Forest Service
U.S. DEPARTMENT OF AGRICULTURE

Sherando Recreation Area Rehabilitation

Pre-Bid Presentation, Solicitation # 1240LT26Q0089

Angela Parrish
Engineering Project Manager

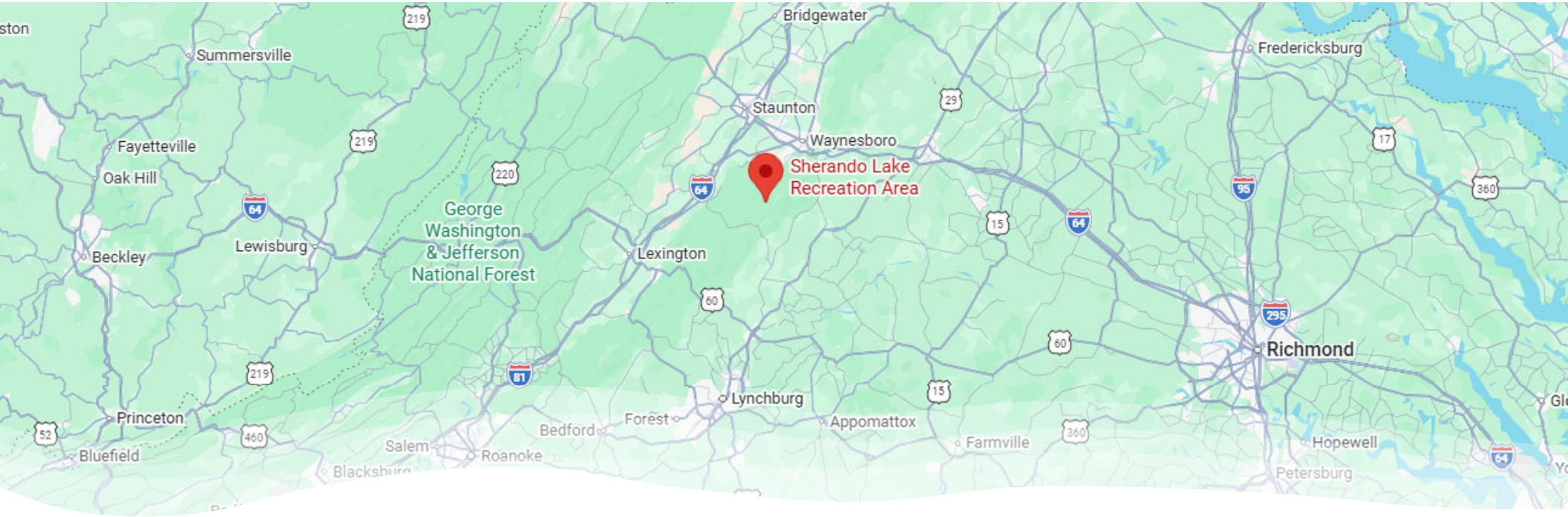
Aug 11, 2026

Pre-Bid Agenda

- Introductions
- Project Location
- Description of Project
- Discuss Important Aspects of the Project
- Contracting Officer - highlights
- Site Walk-Through at Sherando Rec Area
- Questions

Introductions: US Forest Service

Name	Email
Kelly Shaw, Contracting Officer (CO)	Kelly.shaw@usda.gov
Judith Martin, Contracting Specialist (CS)	Judith.martin@usda.gov
Jimmy Shaw, Contracting Officer's Representative (COR)	Jimmy.shaw@usda.gov
Angela Parrish, Project Manager	angela.parrish@usda.gov
Lauren Stull, District Ranger	Lauren.stull@usda.gov
Jonathan Zimmerman, Recreation Lead	Jonathan.zimmerman@usda.gov
Jason Osborne, Developed Recreation Program Mgr.	jason.osborne@usda.gov
Rory Mullenex, Facilities Engineer	Rory.mullenex@usda.gov



Sherando Recreation Area

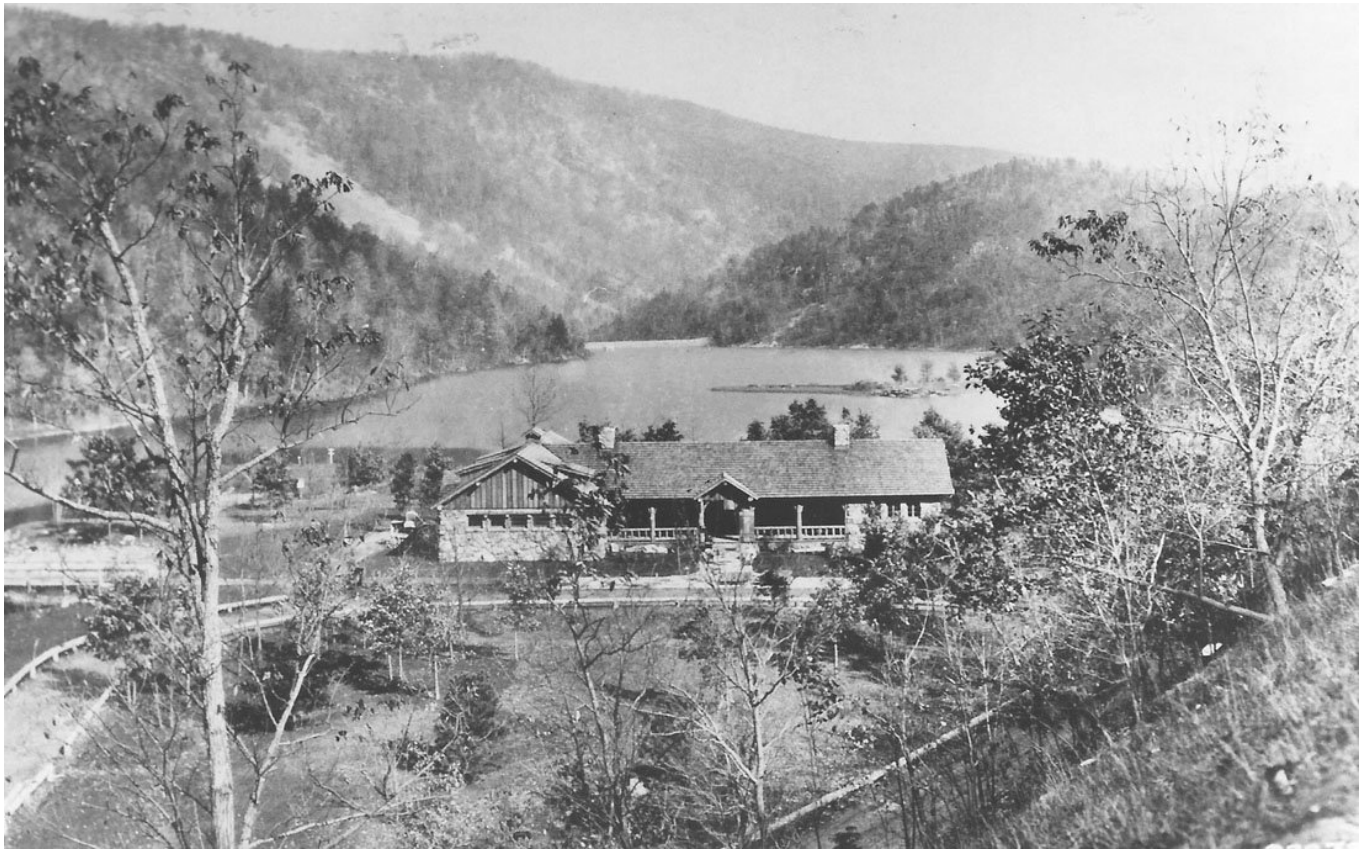
96 Sherando Lake Dr.

Lyndhurst, VA 22952

Lat/Long: N 37.929969, W 78.979343

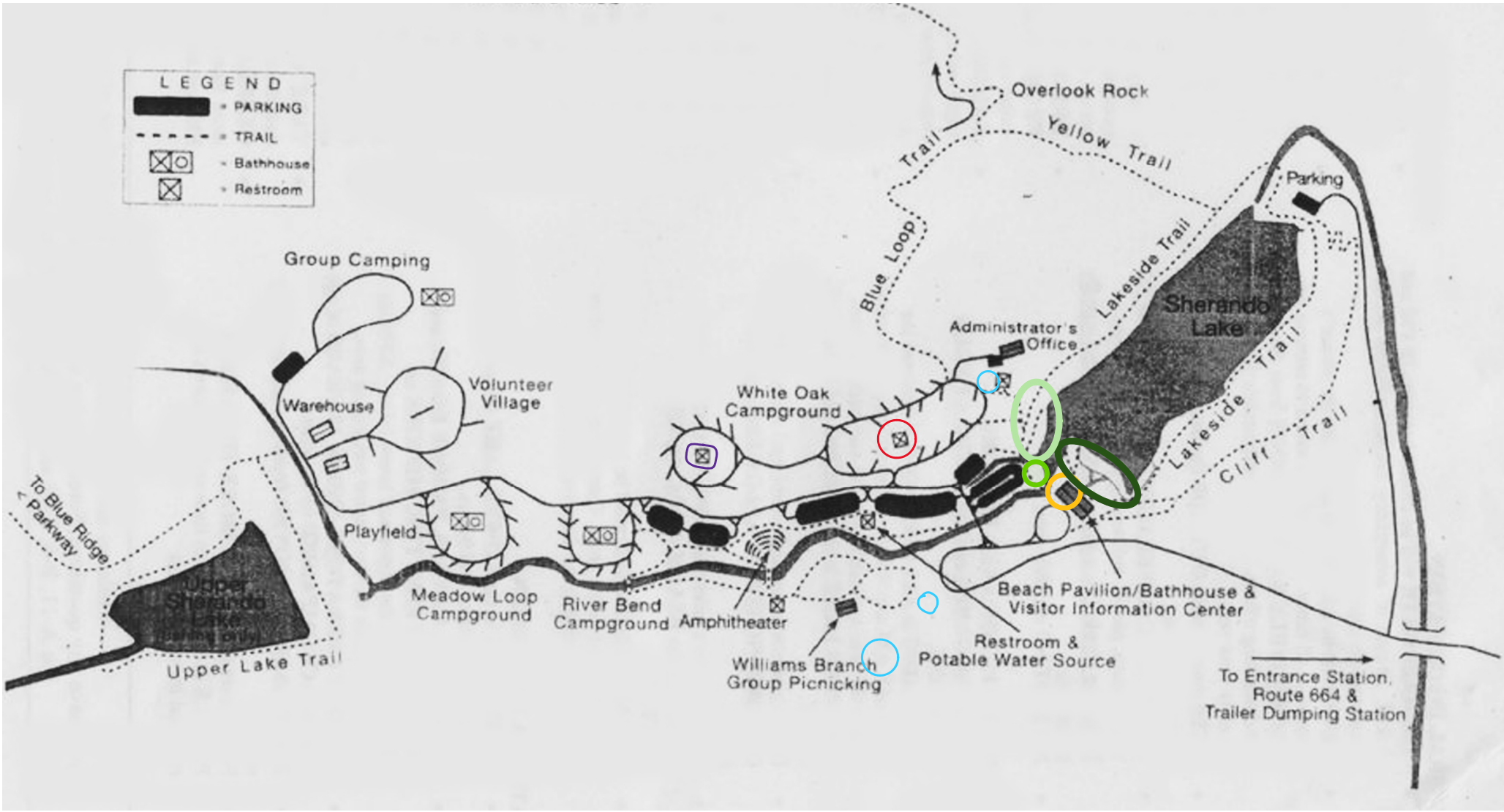
North Fork Back Creek
Sherando Lake Rd
Torry Ridge
Sherando Lake
Sherando Lake Rd
Mt Torrey Rd
Mountain View Church
Love Rd
Sherando Lake
Recreation Area
Sherando Lake
Group Camp
Map data © 2026 Google
Love Rd
2000'
2200'
2400'
2600'
1800'

Sherando Background

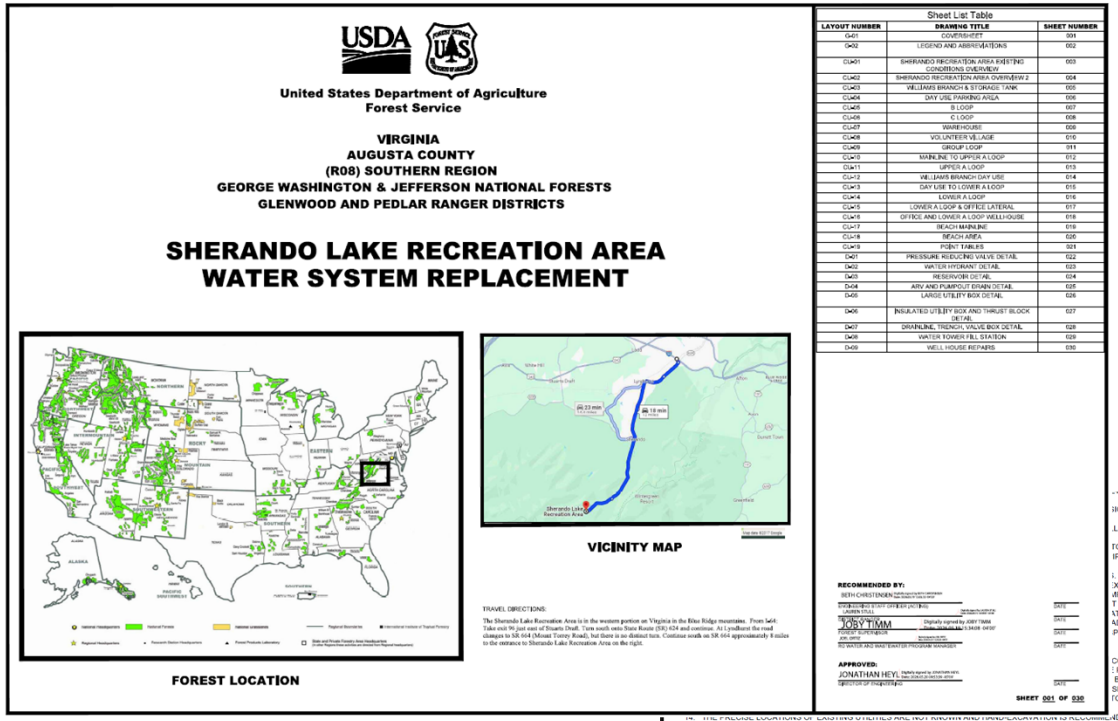


Project Description

- Base Scope (*will be awarded*):
  - Replace water lines, repair water tank (cyan), repair well houses (cyan)
  - Renovate interior of CCC Beach Bathhouse (yellow)
  - Renovate interior and exterior of Lower Loop A bathhouse (red)
  - Replace toilet building in Upper Loop A with a new bathhouse (purple)
- Optional Scope (*not guaranteed, funding dependent*):
  - Repair or replace walkways, fences, shower towers, and related items in beach area
  - Renovate and create an established kayak launch
  - Install a new memorial garden at existing stone boat launch
  - Renovate picnic area, including picnic pad sites, tables, grills, walkways and signage


LEGEND
= PARKING
= TRAIL
= Bathhouse
= Restroom
Overlook Rock
Yellow Trail
Trail
Blue Loop
Parking
Lakeside Trail
Sherando Lake
Administrator's Office
Group Camping
Volunteer Village
Warehouse
White Oak Campground
Lakeside Trail
Cliff Trail
To Blue Ridge Parkway
Playfield
Upper Sherando Lake
Meadow Loop Campground
River Bend Campground
Amphitheater
Beach Pavilion/Bathhouse & Visitor Information Center
Restroom & Potable Water Source
Williams Branch Group Picnicking
Upper Lake Trail
To Entrance Station, Route 664 & Trailer Dumping Station

Project Organization – Uses (2) plan sets



United States Department of Agriculture
Forest Service

VIRGINIA
AUGUSTA COUNTY
(R08) SOUTHERN REGION
GEORGE WASHINGTON & JEFFERSON NATIONAL FORESTS
GLENWOOD AND PEDLAR RANGER DISTRICTS

SHERANDO LAKE RECREATION AREA
WATER SYSTEM REPLACEMENT

FOREST LOCATION

VICINITY MAP

TRAVEL DIRECTIONS:

The Sherando Lake Recreation Area is in the western portion on Virginia in the Blue Ridge mountains. From I-64: Take exit 96 just east of Stuarts Draft. Turn south onto State Route (SR) 624 and continue. At Lyndhurst the road changes to SR 664 (Mount Torrey Road), but there is no distinct turn. Continue south on SR 664 approximately 8 miles to the entrance to Sherando Lake Recreation Area on the right.

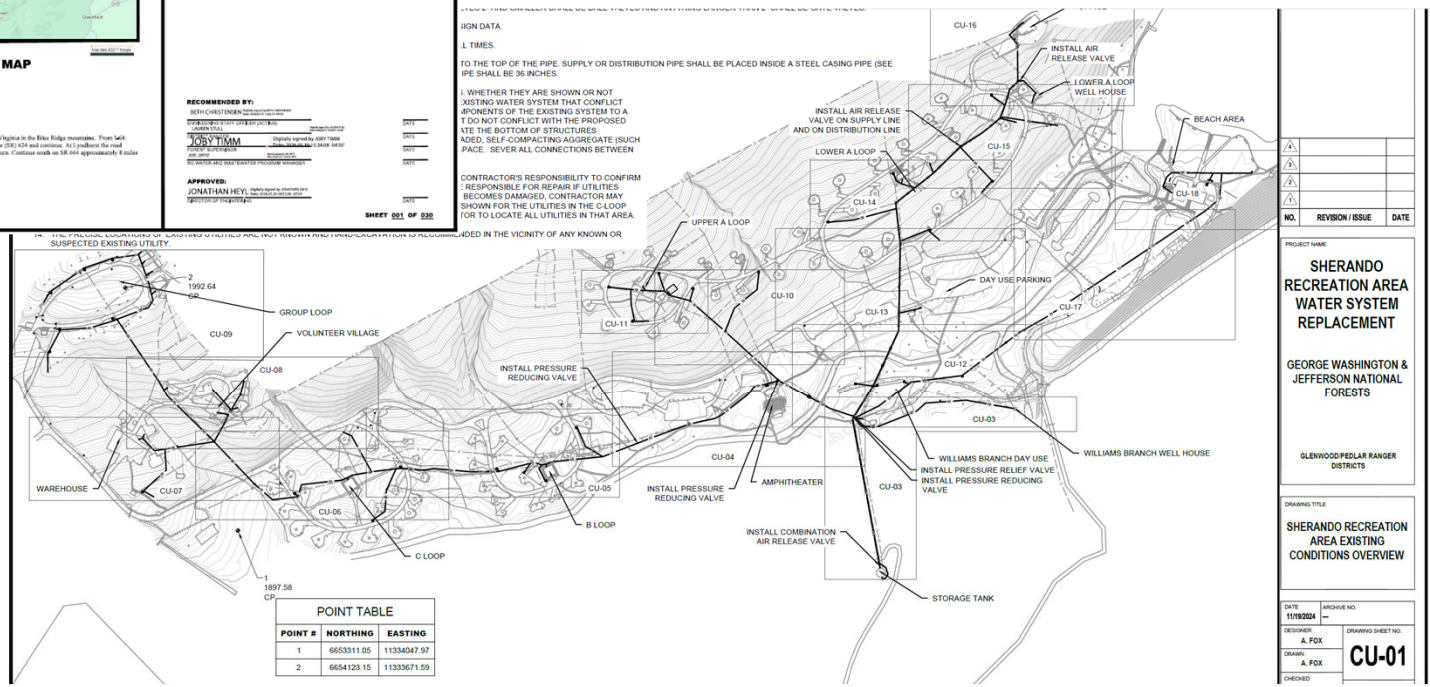
Sheet List Table

LAYOUT NUMBER	DRAWING TITLE	SHEET NUMBER
G-01	COVERSHEET	001
G-02	LEGEND AND ABBREVIATIONS	002
CU-01	SHERANDO RECREATION AREA EXISTING CONDITIONS OVERVIEW	003
CU-02	SHERANDO RECREATION AREA OVERVIEW 2	004
CU-03	WILLIAMS BRANCH & STORAGE TANK	005
CU-04	DAY USE PARKING AREA	006
CU-05	B LOOP	007
CU-06	C LOOP	008
CU-07	WAREHOUSE	009
CU-08	VOLUNTEER VILLAGE	010
CU-09	GROUP LOOP	011
CU-10	MAINLINE TO UPPER A LOOP	012
CU-11	UPPER A LOOP	013
CU-12	WILLIAMS BRANCH DAY USE	014
CU-13	DAY USE TO LOWER A LOOP	015
CU-14	LOWER A LOOP	016
CU-15	LOWER A LOOP & OFFICE LATERAL	017
CU-16	OFFICE AND LOWER A LOOP WELL HOUSE	018
CU-17	BEACH MAINLINE	019
CU-18	BEACH AREA	020
CU-19	POINT TABLES	021
D-01	PRESSURE REDUCING VALVE DETAIL	022
D-02	WATER HYDRANT DETAIL	023
D-03	RESERVOIR DETAIL	024
D-04	AIRV AND PUMPOUT DRAIN DETAIL	025
D-05	LARGE UTILITY BOX DETAIL	026
D-06	INSULATED UTILITY BOX AND THRUST BLOCK DETAIL	027
D-07	DRAINLINE, TRENCH, VALVE BOX DETAIL	028
D-08	WATER TOWER FILL STATION	029
D-09	WELL HOUSE REPAIRS	030

RECOMMENDED BY:
BETH CHRISTENSEN
ENGINEERING STAFF OFFICER (ACTING)
LAUREN VIVIO
JOBY TIMM
Digitally signed by JOBY TIMM
Date: 2024.04.15 13:34:08 -04'00'
ASK OFFICER
ASK OFFICER
RO WATER AND WAT EWAT DP PROGRAM MANAGER
DATE

APPROVED:
JONATHAN HEYL
Digitally signed by JONATHAN HEYL
DIRECTOR OF ENGINEERING
DATE

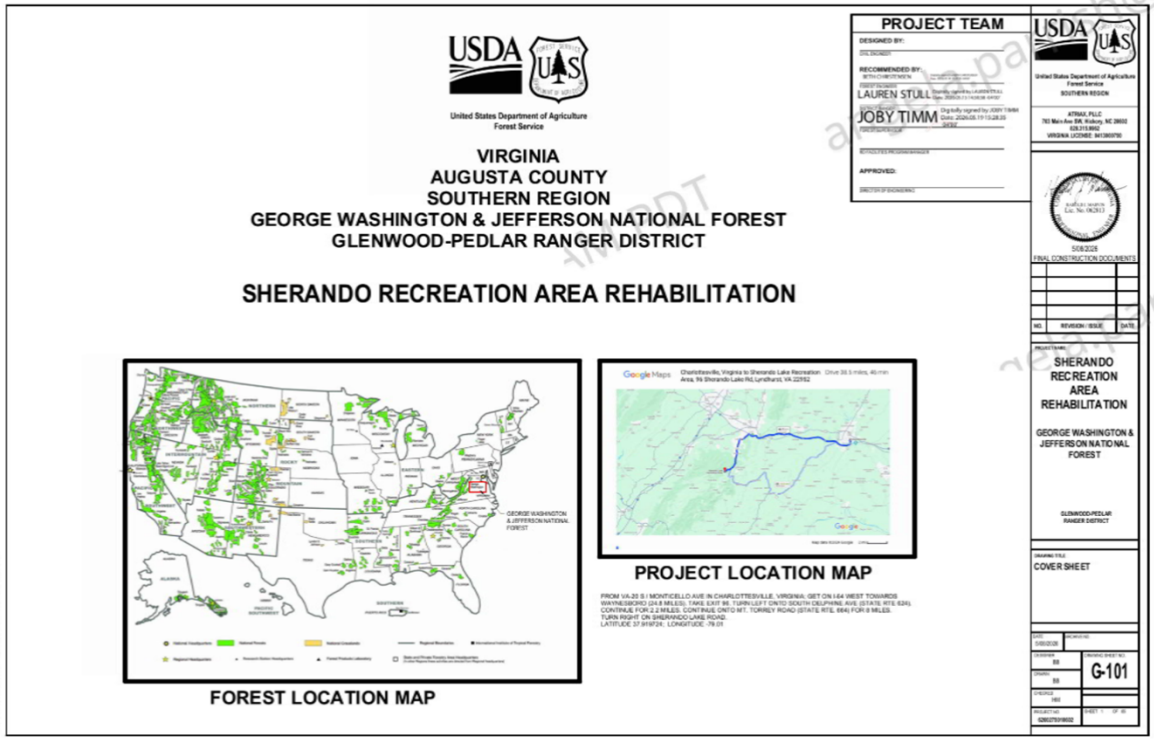
SHEET 001 OF 030

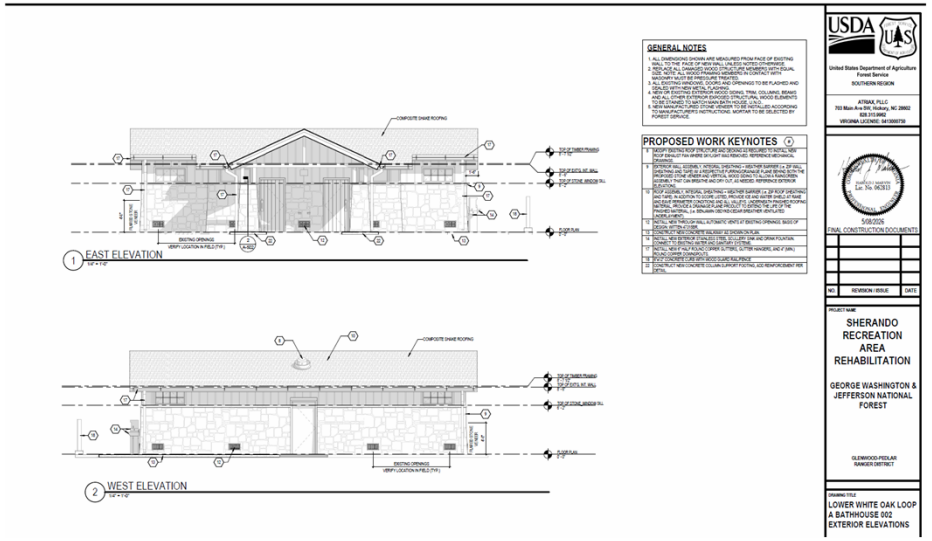


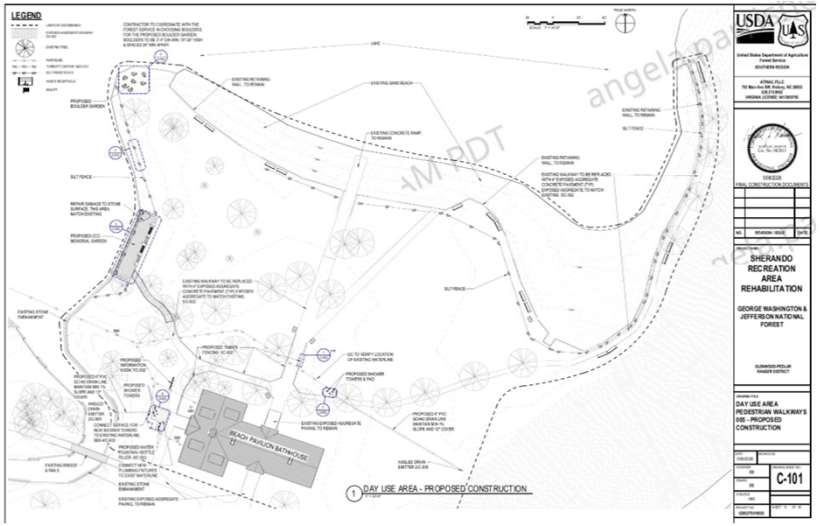
POINT TABLE

POINT #	NORTHING	EASTING
1	6653311.05	11334047.97
2	6654123.15	11333671.59

Images of the Water System plan set, 30 pages; separate specs for water system.







Images of the Bathhouse and Day Use Area plan set, 85 pages. Separate specs for Bathhouses and Day Use Area work.

Project Organization – Uses (2) plan sets

Project Organization - Permits

- **Water system** has a single plan set with associated specifications
- Additional work is required by the contractor to obtain a Stormwater Management Linear Utility waiver from VA Dept. of Env. Quality (VDEQ). Note FS has briefly reviewed the project w/VDEQ and was told it should qualify.
- Additional work is required by the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) and E&SC plans for the water system to support applying for coverage under the Construction General Permit VAR10 with VDEQ.
- No VDH permit req'd for this replacement water system (no change in capacity or function).

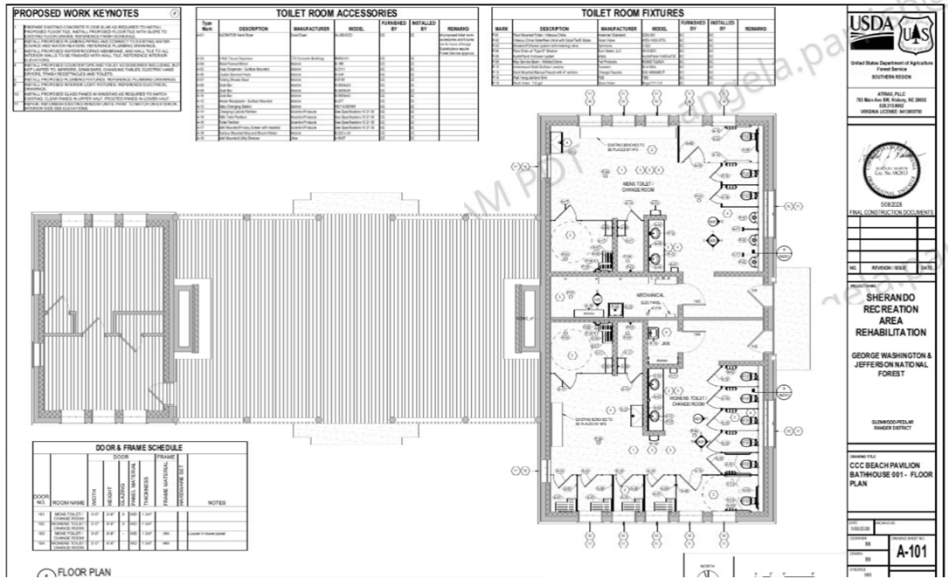
- **Bathhouse and Day Use area** renovations are together on a second plan set, with associated specifications
- All permits from DEQ for stormwater management and erosion & sediment control, including the Construction General Permit are acquired. This permit will need to be transferred to the contractor before construction begins.
- Septic system (drainfield) construction permit from VA Dept of Health (VDH) for Upper Loop A bathhouse has been acquired by the FS.

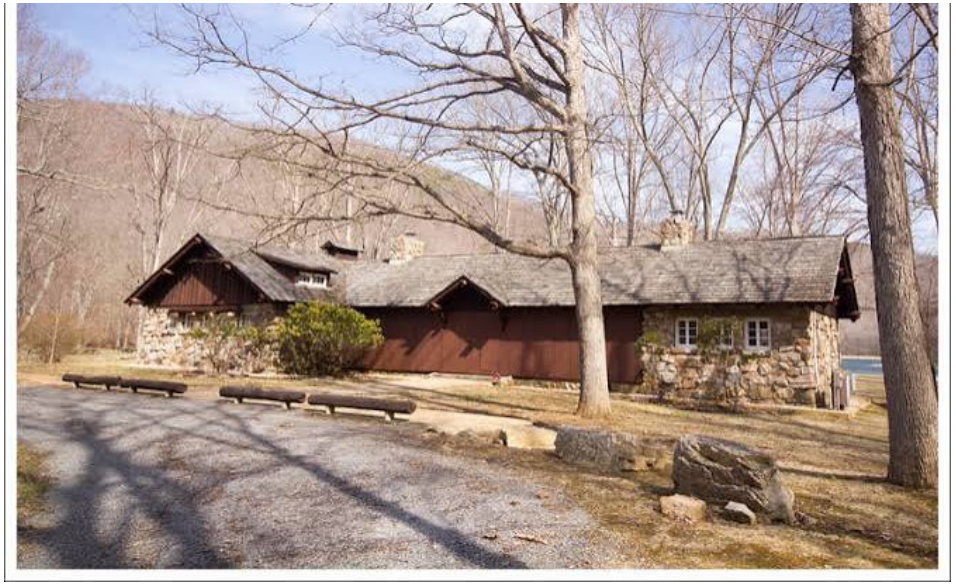
Sherando Water System Replacement (*base scope*)

- Abandon or remove existing waterline to support installation of replacement waterlines, including 1.5” up to 6” HDPE. Some length of waterline will be directionally bored.
- Install replacement in-ground vaults, valves, frost-free hydrants
- Perform repairs to the existing water storage tank and (2) existing well houses
- Install a new automated well pump control system (for both wells) including conduit for wiring

CCC Beach Bathhouse – Interior Renovations (*base scope*)

- Original construction = 1936
  - Remodeled in 1990,
  - Floors refinished in 2018,
  - Roof replaced 2019,
  - *Structural (rafter) repairs* and window refurbishment 2026
- Replace interior furnishings, fixtures (sinks, toilets, stalls, showers), and finishes (floor and wall tile)
- Replace all MEP and update exterior building water/sewer connections

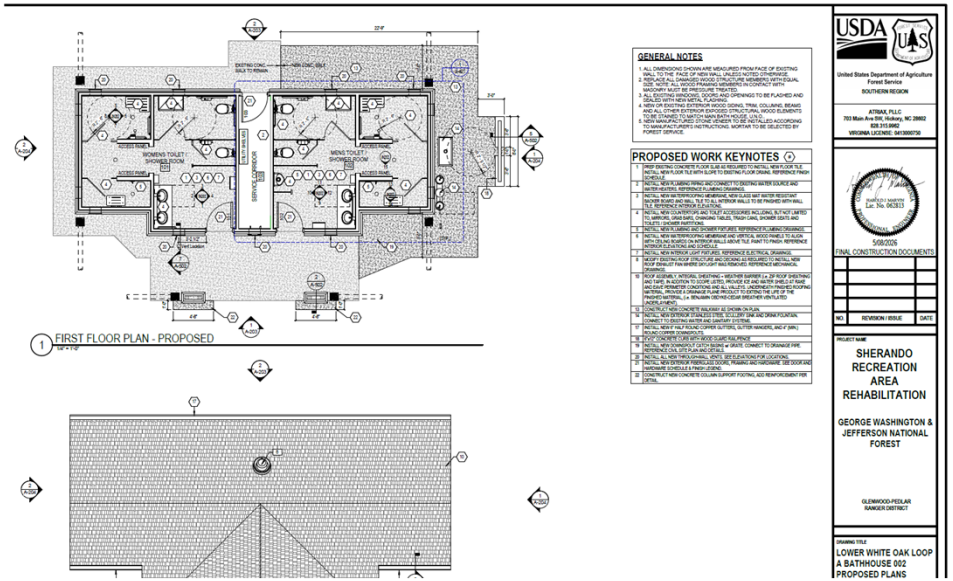




Lower Loop A Bathhouse – Interior & Exterior Renovations

(*base scope*)

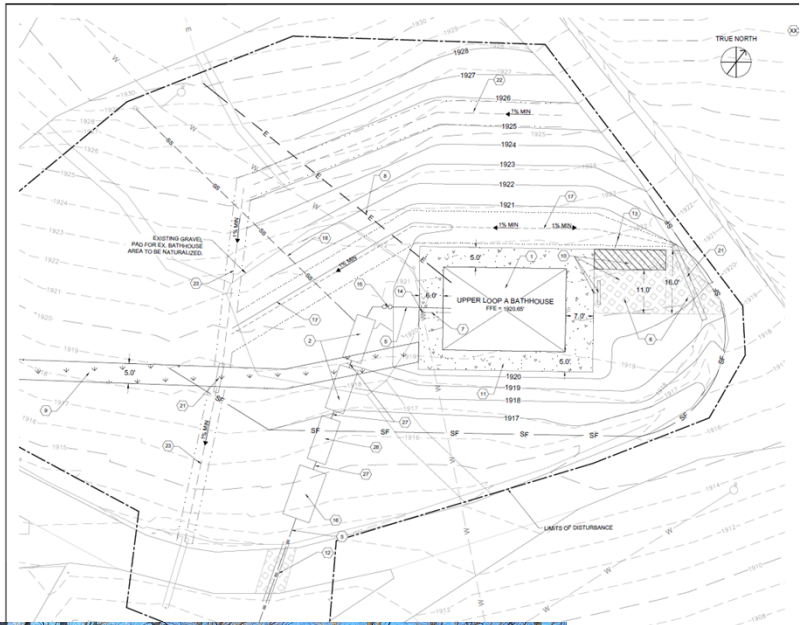
- Original construction = 2004
- Replace all interior furnishings, fixtures, and finishes
- Replace all MEP
- Replace the exterior siding and roofing, add gutters
- Remove the skylight
- Add/renovate sidewalk and exterior drainage
- Add exterior sink and water fountain

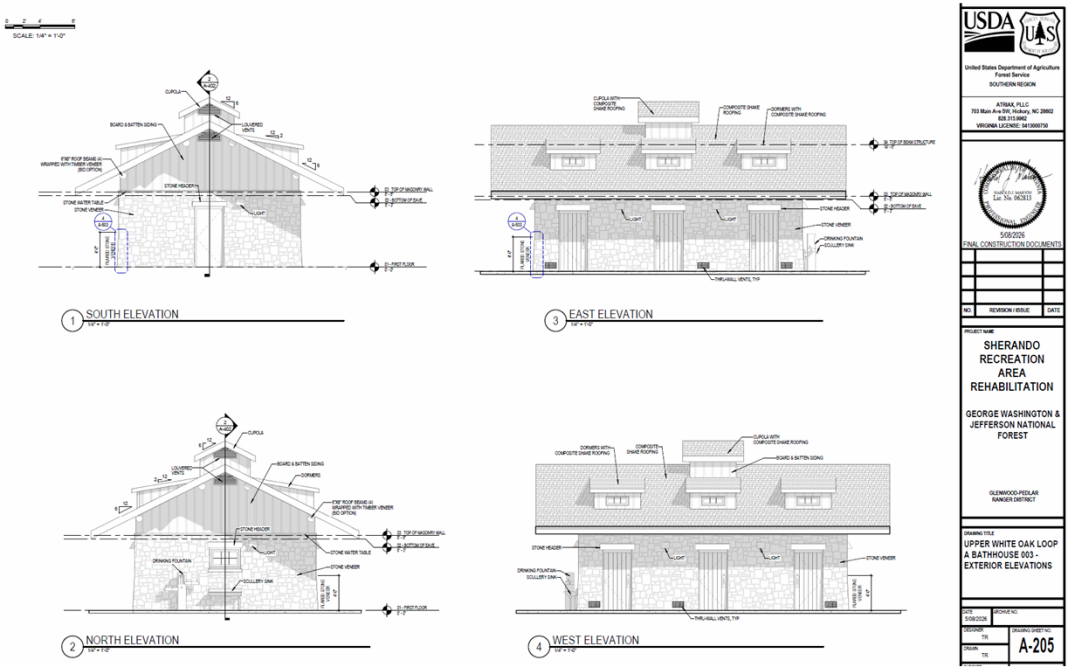


Upper Loop A Bathhouse Replacement

(*base scope*)

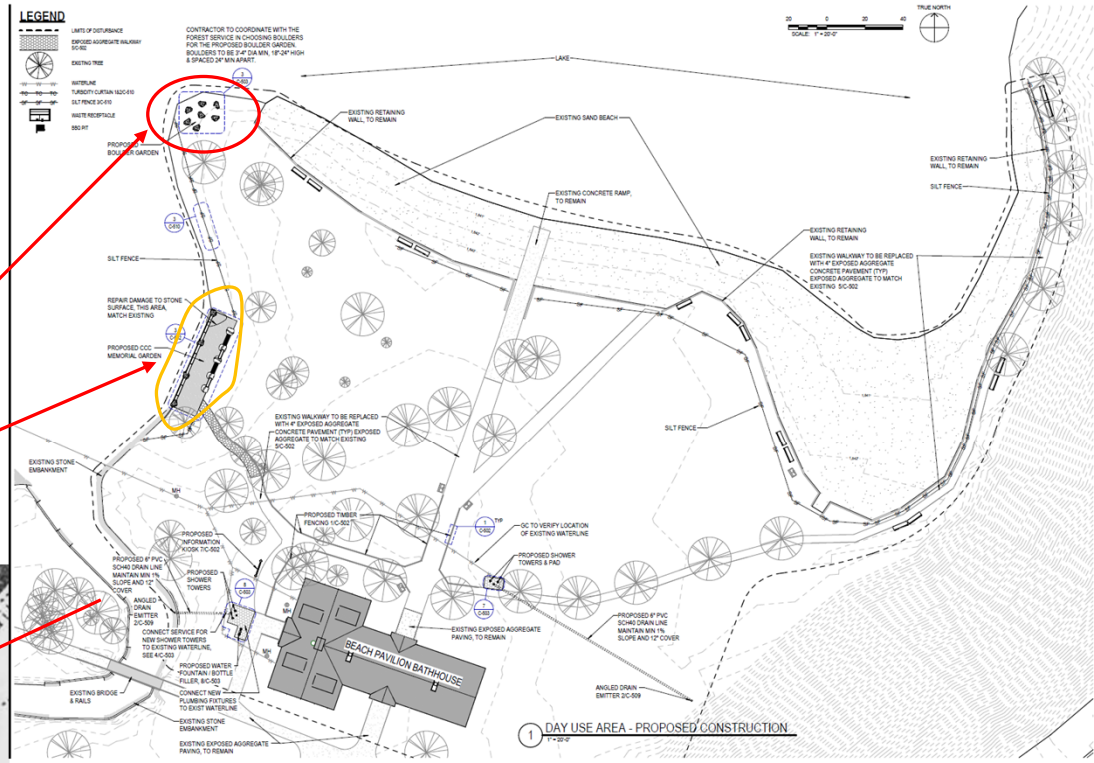
- Original construction = 1963
- Demolish existing restroom structure
- Construct replacement bathhouse, including site improvements
- Construct replacement septic drainfield

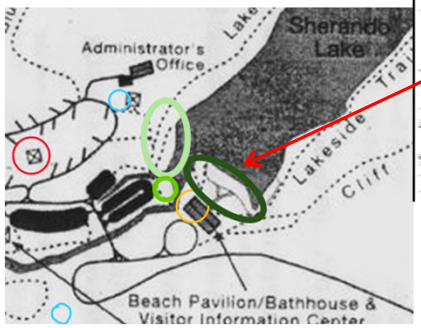




Day Use Pedestrian Walkways & Memorial Garden (optional scope)

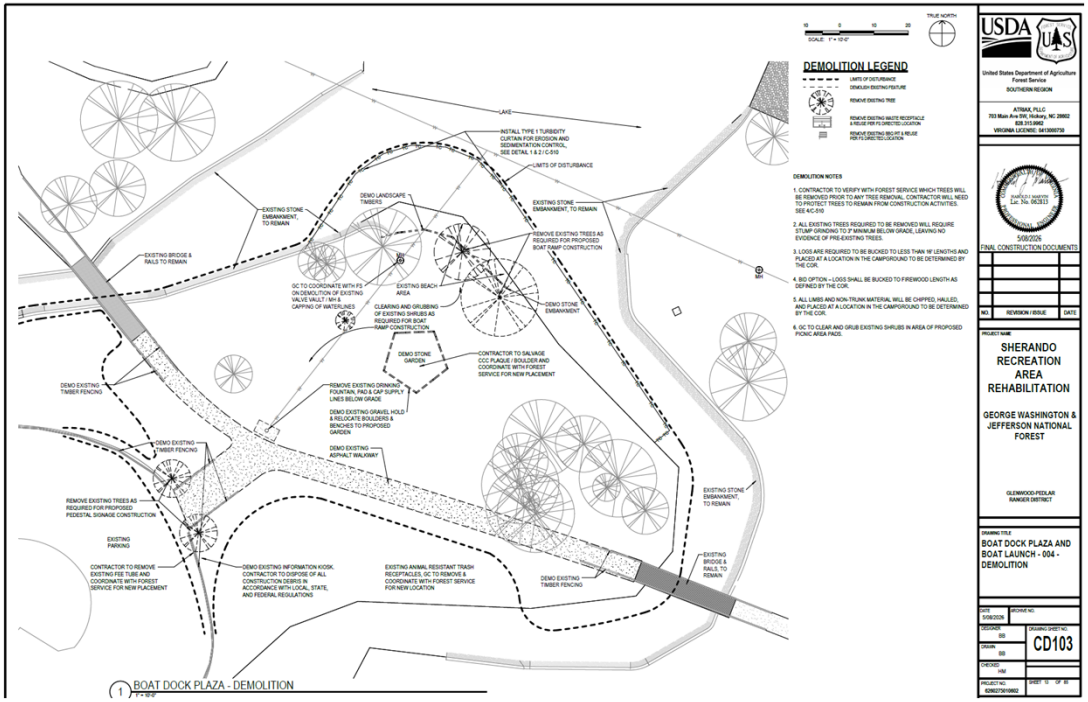
- Replace walkways
- Replace day use features including timber fencing, shower towers, kiosk, benches, trashcans
- Install new boulder garden area
- Install new CCC Memorial Garden





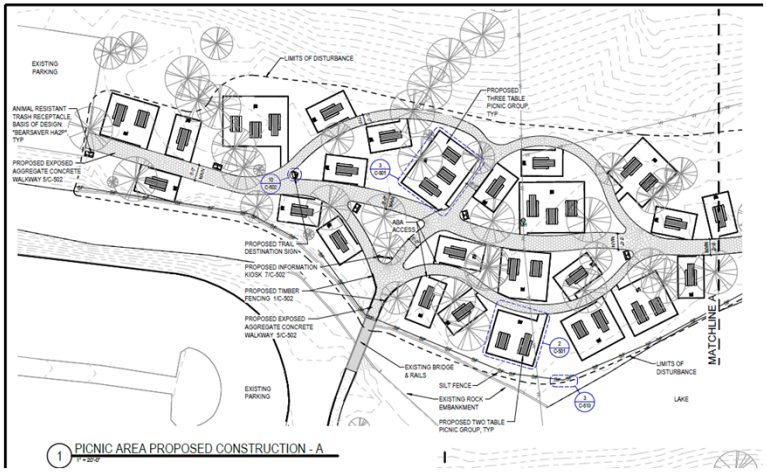
Boat Dock Station and Kayak Launch (optional scope)

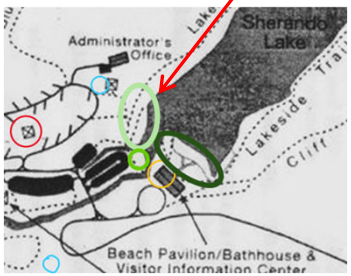
- Replace walkways
- Replace features including timber fencing, trash receptacles, fee tube
- Demolish some features (trees, fountain, kiosk, stone embankment)
- Install new walkway access to the shoreline for kayak launch
- Install new entry signage, trees, and stone bank protection

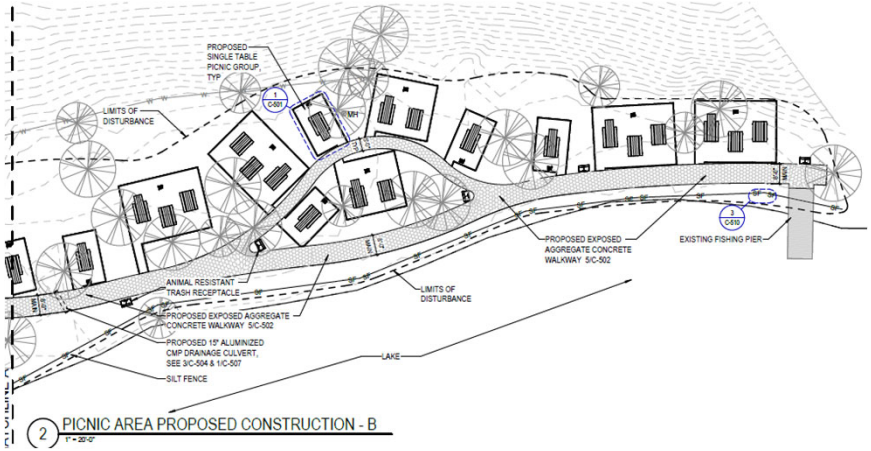


Day Use Picnic Area Renovations (optional scope)

- Remove picnic furnishings (grills, tables)
- Install picnic pads including new tables and grills
- Replace walkways, fencing, drainage features
- Remove trees
- Salvage existing trash cans
- Install new kiosk



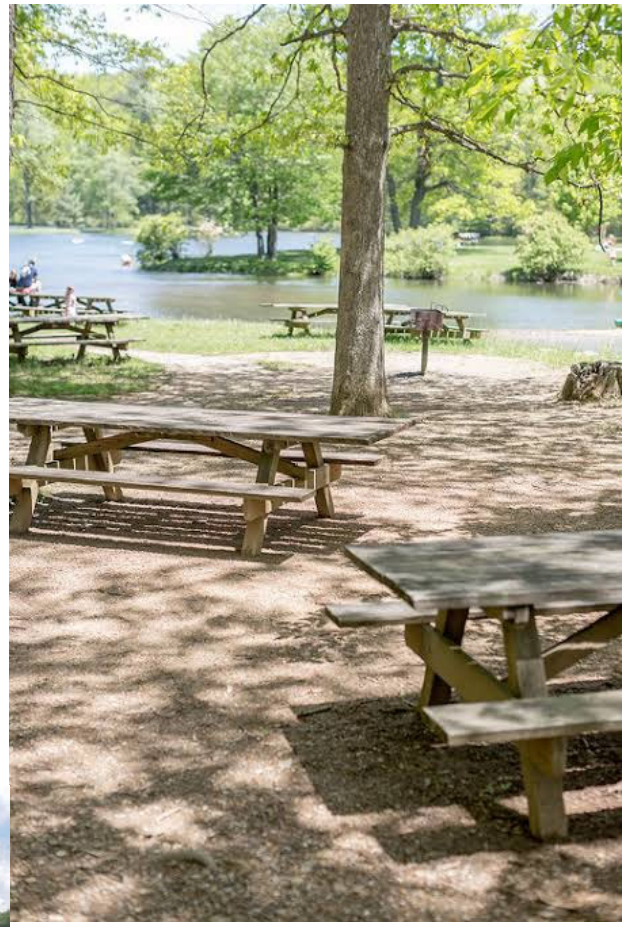




Important Project Considerations:

- Other optional scope – conduit and wire installation for well pump control system
- Excluded – repairs referenced on S-101, A-201, A-202 for Building 001 repairs (roof, timber members , dormer framing and windows)
- Preferred period of performance: 12 months
- Permits – review the statement of work closely
- Requiring a "Master Plumber" tradesman license for one individual involved any utility work, including water system replacement
- Project Site Closure – campground/day use closure limited to Nov 1 – May 21. Maintain water service to a residence on site except for a maximum one-week shutdown.
- Temporary facilities: No water, no sanitary sewer. Some power (20, 30 or 50A service depending on location) in campground loops. Wifi is anticipated but no guarantee when it will become available.
- Environmental considerations:
  - Clean off equipment prior to arrival to control spread of noxious weeds.
  - Bat Conservation measures – tree cutting only allowed from Nov 15 – Mar 31
  - Utility corridor for waterline install is limited to minimize tree clearing (18')
  - No asbestos or LBP testing has been performed; successful bidder will be responsible for this.
  - Restrictions on lake level lowering, see statement of work.

Contracting Officer - highlights



Site Visit – Scheduled for Aug 12, 2026 at 12pm

- Meet up at the CCC Beach Bathhouse with Forest Service Staff
- Make sure you fill out the sign in sheet
- FS staff will host and walk with the attendees to visit:
  - Beach Bathhouse
  - Day Use Area,
    - including the beach,
    - New memorial garden and boulder garden areas
    - Kayak launch
    - Picnic area
  - Loop A – Upper & Lower Bathhouses
  - Well houses (both)
  - Limited visits to the water tank

Note: Formal questions will need to be submitted to the CO by August 19.

Forest Service

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