

Request for Proposal (RFP)

Project Title: Fiber Optic Outside Plant (OSP) Infrastructure Construction – DayNet Hub to County Road 609 via Waco St. & FM 1960

RFP Number: RFP2025-5

Issuing Organization: City of Dayton

Issuing Department: DayNet Fiber Broadband Services

Date Issued: May 1, 2025

Proposal Due Date and Time: May 22, 2025 at 3:00 PM

Submit Proposals To:

James Perkins

Director of I.T. and Fiber Broadband Services

City of Dayton

117 Cook St.

Dayton, TX 77535

(936)258-2642 Ext.1008

daynet_rfp@mydaynet.com

Optional Pre-Bid Meeting:

Date: May 15, 2025

Time: 2:00 PM

Location: 801 S. Cleveland St., Dayton, TX 77535

Deadline for Questions: May 13, 2025 at 5:00 PM

(Submit questions in writing via email to the contact person listed above.)

1. Introduction and Overview

The City of Dayton (hereinafter referred to as "the Organization") is seeking proposals from qualified and experienced telecommunications Outside Plant (OSP) construction contractors (hereinafter referred to as "Contractor" or "Bidder") to provide all labor, materials, equipment, tools, permitting, testing, and documentation necessary for the construction of a new underground fiber optic cable pathway and the installation of fiber optic cable.

The project route originates at the DayNet hub facility located behind 2004 N. Cleveland St., Dayton, TX 77535, proceeds down Waco St. to FM 1960, then follows FM 1960 west to County Road 609.

The goal of this project is to extend network reach, serve future customers, and provide backbone connectivity to developments on FM 1960. The Organization intends to select the Contractor offering the best overall value based on the evaluation criteria outlined in this RFP.

2. Project Scope of Work

The selected Contractor shall be responsible for, but not limited to, the following tasks:

- **2.1. Route Verification and Design Input:**
 - Walk/verify the proposed route.
 - Identify potential conflicts, obstacles, or necessary deviations.
 - Provide input on constructability and suggest optimal placement within public rights-of-way (ROW) or designated easements. *(Note: Final design approval rests with the Organization, potentially in consultation with an engineering firm if one is involved).*
- **2.2. Permitting:**
 - Identify, apply for, secure, and pay for all necessary permits and approvals required for construction within the specified route. This includes, but is not limited to, permits from:
 - City of Dayton
 - Texas Department of Transportation (TxDOT) for work along/crossing FM 1960 ROW
 - Liberty County (for work along/crossing CR 609 ROW)
 - Any relevant utility or railroad crossing permits.
 - Contractor is responsible for adhering to all permit conditions. The Organization will provide reasonable assistance, such as letters of agency if required.
- **2.3. Utility Locating:**
 - Coordinate and ensure compliance with Texas 811 requirements for underground utility locating prior to and during construction.
 - Contractor is responsible for positively identifying and protecting all existing utilities (potholing may be required).
- **2.4. Pathway Construction:**

- Furnish and install approximately 25,000 linear feet of continuous underground conduit pathway.
- **Conduit:** Install two (2) HDPE conduits, 2.0-inches, SDR 11. Conduit color shall be Orange. Included tracer wire will be 12 AWG copper clad steel within the conduit path or directly buried above it. Conduits can also include inner ducts if it is determined that it would be beneficial for future growth.
- **Installation Method:** Primarily directional boring is preferred to minimize surface disruption. Minimum depth will be 36 inches minimum or deeper as needed. When crossing roads the boring depth should be no less than 48” and 60” across except where permit authority requires otherwise or directed in writing.
 - Known exceptions include:
 - 20 feet below the bottom of a channel crossing controlled by the Coastal Water Authority of Texas.
 - 5 feet below drainage ditches/bayous or as directed by the permitting authority.
 - Contractor shall be aware of crossing pipelines on this project may require special materials, depths, and construction practices. Such materials, depths, and practices shall meet the Pipeline Company's satisfaction. Contractor shall fully coordinate such efforts with the Pipeline Company's approval prior to construction. Such efforts shall be to the satisfaction of the pipeline company, at no additional cost to the project.
- **Handholes/Vaults:** Furnish and install polymer concrete handholes (Tier 22) at appropriate intervals (e.g., approximately every 500 - 700 feet), at splice locations, and at direction changes, as specified or approved by the Organization. Handholes/vaults will be 24x36x36 and 30x48x36 based on specified application and use.
- **Bore Pits:** Minimize the size and impact of entry/exit pits. Restore pits promptly upon completion of boring operations.
- **2.5. Fiber Optic Cable Installation:**
 - Furnish and install approximately 25,000 linear feet of new fiber optic cable.
 - **Cable Type: 288-count, Single-Mode Fiber (SMF), compliant with ITU-T G.652.D standards.**
 - **Installation Method:** Install cable via blowing/jetting or traditional pulling methods, ensuring adherence to the manufacturer's tension and bend radius

specifications. Lubricant shall be manufacturer-approved for the cable jacket and conduit type.

- **Slack Loops:** Provide sufficient slack of at least 50 feet in designated handholes for splicing and future maintenance, as directed by the Organization.
- **2.6. Splicing:**
 - Perform fusion splicing at required locations.
 - Utilize appropriate splice enclosures within designated handholes.
 - Maximum acceptable splice loss: 0.10 DB per splice.
- **2.7. Testing:**
 - Perform end-to-end testing on all installed fiber strands upon completion.
 - Required tests include:
 - Optical Time Domain Reflectometer (OTDR) testing from both directions at 1310nm and 1550nm .
 - Insertion Loss (Power Meter) testing end-to-end at 1310nm and 1550nm .
 - Submit comprehensive test results in standard electronic formats (e.g., SOR files for OTDR, PDF/Excel for summaries), including calculated loss budgets vs. actual measurements.
- **2.8. Restoration:**
 - Restore all disturbed surfaces (e.g., soil, grass, pavement, concrete) to a condition equal to or better than the original condition, in compliance with all permit requirements (City, TxDOT, County). This includes landscape restoration, sidewalk/driveway repairs, and asphalt patching as needed.
 - Remove all construction debris and maintain a clean work site daily.
- **2.9. Documentation:**
 - Provide detailed As-Built drawings upon project completion. Drawings shall include:
 - Accurate GPS coordinates or surveyed locations of the route, conduit, handholes, and splice points.
 - Depth of conduit at regular intervals and critical crossings.
 - Offset measurements from permanent landmarks or property lines.
 - Fiber assignments and splice documentation (splice matrix).
 - Formats required: ESRI Shapefile/Geodatabase, NAD 1983 (2011) State Plane Texas Central FIPS 4203 (US Feet), include x, y, and z tolerance, PDF
 - Submit all test results, permit copies, material certifications, and warranty information.
- **2.10. Project Management & Safety:**

- Provide a dedicated Project Manager as the single point of contact.
- Develop and submit a detailed Project Schedule.
- Conduct regular progress meetings weekly with the Organization.
- Develop and adhere to a comprehensive Site-Specific Safety Plan, complying with all OSHA and local safety regulations. Provide a plan with a proposal.
- Implement appropriate traffic control measures according to TxDOT and local standards when working in or near roadways.

3. Proposal Requirements

Bidders must submit a comprehensive proposal addressing all requirements outlined in this RFP. Failure to provide any requested information may result in disqualification. The proposal should be organized as follows:

- **3.1. Cover Letter:** Signed by an authorized representative of the company, stating commitment to perform the work if selected.
- **3.2. Executive Summary:** Brief overview of the proposal, highlighting key strengths and understanding of the project.
- **3.3. Company Information:**
 - Company name, address, phone number, website.
 - Year established, legal structure, ownership.
 - Primary contact person for this RFP.
 - Proof of relevant licenses to operate in Texas and the City of Dayton/Liberty County.
 - Proof of Insurance (See Section 6 for minimum requirements).
- **3.4. Experience and Qualifications:**
 - Detailed description of the company's experience in OSP fiber optic construction, particularly projects involving directional boring, work within TxDOT ROW, and similar scope/complexity.
- **3.5. Technical Proposal:**
 - **Project Understanding:** Demonstrate a clear understanding of the Scope of Work and project objectives.
 - **Proposed Methodology:** Detailed description of the proposed construction methods (boring, trenching, restoration), equipment to be used, and approach to overcoming potential challenges along the specified route. Include preliminary route assessment based on available information or site visit.

- **Materials:** List of proposed primary materials (conduit type/manufacturer, fiber cable type/manufacturer, handhole type/manufacturer) with specification sheets.
- **Project Management Plan:** Outline approach to project management, communication protocols, and quality control.
- **Project Schedule:** Detailed timeline with key milestones (Permitting, Mobilization, Construction Start/End per segment, Splicing, Testing, Restoration, Documentation Submittal).
- **Safety Plan:** Site-Specific Safety Plan addressing the hazards associated with this project.
- **Testing Plan:** Description of testing procedures and equipment to be used.
- **Assumptions/Deviations:** Clearly state any assumptions made or any proposed deviations from the RFP requirements.
- **3.6. Cost Proposal:**
 - Provide a detailed, firm fixed-price proposal for the complete Scope of Work.
 - Break down costs by major task (e.g., Permitting, Mobilization, Conduit Installation (per foot), Handhole Installation (per unit), Cable Installation (per foot), Splicing (per splice/enclosure), Testing, Restoration, Documentation, Project Management). Include unit prices where applicable.
 - Clearly state payment terms and schedule.

4. Evaluation Criteria

Proposals will be evaluated based on the following criteria (weights may be assigned at the Organization's discretion):

- **4.1. Understanding of Scope & Technical Approach (35%):** Clarity, thoroughness, and feasibility of the proposed construction methodology, materials, project plan, and safety plan.
- **4.2. Experience and Qualifications (30%):** Demonstrated experience with similar projects, qualifications of key personnel, and positive client references. Financial stability may also be considered.
- **4.3. Cost Proposal (25%):** Reasonableness, completeness, and competitiveness of the proposed price.
- **4.4. Project Schedule (5%):** Realism and efficiency of the proposed project timeline.
- **4.5. Compliance with RFP Requirements (5%):** Adherence to proposal format, submission requirements, and stated terms/conditions.

The Organization reserves the right to:

- Waive minor informalities or irregularities in proposals.
- Request clarification or additional information from Bidders.
- Conduct interviews or site visits.
- Reject any or all proposals.
- Negotiate final contract terms with the selected Bidder.
- Award the contract to the Bidder whose proposal is deemed most advantageous to the Organization, not necessarily the lowest price.

5. RFP and Project Timeline

- RFP Issued: May 1, 2025
- Deadline for Questions: May 13, 2025 at 5:00 PM
- Optional Pre-Bid Meeting: May 15, 2025, at 2:00 PM
- Answers to Questions Issued: May 15, 2025 at 2:00 PM
- **Proposal Due Date:** May 22, 2025 at 3:00 PM
- Anticipated Evaluation Period: May 22, 2025, through May 29, 2025, at 5:00 PM
- Anticipated Contract Award: TBD
- Anticipated Notice to Proceed/Project Start: Upon Award
- Anticipated Project Completion: *Within 90 days of NTP*

(These dates are estimates and subject to change at the Organization's discretion)

6. Terms and Conditions

- **6.1. Insurance:** The selected Contractor shall procure and maintain, at its own expense, the following minimum insurance coverage throughout the project duration:
 - Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate.
 - The Organization shall be named as an additional insured on the General Liability and Auto Liability policies via endorsement. A waiver of subrogation shall be provided in favor of the Organization on all required policies. Certificates of Insurance demonstrating coverage must be provided prior to contract execution.
- **6.2. Compliance with Laws:** Contractor shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

- **6.3. Indemnification:** Contractor shall indemnify and hold harmless the Organization, its officers, agents, and employees from any and all claims, damages, losses, and expenses arising out of the performance of the work. (*Consult legal counsel for specific language*)
- **6.4. Warranty:** Contractor shall provide a minimum one (1) year warranty on all workmanship and materials from the date of final project acceptance by the Organization. Manufacturer warranties exceeding this period shall be passed through to the Organization.
- **6.5. Confidentiality:** All proposals submitted become the property of the Organization and may be subject to public disclosure under the Texas Public Information Act. Confidential or proprietary information should be clearly marked.
- **6.6. RFP Modifications/Withdrawal:** The Organization reserves the right to modify or withdraw this RFP at any time.
- **6.7. Proposal Costs:** The Organization is not responsible for any costs incurred by Bidders in preparing or submitting proposals.
- **6.9. Contract:** The selected Bidder will be expected to enter into a formal contract with the Organization, incorporating the terms of this RFP, the selected proposal, and any negotiated modifications.

7. Appendices/Attachments

- [Appendix A: Preliminary Route Description
- [Appendix B: Organization Standard Construction Specifications