



REQUEST FOR PROPOSAL

Round the Mountain Trail on Ragged Mountain, Camden and Hope, ME

Project Description: Coastal Mountains Land Trust, a nonprofit land conservation organization based in Camden, Maine, is seeking to hire a trail contractor to construct ~4 miles of 6-8 foot wide recreational trail and ~1 mile of upgrading existing trail on Ragged Mountain. This project is being completed in partnership with The Maine Water Company, with the trail location being in close proximity to Mirror Lake, the region's drinking water source. It is of utmost importance that contractors are sensitive to trail siting and construction, to prevent erosion and maintain water quality. A portion of this project is being funded by the State of Maine Recreational Trails Program, through the Department of Agriculture, Conservation and Forestry.

Project Location: CMLT's Ragged Mountain Preserve and The Maine Water Company land on Ragged Mountain. The trail is accessible via Rollins Road near the Camden Snow Bowl, the Hope Street trailhead off of Route 17, and via a private driveway off Hope Street.

Round the Mountain Collaboration Background: CMLT has been working to conserve land surrounding Bald and Ragged Mountains for the last 14 years, now reaching 56% conserved. The Round the Mountain Collaboration is an effort to conserve more than 1,289 acres of Maine Water Company land on Ragged Mountain, to secure and establish more than 20 miles of trail as part of the Round the Mountain Trail system, and to permanently protect the Mirror Lake and Grassy Pond watersheds and the drinking water they supply for more than 25,000 customers living in six midcoast towns.

This collaboration between CMLT, Maine Coast Heritage Trust, and several local recreation groups will create the nine-mile multi-use Round the Mountain Trail, which will circumnavigate Ragged Mountain, and link more than 15 miles of existing trails. Other trails on Ragged Mountain are managed by CMLT, Georges River Land Trust, the Midcoast Chapter of the New England Mountain Bike Association, and the Camden Snow Bowl.

Approximately 3.5 additional miles of the Round the Mountain Trail, beyond the 5 miles described in this RFP, will be built in 2019 or 2020, completing the entire ~9-mile loop circumnavigating Ragged Mountain. An RFP will go out next winter for this work.

Project Goal: The Round the Mountain Trail (RTMT) is being built in stages. Currently, three miles of RTMT has been completed for traveling from the Camden Snow Bowl clockwise to the south. The existing section of trail largely follows old woods roads, and is approximately 8-10 feet wide. Currently, the RTMT links several single-track mountain biking trails, allowing riders/hikers/walkers/skiers the opportunity to make loops from the Camden Snow Bowl or the Rollins Road trailhead. The ~4 miles of RTMT to be built in 2018 (or 2019) will turn off the newest trail from the Snow Bowl, and travel the saddle between Ragged and Spring Mountains, slowly descending down a rocky slope to travel along the base of Ragged Mountain, eventually connecting to a brand-new trailhead off Hope Street (the Thorndike Brook trailhead). The trail will ultimately provide more options for longer-distance circuits for biking, hiking, and a range of winter activities including snow-shoeing and back-country Nordic skiing.

Project Management: CMLT will be hiring a Project Manager to support this project, who will be consulting with CMLT's stewardship staff and executive director. The Project Manager will be overseeing day-to-day design questions and decisions, ensuring compliance with specifications in regards to style and erosion prevention methods, and will help address any unforeseen challenges.

Timeframe: Exact time-frame negotiable pending proper soil and site conditions. Work should be complete in the 2018 or 2019 season.

Field Visit: Two six- hour field visits will be offered on Thursday, May 24th and Wednesday, May 30th at 9am to walk the trail corridor, and we request that contractors **contact us immediately** to schedule one of these times to visit if they are interested in putting in a bid for trail construction.

Payment Schedule: Payment schedule will be agreed upon and finalized with contractor upon selection.

Bid Question: Questions about bid specifications should be made in writing and sent to jackies@coastalmountains.org. Questions will also be answered on the field visits. Answers to questions will be shared with all prospective contractors.

Base Bid

Base Bid Includes:

- Review existing flagged trail and work with project manager to recommend and make trail adjustments
- Cut vegetation within the trail corridor
- Install temporary bridges, or block and temporarily deck final bridges
- Build 4 miles of Round the Mountain Trail, including all erosion control strategies, building of rip rap or using excelsior or jute mesh, retaining walls
- Improve ~1.0 miles of existing trail, as needed
- Build and install 11 bridges over streams (Does not include bridge # 11)
- Build and install 13 bridges over 'low point' areas

Round the Mountain Trail Specifications: The RTMT will allow hikers, bikers, trail runners, snowshoers and xc-skiers. While xc-skiers are allowed and encouraged on all parts of the trail, the section of trail that descends down the saddle in between Ragged and Spring Mountains will be deemed advanced and won't be built to standard xc-skiing specs, as the required grade won't be gentle enough for beginning to intermediate skiing.

While consistent snowpack isn't guaranteed this close to the coast, the trail will be built with the possibility of grooming with a UTV, snow mobile or SnowDog, likely focusing on fat bike grooming.

CMLT is completing a Department of Environmental Protection (DEP) Permit by Rule application for stream crossings during spring 2018. The current draft of the trail corridor is flagged from beginning to end, and will receive minor revisions from trusted trail builders, our staff, and the contractor prior to construction. Eleven stream crossings will require bridges, which are detailed in the RFP.

The majority of the trail is on side slope, with two main sections traversing rocky areas. Two sections, marked on the map show six- or eight-foot wide trail tread, with cleared area being 2-4 feet in addition to the tread width. Desired trail out slope is 3-5%, and average trail grade is 0-5%, with a maximum of 10% sustained slope, and allowing 10-20% slope for less than 25 yards where necessary. Grade reversals will be critical on several long climbs, and should be used along the entire trail. Twelve feet of cleared height will allow for winter use. Turns can and should be wider (~12') and more gradual for ease of use and grooming, as well as trail rest points.

Many trees will need to be cut for trail construction, which is the responsibility of the contractor. Because most locations will be far from a road access point, and hauling timber out won't always be a practical choice, we are asking contractors to propose a plan for managing cut vegetation, including how to proceed with cut logs, and bucking up brush and/or chipping.

Improvements to Existing Trail: The already-built section of trail follows an old logging road and along a recently built 7-10 foot trail, and needs some improvements. Minor fixes will be necessary over approximately 1.0 mile of trail, including removing stumps, rocks, and roots. Approximately 460 feet of trail will be re-routed, one bridge will need to be built, and drainage work will need to be completed on 275 feet of trail.

Trail Surface: The trail surface will be made with native material available on site. Where needed, material will be brought in from off-site. Rocks, logs, stumps and major roots will be removed from the trail surface. Recently-built trail will need to be seeded and mulched in a timely manner as the trail is constructed. 10' on either side of a stream crossing should be topped with 4+ inches of gravel as a finished trail surface.

Access: The largest foreseeable obstacle for this project is access. Work will likely start from the Rollins Road entrance, where it is 1.5 miles from pavement to the start of the new trail construction on the existing RTMT, accessible 8-foot wide trail. The next access point is via the 1800-foot paved driveway of 61 Hope Street, and provides dry-weather vehicle access to within 200 feet of the trail. The third road access will be at the terminus of trail building at the future trailhead on Hope Street (to be built by contractor in 2018). Temporary bridges will need to be provided for stream crossings prior to bridges being constructed.

Erosion Control: The majority of the project is within the Mirror Lake and Grassy Pond watershed. The land is owned by Maine Water Company, and these water bodies are the source of the public water supply. As such erosion and sedimentation control are of utmost importance and critical to the success of this project. The contractors will be responsible for installing, maintaining, and inspecting all erosion and sedimentation measures required to keep sediments from entering these water bodies. See "Erosion & Sedimentation Control Notes" on Sheet C2 for complete plans.

Bid Alternates

Alternate #1 - Hope Street Parking Lot: A 12-car parking lot will be built along Hope Street to replace the existing 'Thorndike Brook' trailhead up the road. The lot will be located in the northwest corner of the field along Hope Street. Using an existing road cut, the parking lot will sit ~30 feet from the road.

Alternate #2 - Hope Street Stone dust Pathway: The first 750 feet of trail from the Hope Street parking lot will cross the field. The 8-foot wide gravel pathway will use filter fabric, have a 6-8 inch 1"-minus crushed stone topped with 4" of compacted stone dust, and connect end at the bridge over the dammed wetland spillway. The bridge will be built and installed using a separate bid process. This alternate will include the price of installing geotextile filter fabric.

Required Alternate #3 – Provide alternate base bid price using alternate trail route as shown on sheet C1 from Station 154 + 15 to Station 213 + 05 and eliminating original base bid trail segment from station 191+ 97 to 213 + 05. Alternate # 3 travels along an existing gravel road, and will need to be re-ditched, diverting water off the road. We want the road to be crowned, vegetation within the tread removed, and vegetation on the sides of the road cut back so there is 3 feet of cleared area on either side of the road. Piles of gravel that were left along the gravel road during its original construction can be used.

Unit Price Items

While the base bid encompasses most of trail construction, we ask for several unit prices to create a level bid platform. While we recognize these water management strategies will be necessary on certain parts of the trail, we don't have a way of precisely quantifying how much of each unit will be required on the entire trail. All unit price items are divided into two areas, Zone A (0 + 00 – 40 + 00 AND 115 + 00 – 230 + 00) and Zone B (40 + 00 – 115 + 00). Installation of unit price items will be approved by project manager.

Gravel: Provide a unit price for installing 1-cubic yard of gravel (MDOT Type A Gravel) brought in from offsite and installed in two different zones: A and B. This unit price will include price for gravel, transportation equipment, installation and time.

Geotextile Fabric: Provide a unit price for installing 1-square yard of geotextile fabric in two different zones: A and B. This unit price will include price for geotextile fabric, transportation, equipment, installation and time.

1-3" washed stone: Provide a unit price for installing 1-cubic yard of 1-3" washed stone brought in from offsite and installed in two different zones: A and B. This unit price will include price for washed stone, transportation, equipment, installation and time. This washed stone will be used rather than gravel where there is water washing through, i.e. stone drain, shallow drainage or bridge abutments where water will flow through or adjacent to.

Stone Crossings: Provide a unit price for installing an 8-foot wide stone crossing, 6-12 feet across using specifications noted on Sheet C4 in two different zones: A and B. Stone crossings may be used in low point crossings where bridges or culverts are not appropriate.

Culvert: Provide a unit price for installing a single and a double 10-foot long 12" ADS pipe culvert, including geotextile fabric, culvert and gravel, using specifications noted on Sheet C4.

Bid Information Requested:

1. Contact CMLT immediately to schedule contractor field visit

2. Budget summary outlining the proposal components, including reviewing and altering existing flagged corridor, improving ~1 mile of trail, vegetation management, bridges, erosion control, 4-miles of trail construction, alternates, unit-price items, etc.
3. Description of methodology or approach, including the phases of construction.
4. Suggestions for potential cost savings.
5. Proposed plan for vegetation disposal, considering minimizing visual accumulation of woody debris (logs and brush) along trail, and minimizing costs.
6. List of all equipment (make, model, year, and width) to be used on this project must be provided with bid for approval.
7. Provide contact information of person on site supervisor.
8. Anticipated timing of work schedule and description of seasonal availability.
9. Qualifications.
10. Three project examples, including photographs and descriptions of similar past projects, and contact information for those organizations for which the work was done.
11. Proof of liability insurance, with coverage of \$1 million.

Bid Selection Process: Bids will be publicly opened at 9:30 am on Monday, July 30th at Coastal Mountains Land Trust's office. Bid selection will occur within four weeks, and each applicant will be contacted by August 24th. The Land Trust will select a bid based upon competitive pricing, qualifications, and schedule availability.

Proposal Deadline: Sunday July 29, 2018

Contact Information:

Jackie Stratton, Stewardship Project Manager
Coastal Mountains Land Trust
101 Mount Battie Street
Camden, Maine 04843
Phone: 207-236-7091
Email: jackies@coastalmountains.org