

**Development Authority of Lumpkin County
Lumpkin County, Georgia**

#2022-01

REQUEST FOR PROPOSALS FOR TRAIL CONSTRUCTION

1. INTRODUCTION

The Development Authority of Lumpkin County is requesting proposals from qualified professional trail builders to construct a natural surface trail, boardwalk, and signage at the Yahoola Creek Reservoir/Lake Zwerner in Lumpkin County, Georgia.

This Request for Proposal is a part of a Georgia Department of Natural Resources Recreational Trails Program grant application the Development Authority of Lumpkin County has submitted.

Submittals will be accepted electronically no later than 4:00 PM, March 15, 2022 to:

DEVELOPMENT AUTHORITY OF LUMPKIN COUNTY
ATTN: REBECCA MINCEY, EXECUTIVE DIRECTOR
Rebecca.Mincey@lumpkincounty.gov

2. DESCRIPTION OF PROJECT

Trail Name: Yahoola Creek Reservoir/Lake Zwerner

Project Map: The existing trail, proposed trails, proposed boardwalk, proposed signage, parcel info, etc. are included in the KMZ file below and as Attachment 3.

[Google Link to folder with KMZ File](#)

Project Overview: Yahoola Creek Reservoir/Lake Zwerner is a recreational reservoir for pedestrians. The property currently has an approximate 3.1-mile loop (shown in red on KMZ file). The purpose of this project is to construct an additional 2.28 miles of new pedestrian trails and a new pedestrian boardwalk, as well as create and install 2 trailhead kiosks and 5 trail wayfinding signs.

The goal of the project is to enhance the Yahoola Creek Reservoir/Lake Zwerner property by constructing new trails and trail-related amenities. This project was identified as a result of public input in the development of the Yahoola Creek Reservoir Master Plan adopted by the Lumpkin County Board of Commissioners in 2021.

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3. CONSTRUCTION DETAILS

The proposed new miles of trail and pedestrian boardwalk should comply with best practices for trail building techniques. The new miles should be constructed in a way that will provide the widest range of potential trail users, especially those who are more beginner to intermediate. Based on the trail width, slope, cross slope, and rest stations, the trail should accommodate users that have lower fitness levels or are inexperienced.

Trail construction will be bid as a price per linear foot (full construction versus just clearing of an old roadbed). Trail work may include, but is not limited to the following: mobilization/demobilization, site cleanup, erosion control measures, repair from ingress/egress, or clearing trees and vegetation, grubbing, excavation, back sloping, de berming, compacting, and construction of grade dips, grade reversals, climbing turns, rolling crown switchbacks, and retaining walls. The trail shall be sustainable, constructed to minimize erosion and require little maintenance. The trail shall appear as narrow as possible while still maintaining the required tread width. Water shall exit the trail often via self-cleaning grade reversals and/or dips.

The boardwalk will be bid as a price per linear foot. All site work is incidental to boardwalk construction including, but not limited to site preparation, site cleanup, construction of sustainable approaches to bridges, erosion control measures, drainage features, trail repair from ingress/egress, bank stabilization, or clearing trees and vegetation.

Trailhead kiosks and trail wayfinding signages will be bid as a price per unit.

The following specifications and standards cannot cover all aspects of trail construction. They are simply intended to relay the intent of the Development Authority of Lumpkin County.

2 new information trailhead kiosks:

- Reference example Attachment 1 and approximate location identified on KMZ file.
- The trailhead kiosks will include information on the length of the trail and trail segments, surface type, typical and minimum tread width, typical and maximum running slope, and typical and maximum cross slope. This information will also be posted online.

5 trail wayfinding signs:

- Reference example Attachment 2 and approximate locations identified on KMZ file.
- These wayfinding signs will be located at trail intersections and will have the trail route identification and distances.

Pedestrian boardwalk:

- Reference orange on KMZ file.
- The exact length should be recommended by the trail construction company to simply be able to offer a future reroute off of the existing route along the highway.
- The location of the boardwalk is in a wet/low area with standing water and deep organic soils.
- The boardwalk should be wide enough to comfortably allow the passage of two adults, a minimum of 48".
- Construction and securing materials selected should resist rot and deterioration and accommodate the potential flexing of the boardwalk.
- A railing should be included in the estimate.

Construction of new .28-mile connection:

- Reference green on KMZ file.

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- Total length of this proposed section is approximately 1,460' linear feet.
- Trail should be gently sloped and meandering trail with 36" tread.
- The proposed new trail has been marked with flagging. The contractor may not deviate more than 5' from this line without approval from the Development Authority of Lumpkin County.
- Trail construction should comply with tread construction (outlined below) and trail grades (outlined below).
- Trail construction should use the Georgia Recreational Trails Program Trail Accessibility requirements referenced in the Architectural Barriers Act (ABA) Accessibility Guidelines for Outdoor Developed Areas, Chapter 2 (Scoping Requirements) and Chapter 10 (Recreational Facilities) as the guiding principles for construction of the trails for accessibility.

Construction of new 2-mile connection trail:

- Reference yellow on KMZ file.
- Total length of this proposed section is approximately 10,400' linear feet.
- The proposed new trail has been marked with flagging. The contractor may not deviate more than 5' from this line without approval from the Development Authority of Lumpkin County.
- This section of proposed new trail is predominantly on an old roadbed with almost no changes in elevation. This will support the intention of a gently sloped and meandering trail. The majority of this section will only require clearing a width of 36".
- There are a few areas of this section with steep topography and that require full trail construction.
- Trail construction should comply with tread construction (outlined below) and trail grades (outlined below).
- Trail construction should use the Georgia Recreational Trails Program Trail Accessibility requirements referenced in the Architectural Barriers Act (ABA) Accessibility Guidelines for Outdoor Developed Areas, Chapter 2 (Scoping Requirements) and Chapter 10 (Recreational Facilities) as the guiding principles for construction of the trails for accessibility.

Tree cutting:

- The trail shall be aligned to avoid removal of trees greater than 4" in diameter at breast height where possible.
- Stumps located in the trail tread shall be completely removed. Those located in the trail corridor shall be cut flush to the ground. Stumps and root balls that have been completely removed shall be placed at least 30 feet from the edge of the trail corridor to minimize their appearance from the trail.

Brush removal:

- The trail corridor shall be cleared of all limbs, brush, vines and vegetation. Cut limbs shall not protrude from the main stem. All branches shall be cut just outside of the branch collar to promote sealing of the wound.
- Vegetation cut from the trail corridor shall be moved at least 30' from the edge of the trail corridor where possible. The cut end shall not be visible from the trail. Cut and removed brush and vegetation shall be placed close to the ground, not exceeding three feet in height. Brush shall not be placed in piles.

Tread construction:

- Work shall be completed with hand tools or low impact mechanized equipment with a footprint no wider than the specified trail tread unless approved by the project manager.

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- The trail backslope shall transition smoothly to the hillside above.
- All trail tread shall be out sloped 3-5%.
- All vegetative/root matter in the trail tread shall be removed except for large feeder roots which shall be covered with soil to raise the trail tread above the roots.
- The trail tread shall have a compacted mineral soil surface. Compaction shall be completed using a mechanized tamper such as a vibrating plate compactor. The trail bed shall be shaped to leave an even, compacted, uniform surface free of indentations or protruding roots and stumps. The grading of trail tread, back slope, and drainage features shall be finished to a smooth, stable surface.
- Excavated material shall be evenly distributed downhill of the trail tread and shall not form a berm on the outer edge of the tread that will restrict the natural flow of water across and off the trail.
- The contractor shall not complete more than 500’ of new trail construction before “finishing” the trail tread and backslope in the manner described above.
- Trail constructed within 100’ of streams shall be completed and stabilized in the by the end of each workday.
- Excavated and disturbed soil outside of the trail tread and backslope shall be covered with leaves and other organic debris to resemble the surrounding forest floor. There shall be 50% coverage at a minimum.

Trail grades:

- Grades shall not exceed an overall average of 10%.

4. PRE-PROPOSAL SITE VISIT

A pre-proposal site visit for this project will be held on Monday, February 28, 2022 at 11 AM at Yahoola Creek Reservoir/Lake Zwerner dam parking lot (1330 Morrison Moore Pkwy E, Dahlonega, GA 30533). It is recommended, but not required, to attend. Please contact Rebecca Mincey, Executive Director, at 706.482.2648 or Rebecca.mincey@lumpkincounty.gov to RSVP for the site visit.

5. CONTENTS OF PROPOSALS

The Proposals should include:

- Contact information for the Company and a primary contact person. Include email address and direct phone number.
- Costs with unit costs for each bid item including kiosks, wayfinding, new trail construction, trail construction on existing roadbed, and boardwalk construction.
- Acknowledgment of the project not beginning until Georgia Department of Natural Resources Recreational Trails Program grant awards announced.

Respondents should submit Proposals electronically no later than 4:00 PM, March 15, 2022.

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ATTN: REBECCA MINCEY, EXECUTIVE DIRECTOR
Rebecca.Mincey@lumpkincounty.gov

6. TIMELINE

The complete project timeline proposed by the Development Authority of Lumpkin County is TBD. Below is a summary of key action items known at this time.

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- February 17, 2022: RFP published
- February 28, 2022: Pre-proposal site visit
- March 4, 2022: All questions about the meaning or intent of this request are to be submitted to the Development Authority of Lumpkin County Executive Director in writing and addresses to Rebecca Mincey, Rebecca.Mincey@lumpkincounty.gov
- March 8, 2022: Interpretations or clarifications of the RFP will be issued by Addenda and made available to all parties upon request
- March 15, 2022: Proposals due to the Development Authority of Lumpkin County
- March 31, 2022: Phase II application materials due to the Georgia Department of Natural Resources Recreational Trails Program
- Fall 2022: Announcement of funding by the Georgia Department of Natural Resources Recreational Trails Program
- 4th Quarter 2022: Project tentatively scheduled to begin

7. INSURANCE REQUIREMENTS

The selected contractor will provide all proper safeguards and shall assume all risks incurred in performing the Services hereunder. The selected contractor shall maintain the following minimum insurance coverages and will provide certificate of insurance to the County naming Lumpkin County and the Development Authority of Lumpkin County as additional insured. Such certificates shall provide that the county be given at least thirty (30) days prior written notice of any cancellation of, intention to not renew, or material change in such coverage. The selected contractor will provide the County with proper certificates when any additions, deletions, or changes are made.

- Bodily Injury Liability - \$1,000,000 per occurrence
- Property Damage Liability - \$1,000,000 each occurrence
- Contractor shall maintain statutory Workers Compensation insurance in accordance with the laws of Georgia. Contractor shall also maintain Employers' Liability insurance with limits not less than \$1,000,000 per accident and \$1,000,000 each employee injury by disease.

8. CONTRACT

The selected contractor will be expected to sign a document attesting that he/she agrees to perform all work in accordance with this Request for Proposal unless otherwise agreed to by the Development Authority of Lumpkin County.

The Development Authority of Lumpkin County herein expressly reserves the following rights:

- *To negotiate separately with any source whatsoever in any manner necessary to serve the best interests of the Development Authority of Lumpkin County.*
- *To make the award based on the Development Authority of Lumpkin County's best judgement.*
- *To make such changes or correction in plans, specifications or quantities of the RFP as Development Authority of Lumpkin County may deem necessary or desirable during the RFP process. It is Proposer's responsibility to monitor the RFP throughout the RFP and subsequent processes.*
- *The right to withdraw the entire project or any Project Element(s) from award consideration if it is in the best interest of the Development Authority of Lumpkin County to do so.*

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Attachment 1:



DEVELOPMENT AUTHORITY OF LUMPKIN COUNTY
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Attachment 2:



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Attachment 3:

