



City of Lawrence

CITY OF LAWRENCE REQUEST FOR PROPOSAL (RFP)

Purpose of RFP:

The City of Lawrence, Kansas is seeking formal proposals until 5 p.m. on the 15th day of October, 2013 from Federally Licensed Communication Companies (FCC) to enter a non-exclusive lease of space at the City's municipal water tank located at 555 Stoneridge Drive, Lawrence, KS 66049.

Site Description:

The Stoneridge Water tower site is a 3.3 acre tract located at the Northwest Corner of West 6th Street and Stoneridge Drive, legally described as Lot 1, Stoneridge Water Tower Addition (see attached map – Appendix A). The City makes no representations of any kind with respect to the appropriateness of the site for use as a location for wireless communication equipment (see Appendix B for area communication tower locations). Restrictive covenants expired July 31, 2011. The site is now available for wireless communication equipment.

Department:

Department of Utilities

Contact:

Questions about the RFP process or the Stoneridge Tank should be directed to

Philip Ciesielski

Assistant Director of Utilities

785-832-7831

785-832-7897 (fax)

e-mail: pciesielski@lawrenceks.org

Contract Duration:

The City of Lawrence and the selected vendor will enter into a non-exclusive site lease agreement for an initial five (5) year term to lease ground and tower space for location of cellular communication equipment. The lease may be extended with options for up to three (3) additional five (5) year terms for a possible lease of twenty (20) years.

General Requirements:

By submission of a proposal, the offeror agrees that if its proposal is accepted, to enter into a lease with the City of Lawrence that incorporates all the terms and conditions of this RFP. A site plan will also be required, to be submitted at the sole cost and expense of the lessee.

The Lessee will be responsible to obtain any and all required permitting pursuant to federal, state and local regulations and codes, including site planning, survey, engineering drawings, structural analysis, etc. The Lessee will be responsible for all costs of construction, maintenance, and insurance of their facilities and employees or contractors during construction and throughout the duration of the lease.

Copy Requirements:

Submit five (5) paper copies of proposal and one (1) copy on PC formatted CD

Due Date & Time:

October 15, 2013
5:00 p.m.

Submit to Address:

City of Lawrence, Kansas
City Clerk's Office
City Hall, 6 E 6th St.
P.O. Box 708
Lawrence, KS 66044

There is no expressed or implied obligation for the City of Lawrence to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Proposals may be held by the City for a period not to exceed thirty (30) days from the date of the opening of the proposals in order to allow time for reviewing the proposals and investigating the qualifications of the applicants prior to awarding the contract.

Equal Employment Opportunity Agreement:

The contractor agrees that the contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, disability, national origin or ancestry. The contractor shall in all solicitations or advertisements for employees include the phrase, "equal opportunity employer." The contractor agrees that if the contractor fails to comply with the manner in which the contractor reports to the Kansas Human Rights Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, the contractor shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City. If the contractor is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission which has become final, the contractor shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City.

Proposal Content/Evaluation Criteria:

1. The ability to meet or exceed all requirements listed in this RFP.
2. Submissions which detail the design of the equipment for visual aesthetics, structural capability of the tank, ground placement of equipment.
3. Submission of scaled drawing of the equipment on the tower and ground location, specifications on equipment/wiring, etc. and a statement indicating the Firm's willingness to contract with the City's engineer and tower manufacturer.
4. A proposal which offers the highest, over all lease payments over the possible (20) year term. In ascertaining the highest overall annualized rental value, the City will consider the annual rent, including escalation clauses and the ability to serve the planned Rock Chalk Sports Park near the site location.

During the evaluation process, the City of Lawrence reserves the right, where it may serve the City's best interests:

- a. To request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the City, agencies submitting proposals may be requested to make oral presentations as part of the evaluation process;
- b. To retain all proposals submitted and to retain any ideas in a proposal regardless of whether a proposal is selected;
- c. To reject any and all proposals submitted if they do not meet the City's revenue expectations for the site.

Submissions of a proposal indicates acceptance by the agency of the conditions contained in the Request for Proposal.

The selected agency will enter into a non-exclusive site lease with the City that will include: insurance (\$1,000,000 liability and workman's compensation coverage), indemnification provisions, and a requirement that the contractor will be responsible for the day-to-day security of the site until installation is complete and on-going coverage after during the terms of the lease.

Tank Construction Details

The Stoneridge elevated water storage tank is a 1.5 million gallon composite (steel bowl with concrete support pedestal) tank designed by Black & Veatch and constructed by Landmark Structures. The tank site has been laid out to allow for the location of some cellular support buildings within the existing fence north of the tank. In the interest of site aesthetics all conduit and cable routing from the support building to the tank pedestal are to be below ground. The tank pedestal is fitted with 24 each 6" diameter conduits preinstalled through the pedestal floor and foundation wall. These are generally located along the west wall of the pedestal and are terminated and capped below grade outside the pedestal foundation wall, and interior above the pedestal floor. At each conduit location attachment hardware has been preinstalled on the interior concrete wall from the floor to the top of the concrete pedestal for the purpose cable routing. Similar attachment hardware has also been preinstalled around the interior diameter at the top of the concrete pedestal. Co-located cellular antennas are to be affixed to the exterior of the concrete pedestal. No provisions have been made for the routing of cable through the bowl or roof ladder access tube for the purpose of roof top antenna installation.

Welding on or other attachment of equipment and accessories will not be permitted on the steel bowl. Attachment of cables, equipment or other hardware on access ladders, landings, hatches and painters rails shall not be permitted.

Other than the locations of the existing conduit penetrations interior pedestal floor space is reserved for future Department of Utilities pumping improvements.

Site utilities; e.g., electrical, natural gas, have not been extended to the site other than dedicated electrical duct bank and service for the elevated tank operations. Any site utility extension costs or easement acquisition costs will be borne by the Lessee.

Antennas, cable and accessories mounted on the exterior of the pedestal shall to the extent possible match the color of the concrete pedestal they are mounted against. All interior and exterior mounting hardware, accessories and equipment shall be corrosion resistant. Mounting hardware shall be stainless steel.

Co-location of other telecommunication providers shall be required. Any improvements made to the facility shall be designed to accommodate other providers if possible. The winning bidder shall make every effort to accommodate the antenna space needs of other perspective lessees to the City.

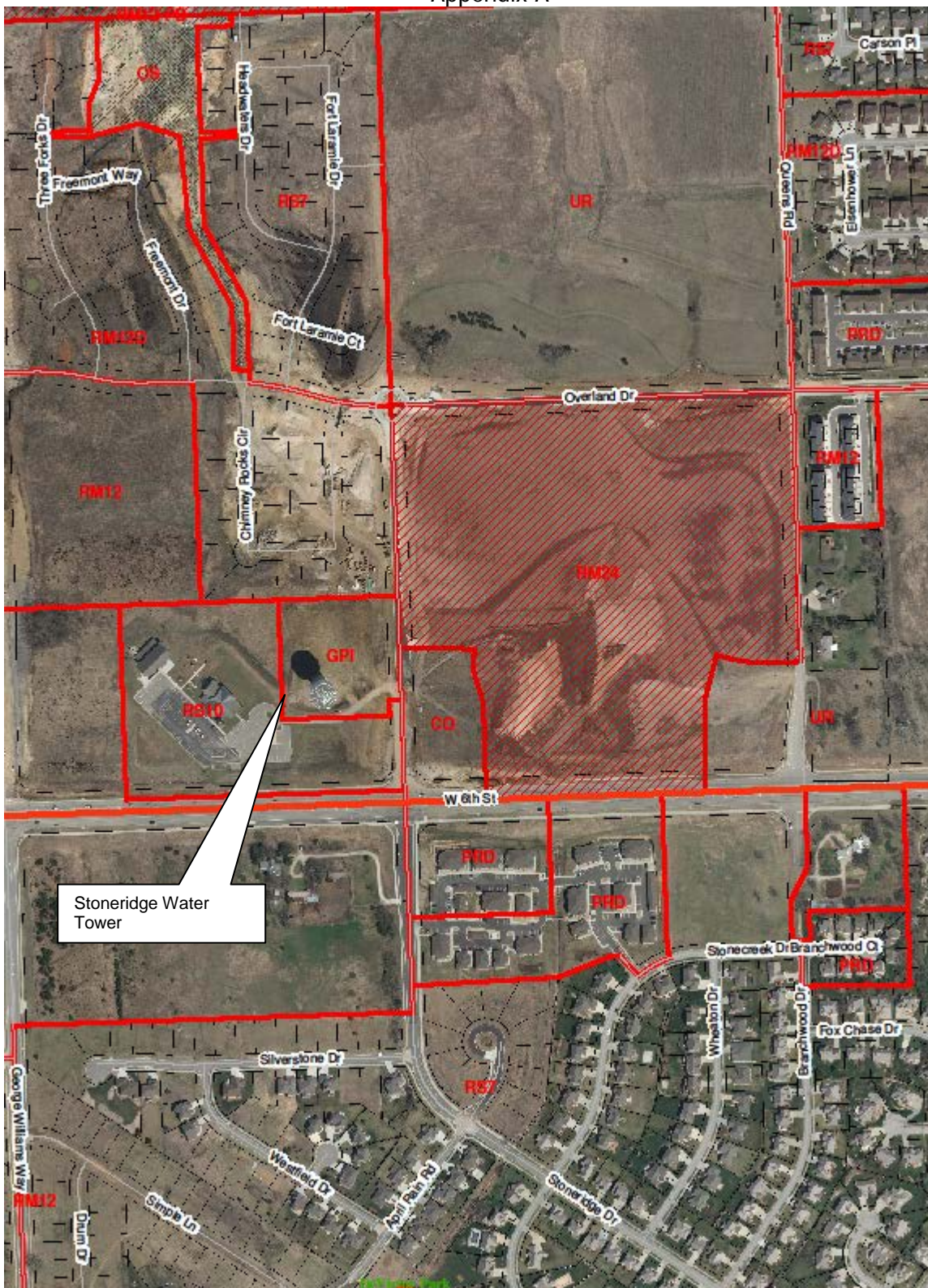
Design Submittal and Review

The Proposer shall agree to contract with Black & Veatch and Landmark Structures for the required structural analysis related to the additional loadings, design of additional antenna mounting accessories and the design of conduit and cable penetrations at the top of the concrete pedestal.

All installation designs shall be by a professional engineer licensed to practice in the State of Kansas. Structural loadings, additional attachments and locations and the design of penetrations at the top of the concrete pedestal shall be prepared at the expense of the Proposer. All costs and expense associated with the review of these designs, despite the end result of the analysis will not be reimbursable to the Proposer. The structural report from Black & Veatch on the proposed plan shall be submitted to the City of Lawrence with a recommendation as to the tank's capacity and load structure to accept or reject the proposed installation(s).

All design details and mounting locations shall comply with the latest information published by the American Water Works Association.

Appendix A



Appendix B

