Chugach Mountain Bike Riders

Request for Proposals (RFP)

West Beach Lake Gravel Multiuse Trail Design and Construction

January 17, 2023

Chugach Mountain Bike Riders requests proposals from qualified contractors to design and construct approximately 1.5 miles of hardened gravel trail at Beach Lake Park in Chugiak, Alaska.

This RFP includes seven (7) parts: I) Background, II) Scope of Work, (III) Proposal Response Requirements, (IV) Selection Process, and (V) Site Location Map. (VII) Typical Cross Sections (VIII) Photo of Similar Trail

I. Background
At 1750 acres, Beach Lake Park is located on the shore of Cook Inlet, about 20 miles north of Anchorage and includes birch-spruce forested uplands interspersed with black spruce bogs. The park connects to Chugiak High School at the South Birchwood exit of the Glenn Highway. This project is located at the northern end of the park, following the west shore of Beach Lake and continuing parallel to Beach Lake Road from an overlook on Cook Inlet south approximately 1.5 miles to Dee Lake.

About 15 miles of dog mushing trails are located in this area. This new trail will reduce user conflicts with mushers by providing hikers, bikers and skiers an alternate route away from the mushers.

Chugach Mountain Bike Riders (CMBR), a nonprofit organization formed in 2015, with the support of Chugiak-Eagle River Parks and Recreation, has led the construction of similar trails in Mirror Lake Park, about 5 miles to the north of the proposed project. This new trail will generally match the design, construction and aesthetics of the existing Mirror Lake Park gravel multiuse trails.

II. Scope of Work
This section includes two components: 1) Trail Design, 2) Trail Construction.

Trail Layout/Design
The contractor will be expected to follow an existing flagged trail corridor and design specifications for this trail. However, the existing flags only show a general corridor, and the contractor will be expected to appropriately flag or stake any adjustments to the corridor before constructing any section. We expect to complete a total of 1.5 miles of new trail at the park.
The Contractor should ensure that the trails match the difficulty and character as proposed in build specifications, and generally match the existing gravel multiuse trails at Mirror Lake Park. Otherwise, the Contractor, working with CMBR, should be creative in their approach to providing a pleasant and quality trail experience at the park. The aim is to create a sustainable trail with gentle grade reversals winding through the woods, in a manner pleasing and appropriate for multiuse hikers, bikers and skiers. The total trail layout/design should be complete by **June 1st, 2024** if possible.

**Trail Construction and Hardening**
Due to time constraints associated with recently secured grant funding, construction and hardening must be completed by **September 30th, 2024**.

**III. Proposal Response Requirements**
Proposals should be organized and address the following information accordingly.

**Cover**
- Project Name: West Beach Lake Gravel Multiuse Trail Design and Construction.
- Name of company/persons.

**Experience**
- Provide a list of key personnel who will be assigned to the project. Describe how they will participate specifically in this project. Include:
  - Years of experience designing and building trails and features.
  - Specialized skills.
  - Types of equipment operated and experience.
- Clearly define type of team, e.g., prime and sub or joint venture.
- Provide evidence of any past work with members of proposed team.
- Include any recent and relevant past experience constructing destination-quality hiking, biking, skiing or multiuse trails.
- Describe how past experience prepares firm/team to plan and implement the Scope of Work.
• Identify if firm/team is member of the Professional Trail Builders Association.
• Provide references of past performance or prior work.

Approach and Method
• State in specific, succinct terms your understanding of the tasks required by this RFP.
• Provide description of process to be utilized to perform work.
• Detail team/firm’s understanding of issues that could affect schedule or project success and discuss how these issues will be anticipated and managed.
• CMBR is looking for added project quality and value. Describe any unique features, usability or safety features, and other factors for the CMBR to consider.
• Describe how firm/team will manage input and assistance by trail users and explain the impact that input will have on final design and finished product.
• Provide a projected timetable according to Scope of Work.

Fee Proposal
• Previous projects of this scope have been completed between $100k and $150k per mile.
• Proposal should reflect costs to accomplish project goals with a per foot cost for approximately 1.5 miles.

IV. Selection Process
The proposed schedule for procurement is as follows:
• Release of RFP... .................................................... Jan 17, 2024
• Non-mandatory site visits... ............................. Jan 17 – Feb 16, 2024
• RFP Submission deadline... ............................... Feb 16, 2024
• Award contract... ................................................... Mar 1, 2024

Site Visits
Throughout late January and early February, the Project Manager will be available to provide any clarifications of this proposal and for scheduled visits to the site. A scheduled meeting is not required. However, respondents are highly encouraged to have a guided visit to further understand the general and local conditions and scope of work. Bidders are welcome to walk the site as much and as often as they wish.

Project Evaluation and Selection
Proposals will be reviewed by CMBR staff and the Board of Directors of Chugach Mountain Bike Riders. The selection team may request additional information or an interview (phone or person) from certain bidders.
Cost is an important factor, but not the absolute controlling factor in the selection process. The factor of price will become greater depending on the number of quality proposals evaluated. Other than price, the evaluation criteria will include:

1. Specialized and appropriate expertise of the contractor for this type of project
2. Past performance on similar projects including the ability to meet all sustainable construction guidelines and any permitting requirements.
3. Experience and adequate staff and proposed team for the project.
4. Proposed conceptual design approach for the project.
5. Proximity to and familiarity with the area where the project is located.

**Insurance**
The contractor selected will need to demonstrate proof of liability insurance ($1 million minimum) and worker’s compensation prior to contract signing.

**Federal and Municipality of Anchorage Contract Requirements**
CMBR is an equal opportunity employer. This project is partially funded with Federal dollars and will require the contractor to follow all federal construction contract requirements including but not limited to: non-discrimination, acquisition, and Davis-Bacon wages. This project is on Municipality of Anchorage park land, and the contractor will be required to follow all municipal construction contract requirements including but not limited to: bonding, licensing, insurance and MASS standards.

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V. Location (distances are approximate. 1.5 miles new trail total)

Proposed trail is shown by red line from Inlet Overlook south to Dee Lake.
VI. Typical Cross Sections
VII. Photo of Similar Newly Constructed Trail