

## OHIO TURNPIKE AND INFRASTRUCTURE COMMISSION

### **Resolution Approving the Selection of Diamond Towers V LLC to Perform Cell Tower License Brokerage and Property Management Services with the Option to Perform Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements in The Total Not-To-Exceed Amount of \$1,066,807.00**

WHEREAS, on September 2, 2025, the Commission issued its Request for Proposals No. 22-2025 ("RFP") to select a Firm to Perform Cell Tower License Brokerage and Property Management Services with the Option to Perform Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements, for a five (5) year contract, with two (2) additional 1-year renewal terms; and

WHEREAS, on October 14, 2025, five (5) respondents submitted proposals to Perform Cell Tower License Brokerage and Property Management Services with the Option to Perform Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements for the Commission; and

WHEREAS, an Evaluation Team comprised of the former Deputy General Counsel, Chief Information Officer, former Facility Operations Coordinator, and Comptroller conducted the technical review of the proposals submitted; and

WHEREAS, the Evaluation Team scored the technical proposals based on the technical proposal evaluation criteria set forth in the RFP, and after the technical proposal scoring was complete, the Evaluation Team reviewed the pricing proposals from each respondent and applied the pricing proposal evaluation criteria set forth in the RFP; and

WHEREAS, the Evaluation Team requested oral presentations with the top three (3) ranked firms, which took place on January 9, 2026, and January 12, 2026; and

WHEREAS, Diamond Towers V LLC of Springfield, New Jersey ("Diamond") was the top ranked respondent based on the combined scoring of both the technical proposal and pricing proposal and on this basis, the Evaluation Team found Diamond to be the most qualified to provide Cell Tower License Brokerage and Property Management Services with Optional Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements; and

WHEREAS, the estimated total contract amount over the initial five (5) year term and two additional 1-year renewal terms is \$1,066,807.00 (\$715,350.00 estimated for the initial term, \$186,396.00 estimated for the first renewal term, and \$165,061.00 estimated for the second renewal term); and

WHEREAS, as a result of this competitive process, the Evaluation Team has concluded that the technical and pricing proposals submitted by Diamond offer the best value in terms of service and price and recommends that a contract be entered into with that firm for an initial term of five (5) years; and

WHEREAS, if Commission staff decide to extend the contract beyond the 5-year term, such extension will be approved in accordance with the Commission's Contracts Policy and the Code of Bylaws; and

WHEREAS, the Director of Contracts Administration has determined that Diamond's proposal conforms to the requirements of Ohio Revised Code Sections 5537.07 and 5537.13, proposals were solicited on the basis of the same terms and conditions with respect to the respondents and potential respondents, and the Commission may legally accept said firm's proposal; and

WHEREAS, the Office of Opportunity and Inclusion waived the program requirements for this contract due to a lack of subcontracting opportunities and the availability of certified firms; and

WHEREAS, the Executive Director has reviewed the report of the Evaluation Team and concurs with the recommendation that a Contract for Cell Tower License Brokerage and Property Management Services with Optional Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements be awarded to Diamond; and

WHEREAS, expenditures under the contract to be awarded for Cell Tower License Brokerage and Property Management Services with Optional Brokerage and Property Management Services for the Commission's Existing and Prospective Fiber Optic Line Agreements will exceed \$150,000.00 and, therefore, in accordance with Article V, Section 1.00 of the Commission's Code of Bylaws, Commission action is necessary for said award; and

WHEREAS, the Commission has duly considered such recommendations.

NOW, THEREFORE, BE IT

RESOLVED, by the Ohio Turnpike and Infrastructure Commission that the proposal submitted by Diamond Towers V LLC is hereby accepted and the Executive Director is directed to: (1) sign a contract with Diamond Towers V LLC for an initial term of five (5) years, and two possible 1-year renewal terms, with an estimated not-to-exceed contract amount of \$1,066,807.00 (2) approve any additional terms if determined by the Executive Director to be in the best interest of the Commission, subject to further Commission action if required by the Code of Bylaws, and (3) take any and all actions necessary to properly carry out the terms of the contract.

**(Resolution No. 49-2026 adopted May 18, 2026)**