



**Baileys Trail System Buchtel-Snow Fork Trailhead:
Appalachian Community Grant Program
Outdoor Recreation Council of Appalachia
Pre-Bid Meeting
March 11, 2025 11:00 AM EST
Meeting Minutes**

List of Attendees:

- Jessie Powers, ORCA Executive Director
- Elle Dickerman, ORCA Sustainable Recreation Director
- Danny Radford, TAN Construction
- Kurt Montle, TAN Construction
- Shane Walton, Buena Environmental
- Clinton Kuenzli, Buckley Group
- Michael Allard, Allard Excavation
- Mike Muncie, TAN Construction
- Robert Modic, Geotech Services,
- Joe J. Stone, The Ruhlin Company
- Nicholas Bittner, BDTAID, Inc.

Project Background:

The Baileys Trail System is a professionally designed 58-mile mountain bike optimized trail system in the Wayne National Forest (www.baileystrailsystem.org). This project is for the construction of the third and final trailhead of the Baileys Trail System, which will be located in the Village of Buchtel.

Land transfers are currently in progress and finalizing some design specifications; a final design addendum anticipated to be issued on March 18.

Contractor Questions:

Q: Is there a geotech report available for this project? *Robert Modic, Geotech Services*

A: A geotech report is available, it will be included in the addendum on March 18

Q: Is there an estimated cost for the project? *Mike Muncie, TAM Construction*

A: Roughly \$2.7 million, will include in March 18 addendum

Q: What are the unit quantities for the project? If unit quantities will not be provided, can electronic CAD files be made available ASAP so contractors may calculate unit quantities in time for the bid deadline? *Kurt Montle, TAN Construction*

A: We will either provide quantities with the addendum on 18th or will provide electronic design files. If unit quantities are exceeded or not reached, unit pricing will prevail.

Q: Does the project utilize public funding, requiring state and federal requirements to be met including prevailing wage? Is the project funded by ARPA? *Kurt Montle, TAN Construction*

A: The project is ARPA funding awarded to the State of Ohio and awarded through the Appalachian Community Grant Program, administered by the Department of Development. State prevailing wage will apply. From the bid book: "A. The project to be constructed pursuant to this contract will be financed with assistance from American Recovery Plan Act Funding and is subject to all applicable Federal laws and regulations, additionally, B. All applicable State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full."

Q: Are there timeline limitations for brush clearing for the project? *Mike Muncie, TAN Construction*

A: We anticipate tree clearing to be completed before the end of March, and will clarify in an addendum.

Q: Can you clarify if there is a 90 day bid hold and what the construction completion deadline for the project is? How will the liquidated damages fee be evaluated? *Mike Muncie, TAN Construction*

A: The preferred completion date as listed in the bid documents is August 30, 2025. There is a 1-year warranty period on the work once it is signed off as complete. We will ask contractors to provide their timeline in their bid submission and timelines will be taken into consideration in bid evaluation. The owner and contractor will determine an agreed-upon project completion date. Liquidated damages will only be charged should the agreed upon construction timeframe exceed the timeline within the bid and subsequent contract be exceeded.

Q: When is the contract award anticipated? *Michael Allard, Allard Excavation*

A: As soon as possible, the goal is April.

Q: What factors will be used to evaluate bids and can you provide that in the addendum for clarification? *Kurt Montle, TAN Construction*

A: The timeline will be included among a variety of factors. From the bid book: "The Bidder further understands that the ORCA shall determine in its sole discretion the lowest responsive and responsible Bidder, and the ORCA may reject any and all bids or make substitution, waive defects it deems unsubstantial in any bid, and that if awards are made, the ORCA will award the bid in the best interest of the ORCA. Award of bid is subject to funding appropriation for this project. The ORCA reserves the right to reject any or/all bids, to waive any formality, and/or accept the bid deemed in the best interest of the ORCA. The project components will be awarded to the lowest responsive and responsible bidders...A bid will be considered "Responsible" if, at the sole discretion of ORCA, its agents, and property owner (Village of Buchtel), the CONTRACTOR QUALIFICATIONS provide reasonable assurance that a high-quality, timely-delivered product based on information supplied by the Bidder and reference providers will be delivered by the CONTRACTOR."

Q: Have discussions begun with pre-fabricated manufacturers to address lengthy lead times and permitting requirements for the bridge and restroom? *Kurt Montle, TAN Construction*

A: We will have further discussions and include more information in the addenda. The bidder may elect to go with a preferred vendor for pre-fabricated structures as long as it meets project specifications.