examined and adjusted, aligned, and fastened as needed.

SUBMISSION DEADLINE

The due date for submissions is 3:00 p.m. on Friday, April 24th, 2026. Submissions must be received via email to Mike Matosian (mike.matosian@oakviewgroup.com) no later than the deadline. Late submissions will not be accepted. Global Spectrum, L.P. shall not be responsible for misdirected or lost submissions.

No additions or changes to the original submission will be allowed after submittal. Global Spectrum, L.P. reserves the right, at its sole and absolute discretion, to request clarification or amplification of any information submitted under this RFP process. Global Spectrum, L.P., at its sole and absolute discretion, may allow respondents the opportunity to submit any missing information. Any costs or expenses associated with such requests shall be the sole responsibility of the respondent.

RFP PROCEDURES

- A. Official Global Spectrum, L.P. Contact. Global Spectrum, L.P. contact person for the purposes of this RFP is:

Mike Matosian
PeoplesBank Arena
1 Civic Center Plaza
Hartford, Connecticut 06103
Telephone: (860) 241-2230
Email: mike.matosian@oakviewgroup.com

All communications with Global Spectrum, L.P. regarding this RFP must be directed to the Global Spectrum, L.P. Contact.

- B. **Respondent's Authorized Representative.** Respondents must designate an authorized representative and provide his/her name, title, address, telephone and fax numbers, email address and normal working hours. This information must be submitted to the Global Spectrum, L.P. Contact with the RFP submission.
- C. **Communications Notice.** All communications with CRDA and Global Spectrum, L.P. or any person representing CRDA and Global Spectrum, L.P. concerning this RFP are strictly prohibited, except as permitted by this RFP. Any violation of this prohibition by respondents or their representatives may result in disqualification or other sanctions, or both.
- D. **Mandatory Tour of PeoplesBank Arena.** There will be a MANDATORY tour of PeoplesBank Arena on Monday March 16th, 2026, at 10:00 a.m. All potential respondents must attend.
- E. **Inquiry Procedures.** All questions regarding this RFP and submission requirements must be directed, in writing, to the Global Spectrum, L.P. Contact by 3:00 p.m. on April 6th, 2026. Respondents are required to limit their contact regarding this RFP to the person named herein.
- F. **Submissions Due.** An original copy must be sent to Mike Matosian no later than 3:00 p.m. on Friday April 24th, 2026.
- G. **Minimum Submission Requirements.** At a minimum, submissions must (1) be submitted before the deadline, (2) follow the required format, (3) be complete, (4) include all required forms, and (5) be duly executed. Submissions that fail to meet these Minimum Submission Requirements may be disqualified and not reviewed further.
- H. **Competitive Negotiation and Selection.** It is Global Spectrum, L.P.'s intention to notify finalists on Friday May 1st, 2026 and to initiate competitive negotiation with such firm(s) beginning on Wednesday May 6th, 2026. Following competitive negotiation, one firm will be selected to Elevator & Escalator Services under the terms of a contract with Global Spectrum, L.P.

I. **Timeline.** The following timeline, up to and including the deadline for offering submissions, shall be changed only by amendment to this RFP. Dates after the submittal deadline are target dates only.

March 3 rd , 2026	RFP Released
March 16 th , 2026	Mandatory Tour at 10:00 a.m.
April 6 th , 2026	Deadline for Submittal of Questions and Requests for Clarifications
April 13 th , 2026	Written Answers to Questions
April 24 th , 2026	Submissions Due by 3:00 p.m.
May 1 st , 2026	Notification of Finalists
May 6 th , 2026	Start of Competitive Negotiation
July 1 st , 2026	Start of Contract

RFP CONDITIONS

All respondents must be willing to adhere to the following conditions and must positively state this in the submission.

- A. Global Spectrum, L.P. is an Equal Opportunity and Affirmative Action employer and does not discriminate in its hiring, employment, or business practices Global Spectrum, L.P. is committed to complying with the Americans with Disabilities Act of 1990 (ADA) and does not discriminate on the basis of disability, in admission to, access to, or operation of its programs, services, or activities.
- B. All submissions in response to this RFP are to be the sole property of Global Spectrum, L.P. Respondents are encouraged NOT to include in their submissions any information that is proprietary. Confidential information must be separated and isolated from other material in the submission and labeled CONFIDENTIAL and enclosed in a separate envelope.

If the respondent indicates that certain documentation, as required by this RFP, is submitted in confidence, by specifically and clearly marking said documentation as CONFIDENTIAL, Global Spectrum, L.P. will endeavor to keep said information confidential to the extent permitted by law. Global Spectrum, L.P. however, has no obligation to initiate, prosecute or defend any legal proceeding or to seek a protective order or other similar relief to prevent disclosure of any information pursuant to a FOIA request. As set forth below, the respondent has the burden of establishing the availability of any FOIA exemption in any proceeding where it is an issue. In no event shall Global Spectrum, L.P. or any of its staff have any liability for disclosure of documents or information in the possession of Global Spectrum, L.P. which Global Spectrum, L.P. or such staff believes to be required pursuant to the FOIA or other requirements of law.

IMPORTANT NOTE: If the information is not readily available to the public from other sources and the respondent submitting the information requests confidentiality, then the information generally is considered to be "given in confidence." A convincing explanation and rationale sufficient to justify each exemption from release consistent with Section 1- 210(b) of the Connecticut General Statutes shall be prepared by the respondent and shall accompany the submission. The rationales and explanation shall be simply stated in terms of the prospective harm to the competitive position of the respondent that would result if the identified information were to be released, and you shall state the reasons why you believe the materials are legally exempt from release pursuant to Section 1-210(b) of the Connecticut General Statutes.

- C. Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of the RFP is to be the sole property of Global Spectrum, L.P.
- D. Timing and sequence of events resulting from this RFP will ultimately be determined by Global Spectrum, L.P.
- E. The respondent's submission shall remain valid for a period of 180 days after the closing date for the submission and may be extended beyond that time by mutual agreement.
- F. All proposed costs must be fixed through the period of the agreement. No cost submissions that are contingent on a Global Spectrum, L.P. action will be accepted.

- G. Global Spectrum, L.P. may amend or cancel this RFP or modify the schedule, prior to the due date and time, if Global Spectrum, L.P. deems it to be necessary, appropriate or otherwise in the best interests of Global Spectrum, L.P. Failure to acknowledge receipt of amendments, in accordance with the instructions contained in the amendments, may result in a firm's submission not being considered.
- H. Global Spectrum, L.P. retains the right to choose more than one respondent to enter into a process of competitive negotiation. It further reserves the right to reject any and all submissions from any or all respondents and to republish the RFP.
- I. Any costs and expenses incurred by a respondent in preparing or submitting submissions are the sole responsibility of the respondent.
- J. A respondent must be prepared to present evidence of experience, ability, services, facilities, proposed pay scale in conjunction with billable rates for any and all positions, and financial standing necessary to satisfactorily meet the requirements set forth or implied in the submission.
- K. No additions or changes to the original submission will be allowed after submission. While changes are not permitted, clarification of submissions may be required by Global Spectrum, L.P. at the respondent's sole cost and expense.
- L. Respondents may be asked to give demonstrations, interviews, presentations or further explanation to the RFP Selection Committee.
- M. All responses to the RFP must conform to this instruction. Failure to include any required signatures, provide the required number of copies, meet deadlines, answer all questions, follow the required format, or failure to comply with any other requirements of this RFP may be considered appropriate cause for rejection of the response.
- N. This RFP is not an offer and neither this RFP nor any subsequent discussions shall give rise to any commitment on the part of Global Spectrum, L.P. or confer any rights on any respondent unless and until a contract is fully executed by the necessary parties. The contract document will represent the entire agreement between the respondent and Global Spectrum, L.P. and will supersede all prior negotiations, representations or agreements, alleged or made, between the parties. Global Spectrum, L.P. shall assume no liability for payment of services under the terms of the contract until the successful respondent is notified that the contract has been accepted and approved by Global Spectrum, L.P. The contract may be amended only by means of a written instrument signed by Global Spectrum, L.P. and the respondent.

REQUIRED FORMAT FOR SUBMISSIONS

Please submit an original electronic copy sent to Official Global Spectrum L.P. All submissions must follow the required format and address all requirements listed in the prescribed order using the prescribed numbering system. Failure to follow the required format may result in disqualification of a submission.

Section 1 – Introduction

Respondents must include a Table of Contents that lists sections and subsections with page numbers that follow the organization and sequence for this submission as required.

Section 2 – Respondent Information

Please complete the following forms and include any other requested documentation that may pertain to your legal status.

- a. Taxpayer Identification Number and Certification Form (W-9) Section 3 – Organizational Profile

Section 3 – Organizational Profile

- a. Qualifications. Describe how your experience, education and training meet the required minimum qualifications of this RFP.
- b. Summary of Relevant Experience. Provide a listing of facilities for which you have provided similar Elevator/Escalator Services during the last five (5) years. Please include contact information, including name, address, phone number and email.
- c. Financial Condition. (Comprehensive staff rate sheet, staff policies and guidelines, and a breakdown of any additional fees or potential costs.) If the respondent is a firm or corporation, include the two (2) most recent annual financial statements prepared by an independent Certified Public Accountant, and reviewed or audited in accordance with Generally Accepted Accounting Principles (USA). If the respondent has been in business for less than two (2) years, such respondent must include any financial statements prepared by a Certified Public Accountant, and reviewed or audited in accordance with Generally Accepted Accounting Principles (USA) for the entire existence of such firm or corporation.

Financial statements are only required if the respondent is required to file such statements with the Connecticut Secretary of State. If a respondent is not required to file a financial statement with the Secretary of State, they should state that in their submittal, otherwise an audited statement will be expected.

- d. References. Include three (3) letters of reference from recent clients. Provide the following information for each reference: name, title, name of organization, address and telephone number.

Section 5 – Proposed Cost

Using the “Scope of Services Section,” please propose a cost to provide Elevator/Escalator Services for PeoplesBank Arena. PeoplesBank Arena is subject to CT Standard Wage Rate. Current rates are available on the CT Department of Labor’s website at: https://portal.ct.gov/dol/divisions/wage-and-workplace-standards/standard-wage-rates?language=en_US

NOTE: PeoplesBank Arena is exempt from payment of excise, transportation and sales taxes imposed by the Federal Government and/or the State of Connecticut. Such taxes must not be included in the proposed cost.

Section 7 - Additional Data

Provide any additional information which the respondent wishes to bring to the attention of Global Spectrum, L.P. that is relevant to this RFP.

SUBMISSION INSTRUCTIONS

The contract for Elevator and Escalator Services will be awarded to the qualified finalist submitting a responsive proposal based upon qualifications, ability to perform, and the total amount proposed.

Submissions must conform to the Required Format for Submissions. Global Spectrum, L.P. may reject any submission that contains omissions, alterations of form, additions not called for, conditions, limitations, unauthorized altered proposals or other irregularities of any kind.

All proposed items must be balanced and in proportion to each other and to the total amount proposed.

All individual proposed items must be sufficient to allow the selected contractor to perform the work.

MANDATORY TOUR AND SITE INSPECTION

Respondents MUST attend the March 16th, 2026, PeoplesBank Arena Tour at 10:00 a.m.

Each respondent, by submitting a proposal, shall certify that it has carefully examined the site of the work, examined this RFP and is fully informed as to the operational activities of Global Spectrum, L.P. regarding the performance of the Elevator/Escalator Services as defined in this RFP.

Any respondent wishing to further inspect the site may do so by arranging an appointment with the Official Global Spectrum, L.P. Contact at least 48 hours prior to the desired time of inspection.

EVALUATION OF SUBMISSIONS

The following criteria shall be those utilized in the selection process. They are presented as a guide for the respondent in understanding Global Spectrum, L.P.'s requirements and expectations for this project and are not necessarily presented in order of importance.

1. EXPERIENCE, EXPERTISE, AND CAPABILITIES. Background, qualifications, and previous experience of personnel to be assigned to the project and their demonstrated competence, experience and expertise in the type of work to be performed.
2. FINANCIAL PROPOSAL
3. REFERENCES

RIGHTS RESERVED TO Global Spectrum, L.P.

Global Spectrum, L.P. reserves the right to award in part, to reject any and all submittals in whole or in part for misrepresentation or if the respondent is in default of any prior State of Connecticut contract, or if the bid or submission limits or modifies any of the terms and conditions and/or specifications of the RFP. Global Spectrum, L.P. also reserves the right to waive technical defect, irregularities and omissions if, in its judgment the best interests of Global Spectrum, L.P. and the State of Connecticut would be served.

Global Spectrum, L.P. reserves the right to correct inaccurate awards resulting from clerical errors. This may include, in extreme circumstances, revoking the awarding of a contract already made to a respondent and subsequently awarding the contract to another respondent. Such action on the part of Global Spectrum, L.P. shall not constitute a breach of contract on the part of Global Spectrum, L.P. since the contract with the initial respondent is deemed to be void ab initio and of no effect as if no contract ever existed between Global Spectrum, L.P. and the respondent.

PROPOSAL QUESTIONNAIRE

1. Name of Company: _____
2. Address: _____
3. Phone Number: _____
4. Is your company a corporation _____, partnership _____, or individually owned _____? If incorporated, in what state _____?
5. Give names and titles of persons of authority in your organization. If partnership, list all partners.
6. How long has your organization been in business under your present name?
8. Affiliated companies (If parent company, list subsidiaries and divisions. If subsidiary or division, name of parent company, its principals and their addresses):
9. What are your craft labor affiliations?
10. Are there any judgments, suits, claims pending against your firm? If so, submit brief details on a separate sheet and attach.
11. Are there any lines filed on any of your work? If so, submit brief details on a separate sheet and attach.