



## Tracy Rural County Fire Protection District

Agenda Item 4.3

### STAFF REPORT

**Meeting:** Special Meeting  
**Date:** December 16, 2025  
**To:** Board of Directors  
**Prepared by:** Brian Bagley, Deputy Chief  
**Approved by:** Randall Bradley, Fire Chief

**Re:** Authorization to Release the Request for Proposals (RFP) –  
Station 93 Communications Tower

### RECOMMENDATION

Action Item  Non-Action Item

It is recommended the Board of Directors:

1. Review the attached draft Request for Proposals (RFP) for the Station 93 Communications Tower; and
2. Authorize staff to release the RFP to solicit competitive proposals for the design, engineering, and construction of the tower.

### BACKGROUND

As part of the regional radio system modernization project, coverage analysis identified the need for a dedicated communications tower at Station 93 to ensure reliable radio coverage within rural portions of the District. Since the improved coverage primarily benefits the Tracy Rural Fire Protection District, the District committed to funding the project, supplemented by a \$97,000 Homeland Security Grant Program (HSGP) award secured by staff.

An initial conceptual estimate of approximately \$150,000 was used for planning and grant application purposes. This amount was a pre-engineering estimate developed before structural, geotechnical, and site-specific requirements were known.

Referring to the updated loose equipment cost sheet which accounts for the salvageable equipment from Engine 99 to be reallocated to the new engine, the required funds needed to purchase the remaining equipment is **\$141,691.42**. Line items labeled damaged or missing were accounted for in the total cost. Items labeled worn or good are considered items that will be transferred from engine to engine. We are requesting direction to purchase the equipment in advance due to the long lead time required due to supply chain constraints which are currently up to eight months.



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### **DISCUSSION**

The District recently received a sole-source, non-competitive proposal from a vendor who was asked to provide a budgetary estimate. Their engineering for a 120-foot tower was approximately \$320,000, significantly higher than the original conceptual figure. This estimate reflects more detailed engineering assumptions but does not represent competitive pricing and was not obtained through a procurement process.

To ensure full transparency and responsible use of District funds, staff prepared the attached performance-based RFP for Board review. The RFP is intentionally written without using any proprietary specifications from the sole-source vendor and establishes neutral, industry-standard performance requirements that all qualified tower contractors may bid on.

Releasing the RFP will:

- Establish accurate costs through competitive bidding
- Ensure a fair, open, and defensible procurement process
- Provide the District with multiple design and construction options
- Demonstrate transparency regarding the higher preliminary estimate
- Allow staff to return to the Board with bid results, evaluation, and a recommended award

No vendor will be selected and no contract will be awarded without further Board action.

### **FISCAL IMPACTS**

The District has allocated funds for this project and has secured \$100,000 in HSGP grant funding. The final cost will not be known until competitive proposals are received. No additional funding is requested at this time.

### **ATTACHMENTS**

1. Draft Request for Proposals (RFP) – Station 93 Communications Tower



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### **REQUEST FOR PROPOSALS (RFP)**

#### **DESIGN-BUILD COMMUNICATIONS TOWER – STATION 93**

Tracy Rural County Fire Protection District  
RFP No. 25-01  
Issue Date: December 17, 2025

### **1. INTRODUCTION**

The Tracy Rural County Fire Protection District (“District”) is soliciting competitive proposals from qualified firms to design, engineer, permit, and construct a 120-foot public safety communications tower and associated site improvements at Fire Station 93, located at 1400 W. Durham Ferry Road, Tracy, Ca. 95304.

This RFP establishes performance-based minimum requirements. Vendors may propose any tower type, construction method, or layout that meets the District’s required standards and functional needs.

This RFP does not include, incorporate, or rely on any vendor-provided proprietary technical specifications.

### **2. PROJECT OVERVIEW**

The District is upgrading its public safety radio system. Coverage studies indicate that a dedicated tower at Station 93 is required to achieve reliable radio coverage throughout rural areas of the District.

This project includes:

- Full tower design
- Engineering and permitting
- Foundation design and construction
- Tower fabrication and erection
- Grounding and bonding
- Ice/cable bridge or equivalent
- Site civil improvements as needed
- Removal of an existing tower
- Final testing and project closeout

### **3. SCOPE OF WORK (Performance-Based Requirements)**

The successful proposer shall deliver a turnkey, code-compliant tower system meeting the requirements below.



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### 3.1 Tower Height & Type

- Height: 120 feet ( $\pm 5$  feet acceptable)
- Acceptable tower types:
- Self-supporting lattice tower
- Monopole tower
- Tower must support the District's planned radio antennas, microwave equipment, and future loading.

### 3.2 Design Standards

The tower and foundation must comply with:

- TIA-222-H (I if applicable in San Joaquin County)
- California Building Code structural and seismic requirements
- San Joaquin County permitting requirements
- OSHA and Cal/OSHA tower safety standards
- NFPA 70 / NEC electrical and grounding requirements
- Motorola R56 grounding guidelines (or approved equivalent)

### 3.3 FAA Airspace & Airport Proximity Requirements

The proposed tower site at 14000 W. Durham Ferry Road, Tracy, CA is located approximately 1.2 miles southeast of New Jerusalem Airport (FAA Identifier: 1Q4), a federally recognized public-use airport. The District will file FAA Form 7460-1 and obtain the FAA Determination of No Hazard. Vendors are not required to perform FAA filings and shall not include costs for FAA studies or obstruction lighting unless specifically directed by the District.

### 3.4 Structural & Foundation Engineering

Vendor shall provide:

- Full structural engineering and stamped drawings
- Foundation design appropriate to soil conditions
- Geotechnical investigation (if required by design)
- Analysis verifying capacity for anticipated radio equipment loading

### 3.5 Grounding & Bonding

- Tower base ground ring
- Bonding to equipment shelters or radio rooms
- Down conductor systems
- Ground testing



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Specific technical implementation is left to proposer; compliance with NEC, local codes, and industry standards is mandatory.

### **3.6 Ice/Cable Bridge (or Alternative)**

Vendor shall provide a compliant method for routing coaxial and RF cables between the tower base and equipment location.

### **3.7 Site Work**

May include, as required:

- Excavation
- Concrete work
- Minor grading
- Access improvements
- Fencing or security enhancements

The RFP allows vendor-proposed solutions to meet performance outcomes.

### **3.8 Equipment Removal**

Vendor shall remove and dispose of the existing tower at Station 93 in accordance with environmental and safety regulations.

### **3.9 Permitting**

Vendor shall obtain all necessary building, structural, and electrical permits.

Vendor shall obtain all necessary FAA permits.

### **3.10 Testing & Acceptance**

- Torque and bolt verification
- Ground resistance testing
- Structural inspections
- Final as-built documentation
- Warranty information

## **4. VENDOR QUALIFICATIONS**

Respondents must demonstrate:

- Experience designing and constructing public safety communications towers
- Familiarity with TIA-222 tower standards
- California public works experience (prevailing wage required)
- Ability to obtain necessary engineering stamps



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- Safety certifications for tower work
- Adequate insurance coverage

Motorola authorization is not required for this RFP.

### **5. PROPOSAL REQUIREMENTS**

Proposals must include:

1. Cover letter
2. Company qualifications
3. Detailed description of proposed tower solution
4. Engineering and design approach
5. Project schedule
6. Itemized cost proposal (labor, materials, design, permitting, contingencies)
7. Warranty terms
8. Project team and resumes
9. List of three similar projects
10. Exceptions or clarifications

No proprietary tower drawings, manufacturer-specific configurations, or copyrighted engineering details from another vendor may be submitted.

### **6. COMPETITIVE PROCUREMENT & EQUAL TREATMENT**

The District's request for prior budgetary estimates from vendors, including tower contractors, does not create any preferential standing or guarantee of award.

All proposers will be afforded equal competitive opportunity.

This statement is included to ensure transparency and to protect the District from any future protest claims.

### **7. EVALUATION CRITERIA**

Proposals will be evaluated on:

- Compliance with RFP performance requirements
- Total cost
- Technical quality and engineering approach
- Vendor qualifications and experience



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- Project schedule
- Warranty and support

Price will not be the sole determining factor.

### 8. TIMELINE

- RFP Released: December 17, 2025
- Pre-Bid Site Visit (Optional): January 6, 2026
- Vendor Questions Due: January 20, 2026
- Proposals Due: January 30, 2026
- Board Consideration: February 10, 2026

### 9. SUBMISSION INSTRUCTIONS

Proposals shall be submitted electronically to:

Raychel Jackson  
Tracy Rural Fire District  
Email: [raychel.jackson@tracyruralfire.org](mailto:raychel.jackson@tracyruralfire.org)

### 10. RESERVATION OF RIGHTS

The District reserves the right to:

- Reject any or all proposals
- Waive informalities
- Issue addenda
- Request clarifications
- Negotiate with the top proposer
- Cancel the RFP if in the District's best interest