TOWN OF LAKE LURE
NORTH CAROLINA

REQUEST FOR PROPOSAL

LAKE LURE BOARDWALK AND MARINA PROJECT

REQUEST DATED SEPTEMBER 19, 2025

Table of Contents

Town of Lake Lure

Parks Recreation and Lake Director, Dana Bradley, Project Manager

Request for Proposal: Lake Lure Marina Project

Summary (to consist of but not limited to the following):

- ± 1000’ of 8’ Wide Floating Aluminum Gangway
- Gangway to have ±30’ Hinged Aluminum Ramp Section (both ends) for Transition to existing walkway
- Engineering drawings
- Seven Two-Sided Slip Eyelash Floating Docks
- One One-Sided Slip (Day Parking)
- 196 Full Time Boat Slips
- 12 Day Slips
- Three Horizontal Aluminum Bar Handrail on Both Sides of Gangway
- Light Box, Fire Safety Tower, Fire Department Connection
- Solar Lights on Gangway

Scope of Work

A. Permits & Engineering
    1. Rutherford County Building Permit (Contractor to Obtain)
    2. Engineered Drawings for Floating Docks (Contractor to Obtain)
    3. Town of Lake Lure Land Disturbance Permit (Town to Obtain)
    4. USACE/DWQ Permits (Town to Obtain)

B. Floating Aluminum Docks Specifications
    1. Floating Aluminum Docks
        i. All main gangways to be high strength Marine Grade Aluminum
        ii. Gangways and finger slips to have 3” spud poles as shown on plan at every other finger slip

iii. Spud poles to be 30’ in length
iv. Exterior channel minimum ¼” thick
v. Secondary components minimum 3/16” thick
vi. Minimum 8” depth outer channel
vii. All tubing shall have radius corners
viii. All docks to have NC Engineer Seal

2. Decking
    i. Decking surface shall be extruded aluminum decking panels, interlocking with raised ridges for added slip resistance
    ii. Joist spacing maximum 36” on center
    i. Powder coat finish to meet or exceed AAMA 2604 for salt spray resistance and outdoor testing in Florida with sequin dust texture (Silverstone #PCST 79107 Color)

3. Hardware
    i. All bolts, nuts, screws, and washers shall be stainless steel
    ii. Main frame bolts minimum of 3/8” diameter with self-locking nuts
    iii. Cleats – Four cleats per finger – Two on each side of slip
    iv. All cleats to be 8” nylon with hardware
    v. No cleats on gangway
    vi. All hardware needed for entire dock assembly to be furnished

4. Design
    i. Reinforced bracing at all high stress areas, corners, and connection points
    ii. Engineered design to be provided by Owner, Town of Lake Lure
    iii. All docks to have NC Engineer Seal

5. Floatation
    i. Cello Foam (Permafloat) EPS Billets
    ii. Totally enclosed with high density polyethylene
    iii. Polyethylene shall contain UV Ray inhibitors and carbon black pigment to protect against ultraviolet deterioration
    iv. Impervious to petroleum products
    v. Heavy mounting flanges

6. Ramps and Walkways
    i. Ramps and walkways to be all aluminum construction arched bridge design
    ii. Minimum 2” tubing for frame
    iii. Hand and guard rails 42” high above walking surface
    iv. Rail to withstand 250 pound concentrated load in any direction

7. Rails on Gangway
    i. No rails on eyelashes
    ii. Gangway to have rails of three square horizontal bars of aluminum tubing with posts to mount to exterior of frame 42” high

iii. Posts for rails to be no more than 10’ apart on both sides of gangway - omit at entrance to eyelashes

8. Bumpers
    i. Black rub rail to be installed around entire dock at top corner
    ii. Black vinyl bumper corners required
    iii. Bumper stop to be included at front of slips

9. Miscellaneous
    i. All floating docks to include all engineering hardware, labor, delivery of any and all materials for completion of project

C. Dock Options Shall Include
    1. Eyelashes
        i. Light Towers – 30 Total – as per drawings – Hatteras LED Light with 20A GFCI – Electric only on towers
        ii. Fire Safety Towers – 16 Total – as per drawings – with life ring, alarm strobe light assembly 20 pound extinguisher
        iii. Electrical line of adequate size ran the length of the dock
        iv. All supplied by Contractor

    2. Gangway
        i. Gangway to have Solar LED Gangway Lights – 180 Total
        ii. To be mounted maximum 10’ apart on both sides of gangway total length
        iii. Solar light shown on Detail Sheet on Pages 12-13

D. Concrete Ramps
    1. Reuse existing concrete ramps to grade on each end

E. Fire Suppression
    1. Each eyelash must have a Fire Department Connection (FDC) within 150’ of all slips
    2. The system must consist of one Class One Dry Manual Fire Standpipe
    3. Fire Department Connection located at the landing
    4. All pipe SCH 10 galvanized with galvanized fittings and hangers
    5. Must Comply to 2018 NC Fire Code NFPA 14
    6. 4’ X 20’ solid landing area must be located at each Fire Department Connection as shown

F. Electrical
    1. Power, connection, service to docks to be provided by Contractor
    2. All main gangway and eyelash gangways to have electric
    3. Electrical to include power to and include Duke Energy needs to supply docks from main power source. Power not furnished from Town of Lake Lure.

G. General
    1. Contractor will be responsible for all scrap, trash, debris removal, and landfill fees.
    2. Contractor will be responsible for storage of all materials prior to construction.
    3. Dock to be entirely pressure washed at end of installation of all docks.

4. No dredging or landscaping shall be done by Contractor. All dredging by Town of Lake Lure shall be done prior to construction.

H. Time Frame
    1. Sealed bids and opening are due No Later than 1:00 PM EST on Thursday, October 23, 2025.
    2. Lake is currently lowered. Lake is expected to be 12 feet below Full Pond by March 1, 2026. Lake is expected to be Full Pond by May 1, 2026.
    3. Town Council to accept lowest qualified bid on November 11, 2025.
    4. Construction may begin after December 15, 2025.
        i. Assembly and storing floating sections can start November 11, 2025.
    5. Hours of Construction will be between 8:00 AM and 5:00 PM, Monday through Friday, and may include Holidays and Weekends, if needed.
    6. Project must be finished in its entirety by July 17, 2026.
    7. There shall be a $500 fine per work day any day after July 17, 2026. Any deviations to be discussed between Town of Lake Lure and Contractor.

I. Bid Instructions
    1. Fill out quote and provide a Total Price Plan with all options attached
    2. Provide qualifications and experience
    3. Provide proof of valid NC Contractor's License
    4. Provide proof of valid Worker's Compensation and $1,000,000 in General Liability Insurance
    5. Place bid in a sealed envelope labeled "LAKE LURE MARINA PROJECT". Label envelope as "DO NOT OPEN". Attn: Dana Bradley, Parks Recreation and Lake Director
    6. Sealed and labeled bids may be mailed to Town of Lake Lure, Attn: Dana Bradley, PO Box 5, Lake Lure, NC 28746 and received no later than 1:00 PM EST on Thursday, October 23, 2025.
    7. Sealed and labeled bids may be hand delivered to the Parks, Recreation, and Lake Department, located at 658 Memorial Highway, Lake Lure, NC 28746 no later than 1:00 PM EST on Thursday, October 23, 2025.
    8. At 1:00 PM EST on Thursday, October 23, 2025 bids will be opened
    9. Address sealed and labeled bids to Dana Bradley, Parks Recreation and Lake Director

J. Payment Terms
    1. All payment requests must accompany an itemized invoice depicting the work completed for verification

K. Contact Information

    Contractor will report directly to the Parks Recreation and Lake Director, Dana Bradley
    Office: 828 625 9983 X 502
    Cell: 828-351-9219
    Email: dbradley@townoflakelure.com
    Town Address: 658 Memorial Highway, Lake Lure, NC 28746

L. The Town of Lake Lure Reserves the Right to:

1. Reject any or all offers and discontinue this RFP process without obligations or liability to any potential contractor
2. Award a contract on the basis of initial offers received, without discussions or requests for best and final offers
3. Award more than one contract
4. Terminate the contract at any time for (a) Failure to follow the guidelines of this RFP, (b) Failure to follow State and/or Local Regulations as they pertain to this project, (c) Failure to follow the direction of the Parks Recreation and Lake Director, or (d) Work that does not meet the requirements of this RFP
5. Request that bidder shall submit evidence of experience on projects of similar size and complexity
6. Waive any breach of technicality
7. Modify the contract documents and rebid the project, if necessary, to meet the Town of Lake Lure's budgeting requirements
8. Modify the timeline, if unforeseen circumstances arise.

In any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, gender, or national origin in consideration for an award.

Firehouse

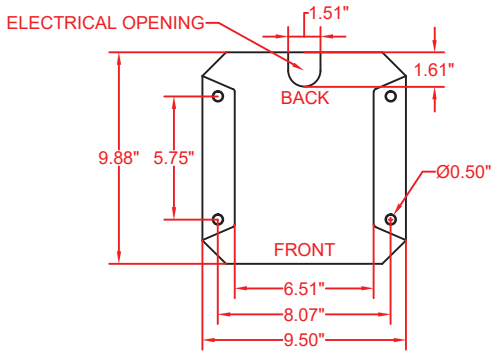
Dimensions

Height: 44.00" (1117.60 mm)
Width: 9.500" (241.30 mm)
Depth: 9.875" (250.83 mm)

Approximate
Weight: 20-26 lbs. (9.1-11.8 kg)

UL FILE # S24715

Firehouse Base Diagram



General Specifications for Firehouse Alarm & Emergency Signaling Device

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

A. Shall be tested and certified to be in compliance with with UL2017 entitled "alarm and emergency signaling equipment."
B. If a laboratory other than U.L. is used that laboratory must certify, in writing, that the alarm and emergency signaling equipment has been tested and meets all of the requirements of ANSI/UL 2017.
C. Shall be certified to meet all sections of NFPA 303 DTD “2011 Marinas and Boatyards.”
D. Shall have the capability to house either a 10 lb. or 20 lb. A, B, and C fire extinguisher.
E. Shall have downward, indirect illumination indicating the device is functioning properly.

Part II. Products:

2.1 Acceptable Manufacturers - Type SM (Self Monitoring) Emergency Signaling Device:

A. Dock Boxes Unlimited, Inc.
Irving, TX 75038
Toll Free: 1-800-559-4269

2.2 Type SM (Self Monitoring) Emergency Signaling Device - General Specification

A. Main Housing:
a. The housing shall be constructed of 20 gauge, 316L low carbon stainless steel and shall be coated with UV-resistant polyester resin over a powder coating. It shall be UL listed as a type 3R weatherproof enclosure.
b. The housing shall have the capacity to house a 10 lb. or 20 lb. A, B, and C fire extinguisher.

B. Access Door:
   a. The access door shall be hinged with a stainless steel latch.
   b. The door shall have a clear access window made of engineered resin.
   c. Access to the fire extinguisher shall not require breakage of any part of the unit.

C. Lighting Assembly / Housing:
   a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
   b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED compact fluorescent light, that is protected by a 0.5 amp, in-line fuse.
   c. OPTION - Each pedestal shall be equipped with a non-metered LED light, that is protected by a 0.5 amp, in-line fuse. 14-watt light

D. Wiring:
   a. The alarm and emergency signaling device shall be completely pre-wired at the factory to the load side of the terminal strip.
   b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
   c. The maximum size of the line wiring shall be #6 AWG.

E. Alarm System - Visual High-Intensity Strobe:
   a. The audible alarm system shall have an output of 68 dBA, and a strobe light shall simultaneously activate to indicate the removal of the life ring and / or fire extinguisher.

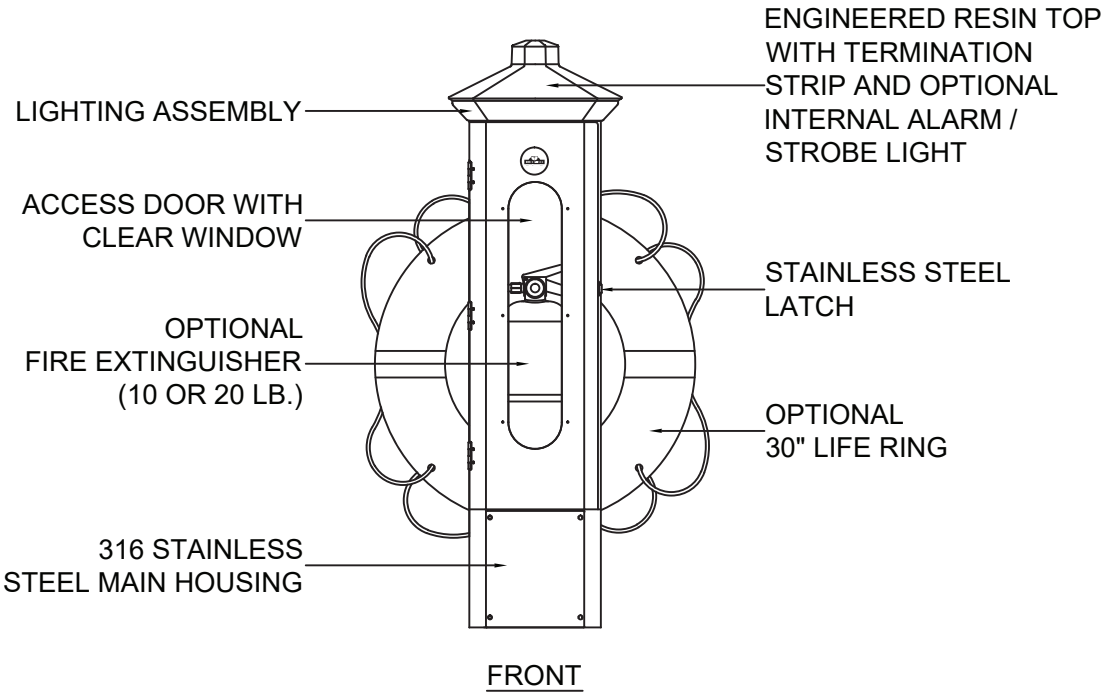
F. Grounding:
   a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.

G. Fire Extinguisher (Optional):
   a. Each cabinet shall be equipped with a 10 lb. or 20 lb. ABC fire extinguisher.

H. Life Ring (Optional):
   a. Each cabinet shall be equipped with a 30" life ring and provisions to sound an alarm system when the life ring is removed.

(END OF SECTION)

Product Features



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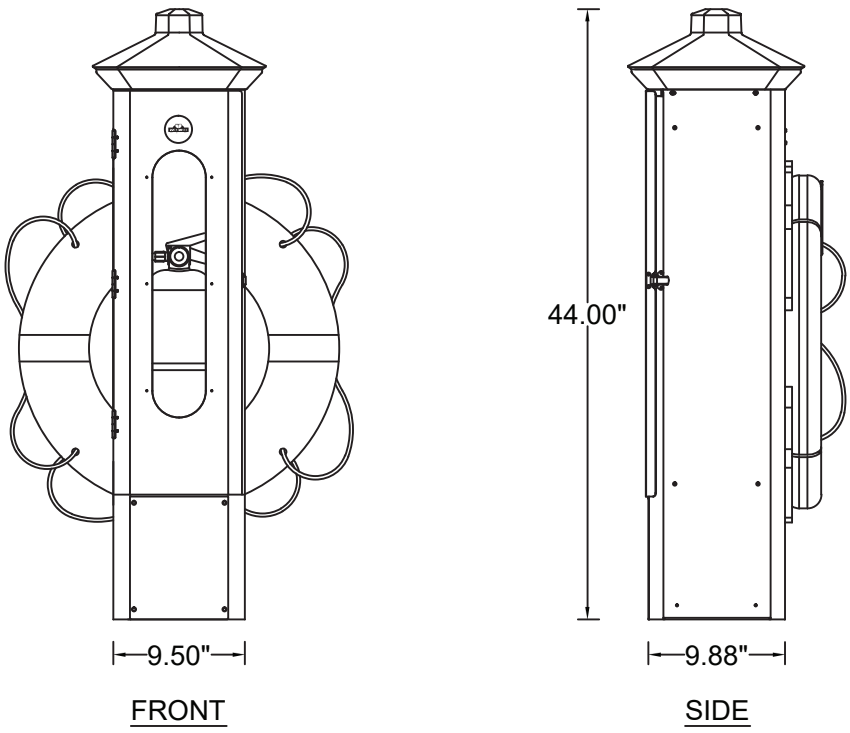
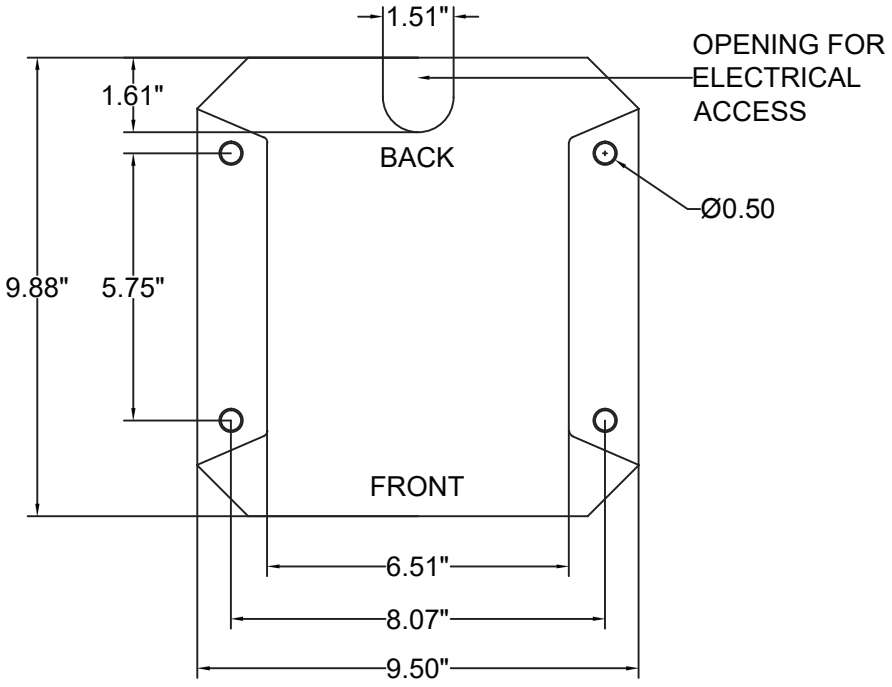
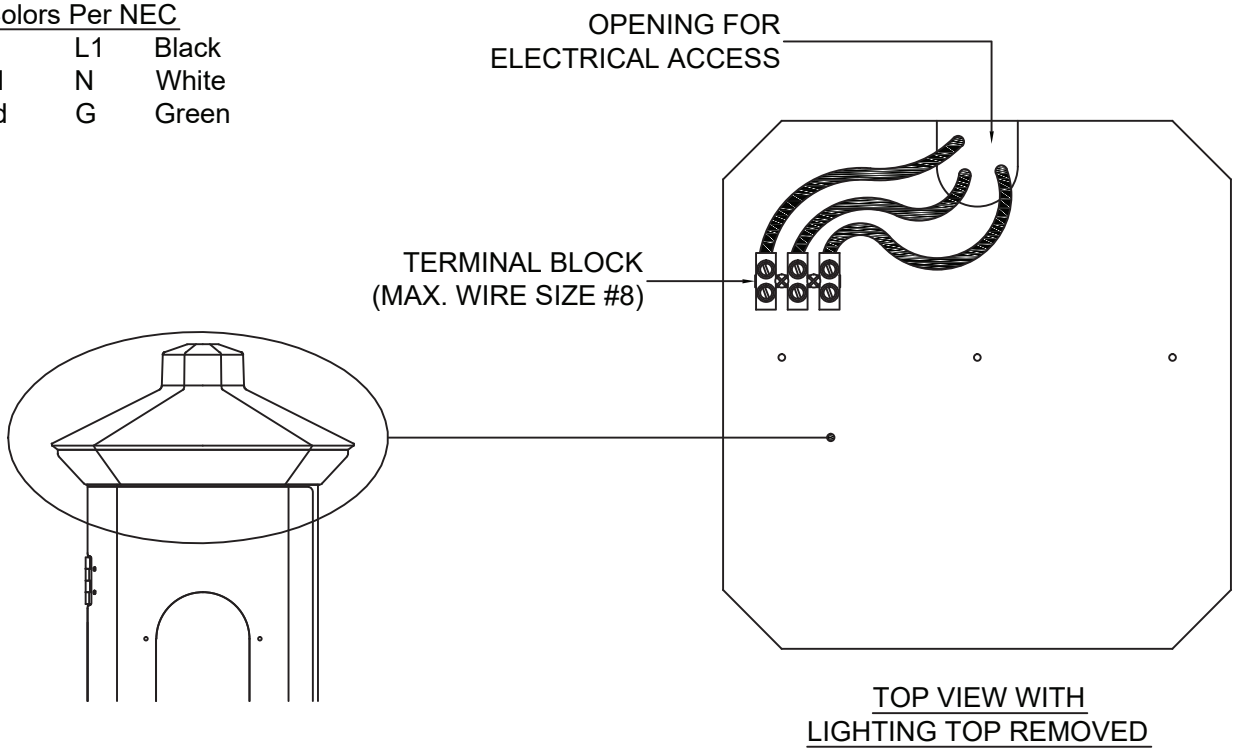


Base Dimensions



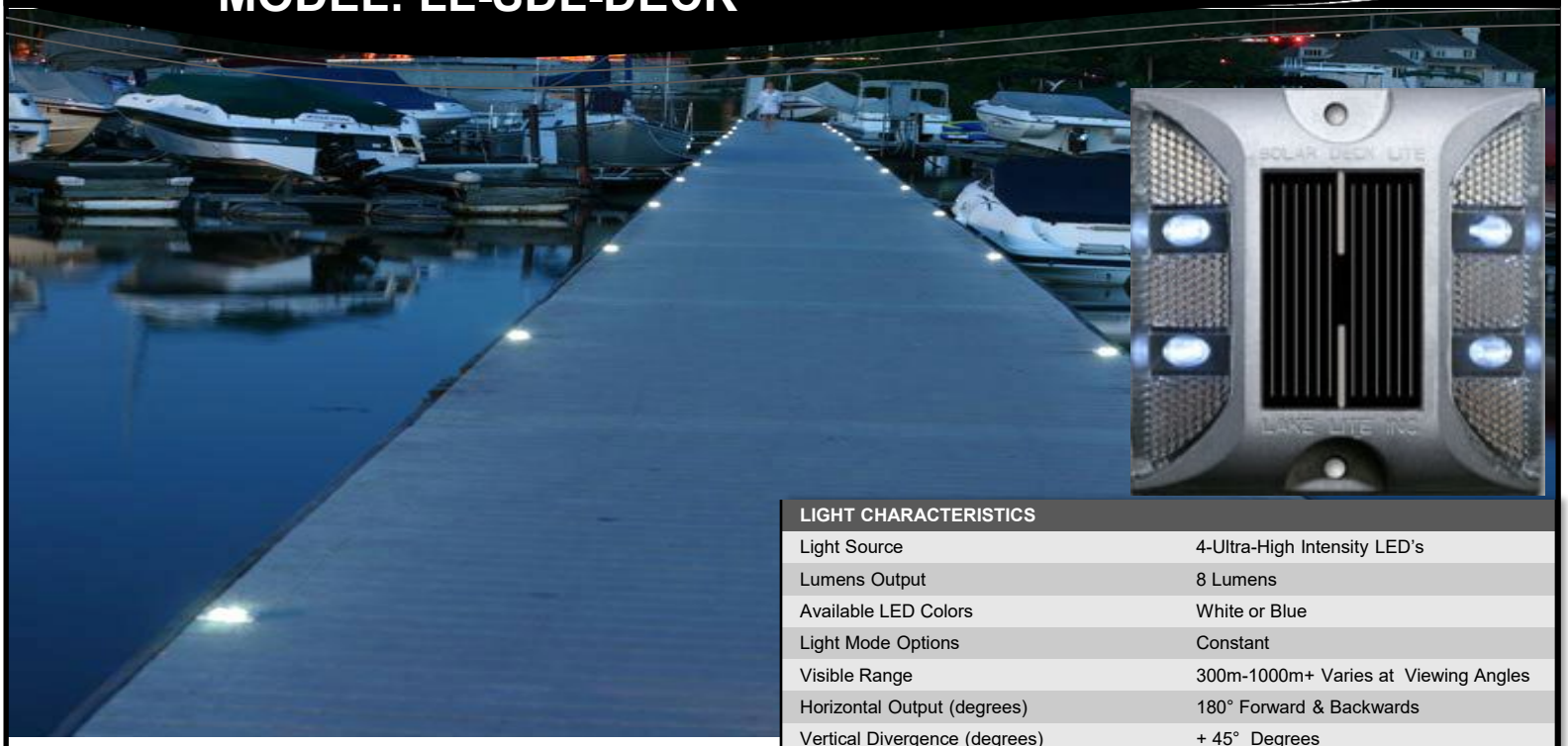
Wiring Diagram - Terminal Block

Wire Colors Per NEC		
Line 1	L1	Black
Neutral	N	White
Ground	G	Green



Solar Deck Lite

MODEL: LL-SDL-DECK



Solar Deck Lite

LL-SDL-DECK-W (WHITE)

LL-SDL-DECK-B (BLUE)

The Marine Grade Solar Deck Lite is an industrial strength solar powered dock light made from anodized aluminum for superior protection in harsh marine environments. Will not rot from harsh sun exposure! IP 68 Water-Proof design.
Super bright LED's and powerful solar panel provide all night illumination. Low profile design makes it perfect for docks and marina applications needing to provide ambient pathway & dock lighting. Added built in reflector provides extra safety for passing boaters as well makes them ideal for marking swim rafts. Easy hassle-free mounting, no wires, no mess, no electrical cost!

LIGHT CHARACTERISTICS	
Light Source	4-Ultra-High Intensity LED's
Lumens Output	8 Lumens
Available LED Colors	White or Blue
Light Mode Options	Constant
Visible Range	300m-1000m+ Varies at Viewing Angles
Horizontal Output (degrees)	180° Forward & Backwards
Vertical Divergence (degrees)	+ 45° Degrees
LED Life Expectancy (hours)	> 100,000 hrs
ELECTRICAL CHARACTERISTICS	
Circuit Protection	Integrated
Nominal Voltage (v)	2.4v
Autonomy (hours)	16-20 hrs *On Full Charge*
Temperature Range	14-158° Fahrenheit
SOLAR CHARACTERISTICS	
Solar Module Type	Multicrystalline or Monocrystalline
Power (watts)	.40 watts
Solar Module Efficiency (%)	16-17%
POWER SUPPLY	
Battery Type	High Grade NiCd or NiMh – ECO Friendly
Battery Size	2 X AAA
Battery Capacity (mAhr)	400 mAhr (Suggested: Larger)
Nominal Voltage (v)	1.2V/ Battery X 2pcsv
Battery Service Life	1-3 years (Varies With Environment)
Battery Service Access	Yes: User Changeable / Replaceable
PHYSICAL CHARACTERISTICS	
Body Material	Anodized Marine Aluminum
Lens Material	UV Stabilized Polycarbonate
External Lens Design	Reflector
Waterproof Rating	IP 68
Mounting	Any Flat Surface
Height	.85"
Width / Diameter	4" X 4.10"
Weight	0.75lbs
OPTIONS	
Custom Options, Sizes & Colors	Please Contact
Custom Hardware & Mounting	Please Contact

* Information subject to change without notice

Lake Lite Inc.
100 Industrial Dr.
Avilla, IN 46710

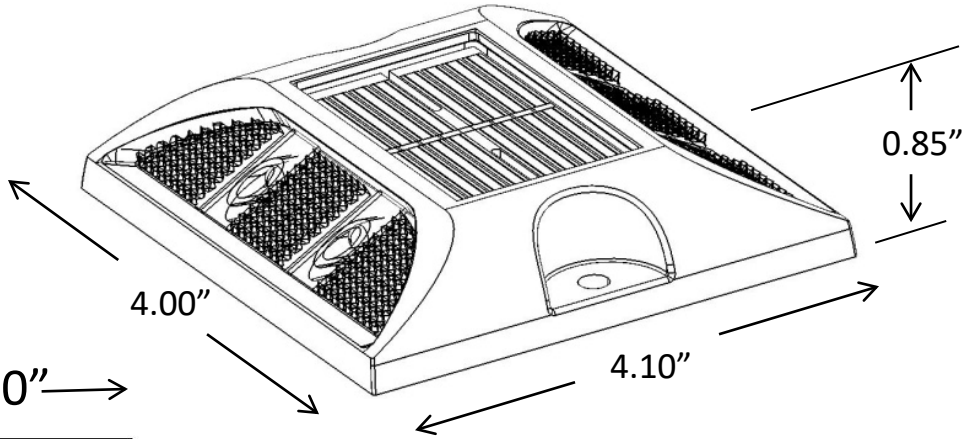
Phone: 260-918-2758
E-mail: sales@lakelite.com
Web: www.lakelite.com

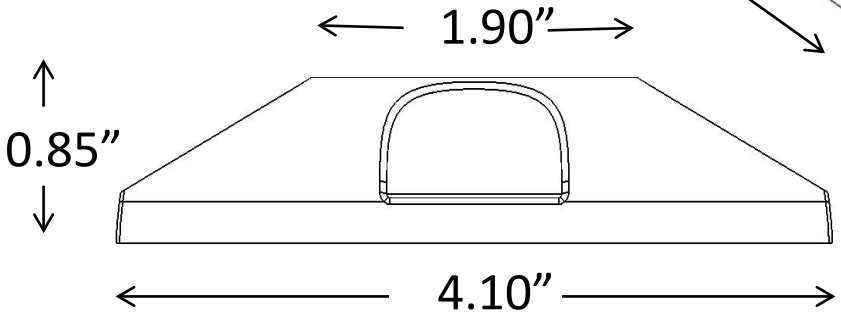
Solar Deck Lite

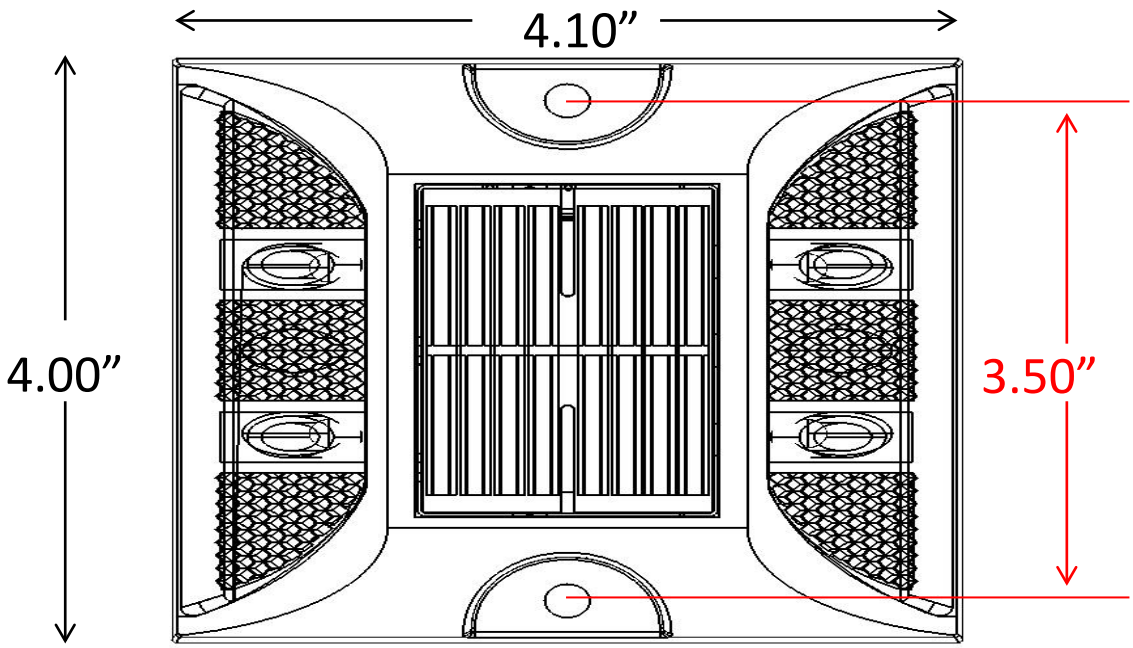
MODEL: LL-SDL-DECK

SCAN ME

NEW: Watch Online Installation Video!







Storage Tips (Harsh *Winters*)

Extreme winter weather can reduce the life expectancy of your Solar Dock Lite

1. Extreme Cold weather can dramatically reduce the life expectancy of your rechargeable Ni-Cd or Ni-Mh battery.
2. Store your Solar Deck Lite inside during cold months when your dock is not in use.

CAUTION: CONTAINS NICKEL-CADMIUM BATTERIES. BATTERY MUST BE RECYCLED OR DISPOSED OF PROPERLY.

Lake Lite Inc.
100 Industrial Dr.
Avilla, IN 46710

Phone: 260-918-2758
E-mail: sales@lakelite.com
Web: www.lakelite.com

Hatteras Light Power Pedestal

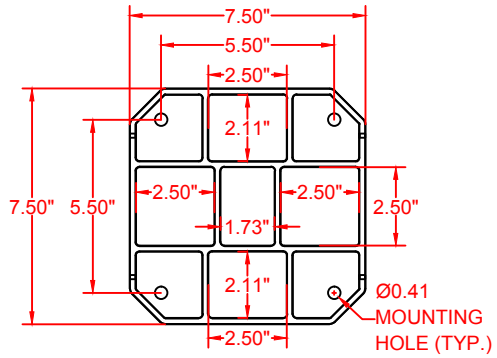
Dimensions

Height: 31.00" (787.40 mm)
Width: 7.50" (190.50 mm)
Depth: 7.50" (190.50 mm)

Approximate
Weight: 14 lbs. (6.4 kg)

UL FILE # E133781

Hatteras Light Base Diagram



General Specifications for Hatteras Light Pedestals

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

A. Shall be tested and certified to be in compliance with ANSI/UL 231 entitled “power outlets.”

B. If a laboratory other than U.L. is used that laboratory must certify, in writing, that the power outlet has been tested and meets all of the requirements of ANSI/UL 231, ***including 746C polymeric materials, and that the unit will pass the 94VO-5V flame test.***

C. Shall be certified to meet all sections of NFPA 303 DTD “2011 Marinas and Boatyards.”

D. Shall meet 406.8 (B)(2)(a) of the national electric code NFPA 70, i.e. “A receptacle installed in a wet location shall be installed in a weatherproof enclosure, the integrity of which is not affected when the attachment plug cap is inserted.”

Part II. Products:

2.1 Acceptable Manufacturers - Power Pedestal / Distribution Equipment:

A. Dock Boxes Unlimited, Inc.
www.dockboxes.com
Toll Free: 1-800-559-4269

2.2 Power Pedestal - General Specification

A. Main Housing:

a. The housing shall be constructed of 1/4" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.

b. The pedestal shall be provided with a heavy resin base mounting plate. The base mounting plate shall allow all mounting connections be made within the main housing of the pedestal.

B. Lighting Assembly / Housing:
   a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
   b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.
   c. OPTION - Each pedestal shall be equipped with a non-metered CFL light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.

C. Wiring:
   a. The power pedestal shall be completely pre-wired at the factory to the load side of the compression lug assembly.
   b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
   c. The maximum size of the line wiring shall be # 2/0 AWG direct feed or #1 loop feed.

D. Loop Feed Bus Bar System:
   a. STANDARD - 140 Amp Bus Bar - The bus system shall be a 1/4” - silicon-bronze stud with a silicon-bronze Belleville type washer. The 1/4” - silicon-bronze hex-nut shall be torqued to 75 inch-pounds with a maximum amperage of 140 amps.
   b. OPTION - Single and double barrel mechanical bus bars - rated for copper or aluminum - are also available in sizes ranging from #8 to #2/0 AWG.

E. Grounding:
   a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.

F. Receptacles:
   a. OPTION- Receptacles may remounted behind hinged, self closing polyvinyl gasketed cover
   b. All receptacles under 60 amps shall be of the corrosion resistant type conforming to NEMA L-5 and/or NEMA L-6 requirements and are rated for marine use.
   c. 20 Amp, 110 Volt, straight blade receptacles shall be GFI protected.
   d. 20 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-20).
   e. 30 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-30).
   f. 50 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA SS-1).
   g. 50 Amp, 125/250 Volt, twist-lock receptacles shall be 3 pole, 4 wire (NEMA SS-2).

G. Circuit Breakers:
   a. All breakers for receptacles shall be of the thermal magnetic type, 10,000 A.I.C., and shall be UL listed.
   b. Circuit breakers shall be located under lockable, weatherproof door cover.
   c. Circuit breakers for the 20 Amp, 110 Volt, straight blade receptacles and the 20 Amp, 125 Volt, twist-lock receptacles shall be single pole, 20 Amp.

d. Circuit Breakers for the 30 Amp, 125 Volt, twist-lock receptacles shall be single pole, 30 Amp.
e. Circuit Breakers for the 50 Amp, 125 Volt, twist-lock receptacles shall be single pole, 50 Amp.
f. Circuit breakers for the 50 Amp, 125/250 Volt, twist-lock receptacles shall be two pole, 50 Amp.

H. Metering (Optional):
a. 120 Amp Meter - The pedestals shall be equipped with fully electronic meters that display the kilowatts used at each slip on a non-resettable digital counter that is protected from the weather. The accuracy of the meters must be certified by the manufacturer to have a 120 ampere rating and no more than a 2% error when tested in accordance with ANSI.-C12.1.(California requires 1%).

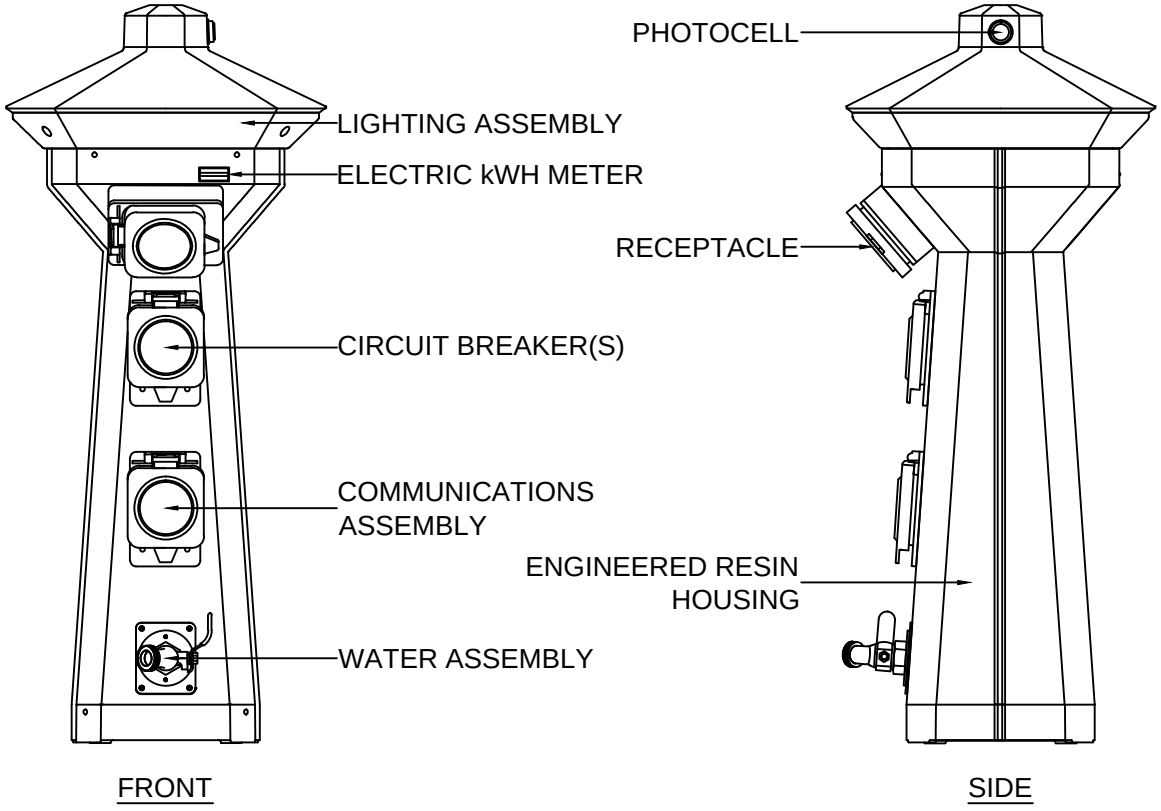
I. Communications (Optional):
a. Each pedestal may be equipped with outlets for each slip. Each outlet shall contain a combination of RJ45 (internet) receptacles, RJ11 (telephone) receptacles, or male coax (cable TV) connectors under an injection-molded heavy resin, weather protective cover.
b. Each communication assembly shall include an internal isolation box for the separation of high and low voltage equipment.

J. Water:
a. Each pedestal shall be equipped with one or two 3/4” ball valves with each having a single 3/4” female NPT fitting.

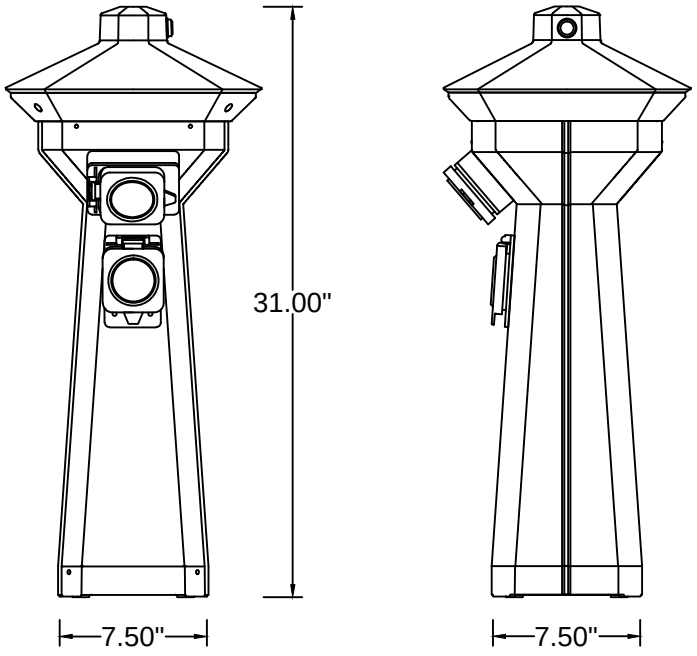
K. Power Pedestals for A.D.A. Slips (Designated as Handicap Accessible):
a. Power pedestals installed on designated handicap accessible slips shall comply with the guidelines of the Americans With Disabilities Act of 1990.

(END OF SECTION - SEE SPECS BELOW)

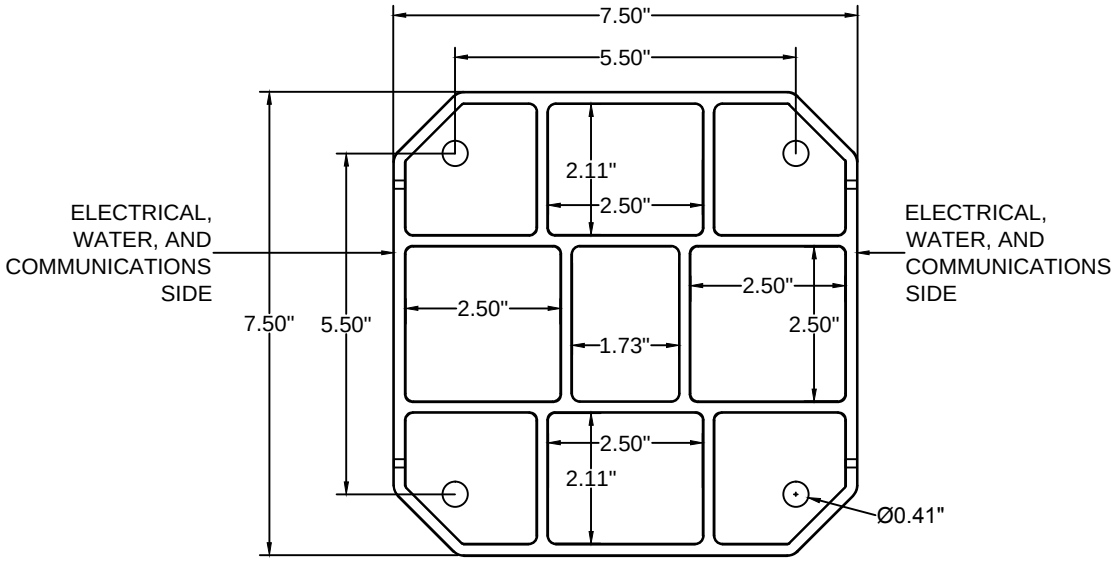
Product Features (cont.)



Dimensions



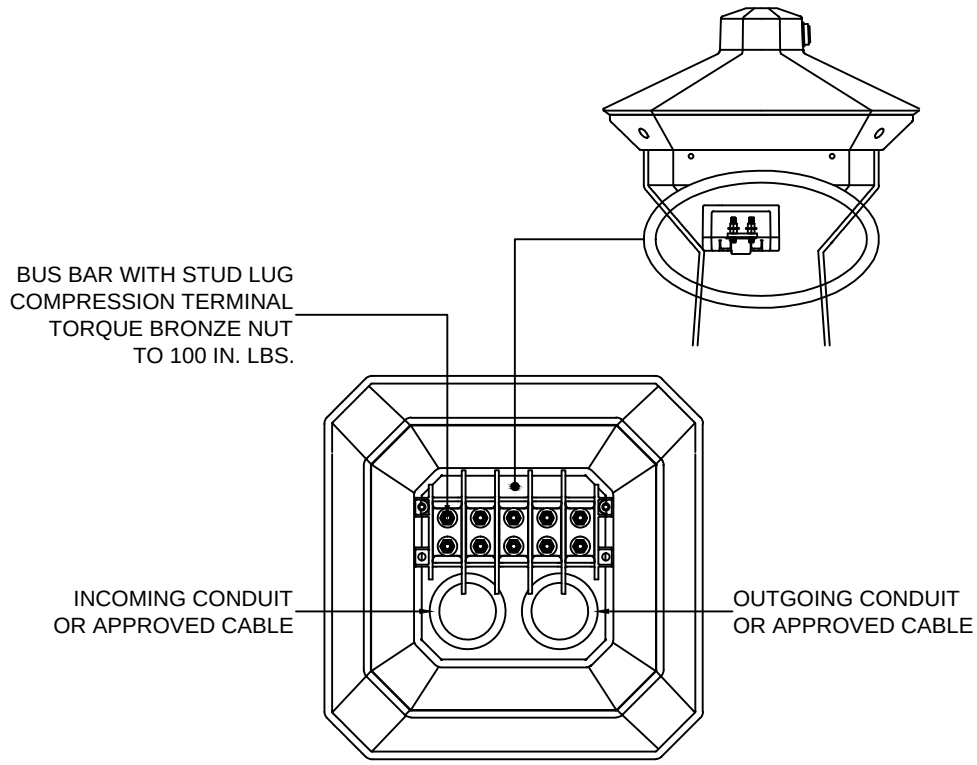
Base Dimensions



Wiring Diagram - Stud Lug Bus Bar

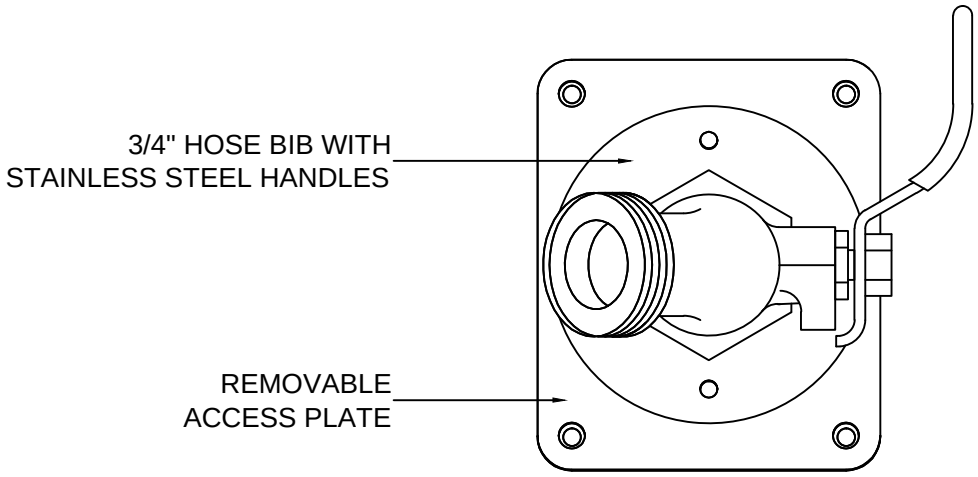
Wire Colors Per NEC		
Line 1	L1	Black
Neutral	N	White
Line 2	L2	Red
Line 3	L3	Blue
Ground	G	Green

Compression Terminals (Not Included)
Contractor needs to terminals to line wires and place on provided stud lug connector. Max width of compression lug to be X



TOP VIEW WITH LIGHTING TOP REMOVED

Water Assembly



Communications

COMMUNICATION ASSEMBLIES
INCLUDE ISOLATION BOXES
FOR INTERNAL CONNECTIONS

CONNECTIONS AVAILABLE:

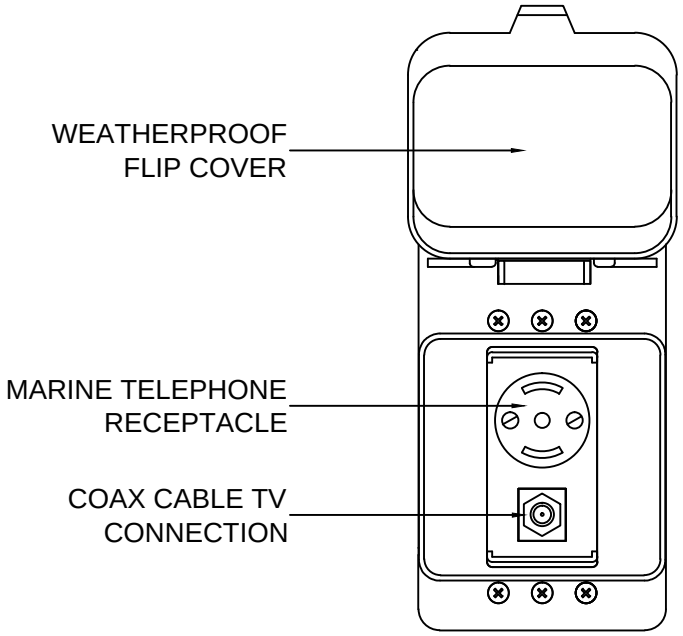
- MARINE TWIST-LOCK
  TELEPHONE

- RJ-12 CAT3 TELEPHONE
  JACK (HOUSEHOLD
  PHONE)

- RJ-45 CAT5 HIGH-SPEED
  INTERNET JACK

- COAX CABLE TV FCF
  FEMALE CONNECTION

- OTHER CONNECTIONS
  AVAILABLE UPON
  REQUEST



Grid North
NAD 83 (2011)

MARINA

EXISTING BRICK PAVER WALK
CONCRETE LANDING RAMP WITH A SLOPE <8%
HINGED TO CONCRETE LANDING
6'x30' TRANSITION RAMP
BEGIN FLOATING SECTIONS
Landing
Building
MEMORIAL HWY
Edge of Water
PP
Guardrail

A
B
C
D
E
F
G
H

LT
FT
DP
138'
161'
184'
253'

LEGEND:

- LT= Light Towers (30)
- FT= Fire Safety Towers (16)
- DP= Dry Stand Pipes (8)

See Specifications For Type

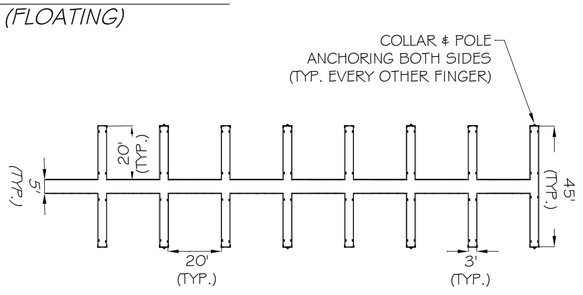
MAIN GANGWAY TO BE 8' WIDE X 30' LONG FLOATING SECTIONS

45' (MIN)
25'

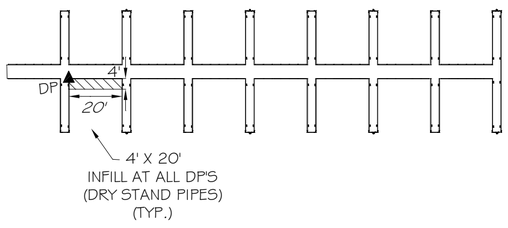
END FLOATING SECTIONS
Shed
Asphalt
Slide
BRICK PAVER WALK
EXISTING FENCE TO REMAIN WITH HOOP & SPEAR
CB
Gate
LP
Building

LAKE LURE
BEACH AREA

TYPICAL EYELASH DIMENSIONS (FLOATING)



TYPICAL DRY STAND PIPE PLATFORM DIMENSIONS



NOTES:

THIS IS A DRAWING FOR BIDDING & DESIGN. NO ENGINEERING HAS BEEN DONE FOR FLOATING DOCK SYSTEM. ALL MEASUREMENTS SHOWN ARE APPROXIMATE TO BE DETERMINED BY BIDDERS DESIGN.

A 45' MINIMUM DISTANCE BETWEEN SLIP FINGERS AT CLOSEST POINT.

EACH END MUST BE HANDICAP ACCESSIBLE

GANG WAY SECTIONS CAN HAVE ADJUSTED LENGTHS NOT TO EXCEED 30'.

PROJECT: LAKE LURE BOARDWALK & MARINA

40 0 40 80 120
GRAPHIC SCALE – FEET