



OFFICE OF JACKSON COUNTY COMMISSIONERS
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Donnie Willis
President

Jon Hensler
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Commissioner

REQUEST FOR PROPOSALS

Design-Build Services

Jackson County Early Salt Works Replica Furnace Project

Issued by: Jackson County, Ohio

Issue Date: July 4, 2026

Proposal Due Date: July 27, 2026

1. INTRODUCTION

Jackson County, Ohio ("County") is soliciting proposals from qualified firms or teams to provide design-build services for the construction of a historically accurate, working replica salt-boiling furnace.

This project is funded in part through the Northwest Ordinance History Grant Program and must comply with applicable federal requirements under 2 CFR Part 200 (Uniform Guidance).

2. PROJECT BACKGROUND

The project will reconstruct a working salt furnace representative of early salt production practices in Jackson County, Ohio. The furnace will serve as a functional interpretive installation, supporting live demonstrations, educational programming, and public engagement related to early industry and settlement.

The completed site will be publicly accessible and integrated into broader community revitalization and heritage initiatives.

3. SCOPE OF SERVICES

The selected firm/team shall provide turnkey design-build services, including but not limited to the following:

A. Design Services

- Interpret historical documentation and archaeological evidence
- Develop concept, schematic, and final design documents
- Design a furnace system utilizing up to six (6) kettles
- Incorporate historically appropriate structural and material elements, including:
 - Rough-sawn lumber framing
 - Timber or period-appropriate structural systems
 - Wood shingle or shake roofing
- Ensure compliance with applicable safety, accessibility, and public use requirements

B. Construction Services

- Construct a fully functional salt-boiling furnace capable of brine evaporation
- Provide masonry/firebox construction suitable for repeated heating cycles
- Install kettle system (up to six units)
- Utilize historically appropriate materials and construction techniques where feasible

C. Site Improvements

- Construct sidewalks and accessible pathways
- Install interpretive signage (provided or coordinated with County)
- Integrate the installation into the surrounding public space

D. Coordination

- Coordinate with County representatives and subject matter experts to ensure historical accuracy and interpretive integrity

4. DELIVERABLES

The selected firm shall provide:

- Conceptual design and renderings
- Final construction documents
- Completed furnace and site improvements
- Documentation suitable for grant reporting and closeout

5. PROJECT BUDGET

The total project budget is approximately \$66,000. Proposals shall include a detailed cost breakdown.

6. PROPOSAL REQUIREMENTS

Proposals shall include the following:

1. Firm/Team Overview
2. Relevant Project Experience (particularly historic reconstruction or specialty construction)
3. Qualifications of Key Personnel
4. Project Approach and Methodology
5. Proposed Schedule
6. Cost Proposal (required)
7. References (minimum of three)
8. The proposer shall acknowledge compliance with Buy American requirements and identify any anticipated exceptions

7. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- Relevant Experience – 30%
- Project Approach – 25%
- Team Qualifications – 15%
- Schedule – 10%
- Cost – 20%

Jackson County reserves the right to conduct interviews and request additional information.

8. PROCUREMENT PROCESS

This procurement will be conducted in accordance with 2 CFR Part 200.

- Multiple firms will be solicited
- Award will be based on best value
- The County reserves the right to negotiate scope and pricing
- Final award is contingent upon approval by the Ohio History Connection

9. FEDERAL REQUIREMENTS

The selected firm must comply with all applicable federal requirements, including but not limited to:

- 2 CFR Part 200 (Uniform Guidance)
- Prohibition on cost-plus-percentage-of-cost contracts
- Debarment and suspension certification
- Equal opportunity and non-discrimination requirements

10. BUY AMERICAN REQUIREMENTS

Pursuant to the grant agreement and applicable federal requirements, the Contractor shall, to the greatest extent practicable, procure and use materials, equipment, and products manufactured in the United States.

The Contractor shall:

- Provide documentation, upon request, identifying the country of origin of major materials and equipment
- Utilize domestically produced goods unless:
 - Such materials are not reasonably available in the United States, or
 - The use of domestic materials would result in unreasonable cost or delay

Any request to use non-domestic materials must be submitted in writing and approved by Jackson County and the Ohio History Connection prior to purchase or installation.

11. INSURANCE AND LIABILITY

The selected contractor shall maintain appropriate insurance coverage, including general liability, and shall name Jackson County and applicable state entities as additional insureds where required.

12. SUBMISSION INSTRUCTIONS

Proposals must be submitted by 4 p.m. on July 27, 2026 to:

Jackson County Board of Commissioners

Attn: Phillip Buffington

200 E. Main St.

Jackson, Ohio 45640

Email: projects@jacksoncounty.us

Late submissions will not be considered.

13. SCHEDULE (ANTICIPATED)

- RFP Issued: July 4, 2026
- Questions Due: July 22, 2026
- Proposals Due: July 27, 2026
- Selection: July 29, 2026
- Project Completion: May 30, 2027

14. RESERVATION OF RIGHTS

Jackson County reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Request clarifications or additional information
- Cancel or reissue this RFP

15. CONTACT INFORMATION

This RFP is also available at jacksoncountyohio.us

All questions regarding this RFP shall be directed to:

Phillip Buffington

Grant Writer/Project Manager

projects@jacksoncounty.us

(740) 286-3301 – Office

(740) 688-9891 – Cell