



REQUEST FOR PROPOSALS – QUESTIONS & ANSWERS

SAN MARCOS OUTER LOOP TRAIL – LA CIMA (NORTH)

TRAIL DESIGN & CONSTRUCTION SERVICES

PRE-BID MEETING QUESTIONS

Disclaimer

Questions asked and responses below are provided as a courtesy for those unable to attend the associated Pre-Bid Meeting for this Request for Proposals (RFP). Provided questions and responses have been transcribed from audio recordings, summarized and/or modified for clarity and efficiency. Great Springs Project (GSP) does not guarantee that all questions asked, or responses given, have been provided below.

Question Topics

Design:

1. **Q: Is there a need for signed and sealed plans from either a professional engineer or a professional landscape architect?**
 - A: Currently, there is no expectation for plans to be signed and sealed by a design professional, nor has this been communicated as a requirement for funding from the Texas Parks and Wildlife Department (TPWD) for this project as currently proposed.
2. **Q: Do as-built surveys need to be performed by a Registered Professional Land Surveyor (RPLS), be a signed and sealed survey, or would an alignment map made with GIS software be acceptable?**
 - A: GSP expects there to be a need for an as-built survey from an RPLS.
3. **Q: Is there an existing (boundary and/or topographic) survey of the project site?**
 - A: A boundary survey has been completed for the trail easement (which encompasses the project site). A topographic survey has not been completed.
4. **Q: Is there an expectation for a topographic survey to be completed or go off field conditions?**
 - A: A topographic survey is not part of the scope of work for the project. The design considerations for the trail are expected to be evaluated and determined based on field visits.
5. **Q: What's the minimum width for the trail?**
 - A: Per the "Project Details" section of the RFP, the desired typical width for the trail is 5 feet.



6. Q: What are the design standards for constructing a natural surface trail?

- A: GSP does not have any set standards for materials/methods of construction. GSP would rely on the expertise of the contracted entity to help provide guidance to GSP on the best practices for constructing a natural surface trail.

7. Q: Could cut and fill be performed on the site?

- A: GSP's preference is to minimally alter the site; however, for low areas such cut and fill treatment may be determined to be appropriate. These considerations would also be subject to approval from the appropriate regulators.

8. Q: Does GSP have a workbook/criteria of signage that will be used throughout the greater trail system?

- A: GSP does not currently have any set signage criteria, but signage used on the La Cima (North) segment will ideally also be used on the other segments of the San Marcos Outer Loop Trail. Additionally, because the project is entirely within a Lower Colorado River Authority (LCRA) transmission line easement, signage and other amenities used will likely need to be lighter in weight, portable, and made of more simple materials (ex: wood).

9. Q: Are trailheads currently proposed with this project?

- A: No.

Construction:

10. Q: Are there any restrictions for equipment/heavy machinery to be used for construction?

- A: No restrictions have been articulated to GSP at this time (from the property owner or LCRA). GSP does not expect significant heavy machinery usage with this project.

11. Q: How will volunteers managed by GSP be accommodated in the construction process, schedule, and costs?

- A: GSP will only use volunteer labor as a cost savings and to allow for in-kind labor to be used against grant funding requirements. GSP expects to utilize volunteers for light labor opportunities (ex: vegetation clearing, cleaning trash and debris, minor installations, etc.) with the potential for contractor supervision or for work to be completed outside of normal working hours and completely managed by GSP (with the contractor supporting GSP with work planning activities).

12. Q: Will the selected contractor be responsible for liability and safety of volunteers?

- A: No. All volunteers will waive liability prior to attending a volunteer event.

Project Site:

13. Q: Are there any land acquisition needs for the project?

- A: GSP is currently working with the property owners to secure an easement for the trail. There should not be any additional acquisition needs for the project.

14. Q: Will access to the project site be limited to the proposed trail easement?



- A: GSP is currently working with the property owner to confirm planned points of access to the project site. As of now, the main point of access would be from Ranch Road 12 within the proposed trail easement.

15. Q: *What is the width of the proposed trail easement?*

- A: Approximately 90 feet throughout the corridor.

16. Q: *What's the spacing between transmission line poles and the cleared area of the project site?*

- A: The spacing varies, but the poles are generally close to the center of the cleared area. Poles are generally spaced 980 feet apart.

17. Q: *Will the existing deer feeders within the project site be removed as part of the project?*

- A: No. The property owner will likely have these removed after the fact once the residential development occurs.

Permitting/Environmental Compliance:

18. Q: *Are there any maps of known golden-cheeked warbler habitats/woodland canopy/areas subject to clearing restrictions?*

- A: GSP does not have any maps of known golden-cheeked warbler habitats/woodland canopy/areas subject to clearing restrictions, nor is GSP aware of any project partners maintaining such maps. These maps are not foreseen to be necessary as GSP has agreed to the terms of the Texas Department of Transportation's (TxDOT) programmatic consultation for golden-cheeked warbler conservation (as noted in the "Project Details" section of the RFP under "Conservation Techniques").

19. Q: *Are there any requirements that the TPWD has for the project regarding stormwater drainage?*

- A: TPWD has not communicated to GSP any stormwater drainage related requirements for the trail and associated facilities. All known technical requirements from TPWD are laid out in the "Project Details" section of the RFP.

20. Q: *Would approvals on the Letter of No Objection (LONO) from LCRA be administrative or would it go before their board of directors?*

- A: LONO approval is administrative by LCRA staff.

21. Q: *Does LCRA have any technical guidance/criteria for their review of LONO requests?*

- A: Yes, LCRA does have some guidance on their website ([linked here](#)) and they have provided GSP with a use guide for working within their transmission line easement ([linked here](#)).

22. Q: *Are there vertical restrictions due to the LCRA transmission line easement?*

- A: LCRA does not allow permanent structures within their transmission line easements and only allows plantings that will grow up to 10 feet in height at maturity.

23. Q: *Are there any additional permitting needs for the project due to interactions with the floodplain?*

- A: GSP is not aware of any permitting needs at this time. The trail that will be constructed will be fully natural surface with minimal modifications to the existing topography.



Solicitation:

24. Q: Will TPWD be reviewing these proposals?

- A: No.

25. Q: Is this project a “design-build” type of procurement?

- A: Yes. GSP intends to complete a single procurement for design and construction services for this project.

26. Q: Will there be any follow-up opportunities to visit the site (after the Pre-Bid Meeting but prior to the submission deadline)?

- A: No.

Budget & Timeline:

27. Q: What does the maximum budget cover?

- A: The maximum budget is intended to cover all the labor, equipment, tools, and materials required to complete every task within RFP. This includes any proposed professional services (design, surveying, engineering), permitting, coordination, materials for the trail and associated amenities, construction labor, etc. Additionally, there is no established breakdown of the budget per task.

28. Q: Is there a set allowance for trail amenities in the project budget?

- A: There is not a set allowance at this time. As a base level scope of work, no amenities of any kind would be provided for. Certain amenities are envisioned for the trail as noted in the “Project Details” section of the RFP document; however, GSP plans to have exact details fleshed out in the design phase of the project. Interested proposers can choose to exclude amenities from their proposals or have them provided as alternatives.

29. Q: What is the project timeline?

- A: Per the “Additional Requirements, Terms, and Conditions” section of the RFP, GSP is seeking a maximum of a 12-month contract for this project. As such, GSP hopes to have all tasks completed by the end of Fall 2027 at the latest.

Miscellaneous:

30. Q: Will a performance bond be required for the project?

- A: No.

31. Q: Will the trail be maintained after construction?

- A: Yes. GSP is planning on regularly maintaining the trail with either volunteers and/or non-profit/government partners.

32. Q: When will the remaining segments of the San Marcos Outer Loop Trail begin construction?



- A: Ideally, the remaining segments will have a similar timeline as the La Cima (North) segment; however, GSP cannot confirm specific timelines or details as those projects are managed by different entities.

EMAILED QUESTIONS

Disclaimer

The questions listed below were emailed by interested entities to GSP during the allotted timeframe. The questions are listed in the order they were received by GSP staff and have not been modified. Responses provided may refer to other responses to questions asked during the Pre-Bid Meeting.

33. Q: *If known, when is this project expected to go to bid for contractors and what is the expected start date for construction?*

- A: This project would not go out separately to bid for contractors as this is a “design-build” type of procurement. The start date for construction would be dependent on when design and permitting activities are completed. Refer to questions #25 & #29.

34. Q: *Is this to be a true design/build project with a GC being the Prime? Or are you looking for Design Team to put plans out to bid on your behalf and provide the project oversight?*

- A: Refer to questions #25 & #33. Additionally, GSP has no preference as to which entity is the prime contractor in this case. The project tasks, budget, and contract will largely be construction-focused relative to the design needs, however.

35. Q: *RFP notes a hiking and mountain bike type natural surface. Does that mean the surface can be somewhat “rough” finish? Hiking/Mtn Bike trails often have larger rocks embedded in them and exposed, much like a dry creek bottom might look; very different than a typical pedestrian trail.*

- A: Such details will need to be confirmed during the design process. While mountain bikes will be allowed on the trail, GSP would like to ensure that pedestrian use is central to design considerations. Additionally, refer to question #6.

36. Q: *It was mentioned that drawings did not need to be Signed and Sealed. Can you confirm that that is acceptable for a project receiving State funds? As well as other entities that need to receive plans to provide approval?*

- A: The engineering requirements imposed to the project from TPWD are laid out in the “Project Details” section of the RFP under “Engineering Requirement”. Currently, GSP is not aware of other entities requiring signed and sealed plan sets. Additionally, refer to question #1.

37. Q: *Are the bidders to use minority owned business for their subconsultants?*

- A: GSP does not have any participation goals for Historically Underutilized Businesses (HUB) or Disadvantage Business Enterprises (DBE) for this contract. The level of participation attained/desired will be at the discretion of the proposer.

38. Q: *If a contractor was not able to attend the August 5, 2026 Pre-bid meeting, are they not allowed/disqualified from submitting on the RFP?*

- A: No, they will not be disqualified. Attendance at the Pre-Bid Meeting was not mandatory for submission.



39. Q: The RFP seems to read more that it is Contactor primed. Engineering and landscape design seem minimal but still necessary. Does it make a difference whether a contactor submits as prime and the engineer and PLA are subconsultants to them?

- A: Refer to question #34.

40. Q: Will the awarded vendor be granted access through LCRA's ROW?

- A: Yes. GSP is actively coordinating with the property owner and is working to have the necessary legal agreements in place to ensure contractor access to the project site. The LONO provided by LCRA will also serve as permission to encroach within their transmission line easement.

41. Q: The RFP states that construction is expected to be complete by Spring 2026. Please provide the corrected completion deadline, anticipated contract award date, and anticipated GSP Notice to Proceed date.

- A: Refer to question #29. Additionally, GSP expects to award the contract in October 2026 and provide an NTP in November 2026.

42. Q: Please confirm whether the \$275,000 maximum budget is an all-inclusive cap covering design, surveying, engineering, permitting, LCRA coordination, amenities, construction, insurance/bonding, as-builts, and contingency. Are any owner-provided allowances or separately funded items excluded?

- A: Refer to question #27. Additionally, no items listed in the RFP should be excluded from a submitted bid.

43. Q: What improvements constitute the required base scope? Specifically, please identify the required quantities and types of shade structures, benches, signs, trailheads, bridges, drainage improvements, parking, and other amenities. Should undefined amenities be carried as allowances or proposed as alternates?

- A: Refer to question #28.

44. Q: Please provide the required design and construction standards for the 5-foot natural-surface trail, including approved surface materials, section depth, compaction, maximum grade, cross slope, drainage, erosion control, testing, and acceptance criteria.

- A: Refer to question #6.

45. Q: What existing information will GSP provide, including boundary and topographic surveys, easement documents, GIS/CAD alignment files, utility information, floodplain data, environmental studies, soils information, and locations of LCRA poles and guy wires?

- A: GSP will be able to provide the selected contractor with existing GIS data, boundary surveys, related deeds and easement documents, and archeological survey reports.

46. Q: What level of design documentation is required—conceptual, permit-level, or full construction documents? Please identify required design milestones, review durations, file formats, professional seals, and the standards and format required for the final as-built survey.

- A: GSP expects to only require permit-level design documentation for the project. Additionally, GSP expects to only require plan sets and as-built surveys in a PDF file format; however, GIS/CAD data



may also be requested. Moreover, review durations and design milestones should be recommended in a submitted proposal. Finally, refer to questions #1 & #2.

47. Q: Who is responsible for preparing and submitting the LCRA Letter of No Objection package? Has coordination with LCRA begun, and can GSP provide LCRA's applicable design criteria, anticipated review duration, and known comments or constraints?

- A: GSP will be responsible for coordinating between LCRA and the contractor—this includes submitting and reviewing materials related to securing a LONO. Additionally, GSP has met with LCRA staff to discuss this project, specific requirements for working within their transmission line easements, and LONO application requirements. Moreover, LCRA's website states that "a written response will be provided to the applicant within about 60 days of the submission of all required documentation." However, in recent coordination with LCRA, they have communicated that simpler projects such as this could be reviewed within 30 days. Finally, refer to question #21.

48. Q: Please provide the TPWD grant agreement, environmental commitments, construction NTP, and applicable federal contract clauses. Please confirm whether requirements such as Davis-Bacon wages, Build America/Buy America, SAM/debarment certification, DBE participation, audit requirements, or specific record-retention provisions apply.

- A: GSP's grant agreement with TPWD will be shared with the selected contractor upon the approval of the selected contractor by the GSP Board of Directors. All applicable environmental commitments have been shared in the "Project Details" section of the RFP. Construction NTP will be shared with the selected contractor upon the approval of the selected contractor by the GSP Board of Directors. All the federal programs listed in this question are applicable to this project. There is no DBE participation requirement or goal for this project. The selected contractor must retain records relating to this project for 3 years following completion of the project.

49. Q: Please provide a map identifying golden-cheeked warbler habitat, woodland canopy, and areas subject to clearing restrictions. Is earthwork or trail construction permitted from March 1 through September 15 if no trees or shrubs are cleared or trimmed? Will an environmental monitor be required?

- A: Earthwork and trail construction will be permitted from March 1st – September 15th so long as the terms of TxDOT's programmatic consultation are followed (as noted in the "Project Details" section of the RFP under "Conservation Techniques"). An environmental monitor has not been communicated to GSP as a requirement for this project. Additionally, refer to question #18.

50. Q: Please identify all anticipated permits and approvals and clarify which party will obtain and pay for each, including City of San Marcos, Hays County, floodplain, stormwater/SWPPP, TPWD, LCRA, utility, and environmental approvals.

- A: GSP will confirm permitting requirements for natural surface trails prior to work beginning on the project site. LCRA approval is an anticipated requirement. GSP will obtain and pay for all permits and coordinate with all applicable regulating entities.

51. Q: Please provide the proposed contract form and clarify payment terms, retainage, performance/payment bond requirements, warranty period, change-order procedures, differing-site-condition treatment, and entitlement to schedule or cost relief for owner, TPWD, LCRA, or funding delays.



- A: If deemed necessary, these forms and terms will be provided and negotiated between GSP and the selected contractor during the negotiation period of the contract.

52. Q: *The RFP states contractors will not be entitled to claims against GSP for damages “from any cause whatsoever.” Does this provision also apply to owner-directed changes, suspension of work, delayed access, differing site conditions, or delays in third-party approvals?*

- A: Yes.

53. Q: *What site access, staging, material storage, water, power, work-hour, security, traffic-control, and restoration arrangements will be available? Will the developer or others be performing concurrent work near the trail corridor?*

- A: Staging/material storage will need to be further coordinated with the property owner and GSP and will be dependent on the anticipated need. There is no existing water or electric utilities within the project site. GSP will coordinate with the selected contractor on workhour, security, and restoration needs. Traffic-control arrangements will likely not be made for this project. Additionally, GSP does not anticipate any concurrent activities at this time.

54. Q: *What volunteer participation should bidders assume? Please identify anticipated tasks, scheduling, supervision, training, insurance, safety, and productivity responsibilities associated with volunteers managed by GSP.*

- A: Refer to questions #11 & #12.

55. Q: *Are there proposal page limits or required forms, certifications, signatures, references, or attachments beyond the five listed submission components and the 10 MB file-size limit?*

- A: No, please be advised to stay within the 10 MB limit for PDF file size limit, however.

