

REQUEST FOR PROPOSALS (RFP)

Kitts Hill Communications Tower Project

Lawrence County, Ohio

1. INTRODUCTION

The Lawrence County Commissioners (“Owner”) hereby issue this Request for Proposals (RFP) from qualified contractors for the design, fabrication, construction, and commissioning of a 300-foot, 3-leg, solid-steel, self-supporting communications tower, all associated civil and electrical site work, and a 10' × 12' communications shelter, to be constructed at:

857 County Road 105, Kitts Hill, Ohio.

This procurement will comply with all applicable State of Ohio public procurement requirements, including prevailing wage laws and all applicable federal, state, and local codes, standards, and permitting requirements.

The County is soliciting proposals for a **turnkey solution** that includes engineering, design, fabrication, delivery, and installation of the communications tower and related infrastructure. Due to the technical and engineering components of this project, proposals will be evaluated based on overall value to the County rather than solely on price.

The County intends to award a single contract to the proposer whose proposal is determined to be **most advantageous to the County**, considering technical approach, qualifications and experience, project schedule, compliance with specifications, and price.

The County reserves the right to reject any or all proposals, waive informalities or irregularities in proposals received, and accept the proposal deemed to be in the best interest of the County.

2. PROJECT DESCRIPTION

2.1 Scope Overview

The project includes:

1. Construction of a **300-foot, 3-leg, self-supporting steel tower** meeting EIA/TIA-222-H or most current standard.
2. Construction of a **10' × 12' pre-fabricated or modular communications shelter** with HVAC, electrical distribution, grounding, and cable entry ports.
3. All **site civil work**, including excavation, grading, access improvements, structural fill placement, erosion control, drainage, and fencing.
4. All **electrical infrastructure**, including utility service extension, meter base, disconnect, surge protection, site lighting, grounding ring, shelter wiring, and tower electrical systems.
5. **Drilled shaft foundations** engineered in accordance with the Terracon Geotechnical Report (Terracon Project No. N2245228, dated February 7, 2025)
6. Turnkey delivery, including testing, closeout documentation, and as-built drawings.

2.2 Engineering Responsibility

The successful proposer shall provide all engineering services necessary for the design, fabrication, and construction of the communications tower and associated infrastructure. All structural, civil, electrical, and foundation designs shall be prepared and sealed by professional engineers licensed in the State of Ohio.

The contractor shall be responsible for final tower and foundation design in accordance with the loading requirements of TIA-222-H (or most current revision), applicable codes, and the geotechnical conditions identified in the Terracon Geotechnical Engineering Report referenced in this RFP.

2.3 Site Geotechnical Conditions (Required Design Input)

Based on Terracon's Geotechnical Engineering Report for the Kitts Hill Communications Tower site

- **Existing fill** (lean clay with sand) extends **5–7.5 feet** deep.
- **Native residual soil** extends to weathered shale bedrock at **15–20 feet**.
- **Bedrock** consists of highly to completely weathered shale.

- Groundwater encountered at **5 feet in B-1**.
- **Drilled shaft foundations** are required for the tower, with minimum 36" diameter.
- Allowable geotechnical parameters include:
 - **Skin friction (residual soils):** 1,000 psf
 - **Skin friction (shale):** 2,500 psf
 - **Allowable end-bearing (shale):** 15,000 psf
 - **Seismic Site Class: C**

Proposers must incorporate all geotechnical recommendations from the report into their design and construction means/methods.

2.4 Permitting and Regulatory Compliance

The contractor shall be responsible for preparing and submitting all documentation necessary to obtain required permits and regulatory approvals associated with the tower installation. This includes, but is not limited to, structural engineering documentation, construction permitting coordination, and compliance with applicable federal, state, and local regulations.

The contractor shall coordinate all regulatory filings required for tower construction and operation, including Federal Aviation Administration (FAA) obstruction evaluation filings and Federal Communications Commission (FCC) tower registration requirements, where applicable.

All work shall comply with applicable building codes, zoning requirements, electrical codes, grounding standards, and other regulatory requirements governing communications tower installations.

3. SCOPE OF WORK REQUIREMENTS

3.1 Tower Requirements

- **Height:** 300 feet
- **Type:** 3-leg, solid-steel, self-supporting lattice tower
- **Standards:**
 - TIA/EIA-222-H or most current revision
 - AISC and AWS structural steel standards
 - National Electrical Code (NEC)
- **Design Loads:**
 - Wind Speed 108 MPH
 - Ice Load -1.50"
 - 3 Second Gust with Ice – 30 MPH
 - Deflections are based upon 60 MPH
 - Tower Rating- 97.6 %
 - Structure Class – III
 - Exposure C
 - Topo 1
- **Features:**
 - Hot-dip galvanized steel
 - Safety climb system compliant with OSHA
 - Coax ladder, cable tray, grounding lugs
 - FAA obstruction lighting stem with Alarmed controller

3.2 Foundation Requirements

In accordance with the Terracon geotechnical report

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- **Drilled piers** for each tower leg

- Minimum **36-inch diameter**
- Penetration at least **35.5'** deeper if required by load reactions
- Construction following FHWA-NHI guidelines
- Consideration of perched groundwater and temporary casing
- Tower supplier must provide **final foundation reactions**

3.3 Civil Site Work

Contractor shall provide:

- Site clearing, grubbing, topsoil stripping
- Mass undercut and replacement with **structural fill** below shelter footprint
- Structural fill must meet requirements (proper moisture conditioning, PI < 20, etc.)
- Grading for positive drainage (minimum 10% away from structures)
- Access improvements (gravel or asphalt as directed)
- Permanent fencing (minimum 6 ft with barbed wire)
- Erosion and sediment control
- Tower grounding grid and site grounding ring (#2 solid bare copper or equivalent)

3.4 Electrical Infrastructure

- Utility coordination with AEP or applicable provider
- New service drop, meter base, main disconnect
- Surge protection at service entrance
- Lightning grounding and equipotential bonding
- Tower light control cabinet
- Shelter electrical distribution (panel, lights, outlets, HVAC power, generator inlet optional)
- Exterior LED site lighting on poles or building mounts
- All work shall meet the NEC, NFPA, and local codes

3.5 10' × 12' Equipment Shelter

- Insulated, pre-fabricated or modular structure
- Minimum R-13 insulation
- Interior electrical panel, LED lighting, outlets
- 1–2 ton HVAC with redundancy option
- Cable entry ports and weatherproof bulkhead
- Indoor grounding bar
- ¾" fire-rated plywood backboard
- Flooring rated for rack systems

3.6 Deliverables

- Stamped structural tower drawings (Ohio-licensed engineer)
- Stamped foundation drawings
- Electrical drawings
- Civil/site drawings
- FAA and FCC compliance documentation
- As-built drawings
- O&M manuals
- Testing & inspection reports (concrete, soil compaction, grounding tests)

4. CONTRACTOR QUALIFICATIONS

- Minimum **5 years** experience constructing self-supporting towers **over 250 feet**
- Demonstrated experience with **drilled shaft foundations in shale**
- Proof of insurance meeting County requirements
- Ability to meet Prevailing Wage labor requirements
- OSHA 30-certified supervisory personnel
- Licensed Professional Engineer (Ohio) providing stamped drawings

5. PROPOSAL SUBMISSION REQUIREMENTS

Each proposal must include:

1. **Executive summary**
2. **Detailed project approach** and timeline
3. **Complete tower structural design package** (preliminary is acceptable until award)
4. **Foundation design assumptions** based on supplied geotechnical report
5. **Civil and electrical design narrative**
6. **Complete price proposal**, itemized by major task
7. **Project schedule**
8. **Proof of qualifications and experience**
9. **Exceptions or clarifications** to RFP (if any)

6. EVALUATION CRITERIA

The County will evaluate proposals using a best-value method including:

- Compliance with RFP
- Technical soundness and engineering quality
- Experience and qualifications
- Project schedule
- Total cost
- Warranty and support
- Safety history and EMR data
- Ability to meet the geotechnical requirements without deviations

7. PROJECT SCHEDULE

- **RFP Release:** 4/4/2026
- **Written Questions Due:** 4/20/2026 10:00AM
- **Proposals Due:** 4/20/2026 10:00AM
- **Construction Start:** Upon award and contract execution
- **Substantial Completion:** 5–7 months from RFP to completion

8. GENERAL CONDITIONS

- Contractor shall comply with all federal, state, and local regulations.
- All work must meet specifications contained herein and in the geotechnical report.
- Change orders require prior written approval.
- Owner reserves the right to reject any or all proposals.
- **Bonding Requirements** - In accordance with Ohio Revised Code §153.54, the successful proposer shall furnish both a Performance Bond and a Payment Bond in the amount of one hundred percent (100%) of the contract price. The bonds shall be issued by a surety company authorized to do business in the State of Ohio and acceptable to the Owner. The Performance Bond shall guarantee the faithful performance of the work in accordance with the contract documents. The Payment Bond shall guarantee payment to all subcontractors, laborers, suppliers, and material providers furnishing labor or materials for the project. The required bonds shall be submitted to the Lawrence County Commissioners prior to execution of the contract and issuance of the Notice to Proceed.

9. ATTACHMENTS

1. **Attachment A – Geotechnical Engineering Report (Terracon Project No. N2245228)**
2. **Attachment B – Site Plan / Access Layout (if available)**