

**REQUEST FOR QUALIFICATIONS  
PROPOSAL NUMBER: 2019-05-29**

**CONSTRUCTION OF BAILEYS MOUNTAIN BIKE TRAIL SYSTEM**

**Return Proposals by Email to:**

Quantified Ventures

Seth Brown, Director

Email: [brown@quantifiedventures.com](mailto:brown@quantifiedventures.com)

**CLOSING DATE: June 28, 2019**

**Time: 5:00 p.m. EDT**

**PRE-PROPOSAL CONFERENCE CALL: June 7, 2019 at 4:00 p.m. EDT**

**Conference #: 720-835-5018**

**PIN#: 88875**

**Introduction**

The Athens-Wayne Outdoor Asset Development Corporation (AWOADC) is soliciting qualifications from professional trail building contractors for the natural surface single-track trail construction of the 88-mile Baileys Trail System located in Athens County, Ohio, in the Wayne National Forest, Athens Ranger District.

**Background**

The planned Baileys Trail System is on a 9,000-acre parcel of land in the Wayne National Forest, located in Athens County, Ohio. Southeastern Ohio serves as a gateway to Appalachia, with rolling hills and forests. Quantified Ventures has been working with the Wayne National Forest, partners, and stakeholders to re-envision these abandoned mine lands as unique terrain for trail riding. The Baileys Trail System began as a blank canvas, providing an opportunity for the Baileys working group to hire Applied Trails Research to develop a plan for a sustainable, world-class trail system optimized for mountain bikers, but also attractive to hikers, trail runners, and other non-motorized, human-powered trail users. Within driving distance of approximately 15% of the US population, the Baileys Trail System will be an 88-mile, premier mountain biking destination east of the Mississippi.

When complete, the Baileys Trail System will feature trails tailored to beginner through expert mountain bikers and loops that provide incredible hikes and trail runs through an actively restored forest to classic Appalachian foothill vistas. The Baileys Trail System will have direct community connections to Nelsonville, Buchtel, and Chauncey, as well as bikeway connectivity to Athens and The Plains via the 21-mile long Hockhocking Adena Bikeway.

Through a partnership with USDA Forest Service, the National Forest Foundation contracted Quantified Ventures to assess the feasibility of Pay for Success (PFS) financing to fund recreational infrastructure needs on National Forest System land. The Baileys Trail System was selected as a pilot project for PFS financing and is currently in the transaction structuring phase. The majority of funds are anticipated to be available in 2020. However, the Athens-Wayne Outdoor Asset Development Corporation

(AWOADC) and Wayne National Forest have funds available for Phase 1 and are planning to begin construction of Phase 1 no later than October 2019.

The Wayne National Forest has completed the environmental analysis, as required under the National Environmental Policy Act (NEPA). Applied Trails Research has completed a trail plan and flagged the general 100-foot wide corridor for trail location. Final center-line flagging will be done prior to trail construction.

AWOADC is putting forth this RFQ and, with the assistance of Applied Trails Research, the Wayne National Forest, Quantified Ventures, and the Baileys working group, will qualify multiple contractors to bid on future task orders. AWOADC will work with qualified trail builders to develop contracts in July 2019.

Additional information about the Baileys Trail System can be found at the links below.

<http://www.quantifiedventures.com/usfs-payforsuccess-feasibility>

<https://www.youtube.com/watch?v=RRllp-m1VcA&feature=youtu.be>

### **Scope of Services**

AWOADC is seeking Professional Trail Contractors (Contractor) to furnish all expertise, labor, supervision, services, equipment, tools, supplies, licenses, transportation, and incidentals necessary to perform the construction of the Baileys Trail System. Work shall be completed as set forth in a subsequent contract for this project, to be negotiated between AWOADC and the selected contractors that results from this RFQ process.

The trail corridor has been flagged and requires final location within a 100 foot trail corridor (flag is center of corridor). Trail design and layout will be finalized by Applied Trails Research, incorporating input from the contractor. Applied Trails Research will manage construction contracts and serve as the Forest Service representative for trail construction oversight.

The trails to be constructed are non-motorized natural surface shared use trails, primarily mountain bikers, hikers, and trail runners. Trails range in development level from Forest Service Trail Class 4 (beginner) to Trail Class 2 (advanced), with more detailed specifications in the attached construction documents. Trail builders are required to follow the U.S. Forest Service implementation guide Appendix A) during construction of the Baileys Trail System.

The Baileys Trail System Project is funded in part by federal Recreational Trails Program funds. Federal certifications for that program, such as Buy America, will be required in the subsequent contract for services anticipated between AWOADC and the successful contractor. **Bonding for payment and performance will be developed based on funding sources.**

The primary goals of the project are to develop trails that provide the highest level of long-term sustainability and a high-quality trail experience.

## **Project Timing**

The project build out is expected to be completed between fall 2019 and December 2022, and has preliminarily been separated into 5 phases of construction.

Phase 1 of the project (12.9 miles of trails) has received funding. Due to funding restrictions, work on Phase 1 must proceed no later than October 7, 2019 and an earlier construction initiation is preferred. Phase 1 trail construction must be completed by January 15, 2020.

Trail construction for additional phases will begin in Spring 2020. It is anticipated that Task Orders (TO) will be placed for competitive bid among the RFQ qualified contractors approximately 6 months prior to construction initiation, with TOs for spring-summer construction and additional TOs for late summer-early winter construction.

The following pages contain the RFQ instructions and public land requirements.

### **Part I - ADMINISTRATIVE INFORMATION**

#### **A. Standard Terms and Conditions of Request For Qualifications**

1. AWOADC reserves the right to reject any and all RFQs, to consider alternatives, to waive irregularities, and to re-solicit requests for qualifications.
2. AWOADC reserves the right to conduct such investigations of, and discussions with, contractors who have submitted RFQs or other entities as it deems necessary to assist in the evaluation of any RFQs or to secure maximum clarification and completeness of any submittals.
3. All RFQs submitted must be valid for a minimum period of thirty (30) days after the date of the RFQ opening. Each contractor must submit with the RFQ a list of all subcontractors, independent contractors or sub consultants employed or proposed to be employed by the contractor in the performance of the contract.
4. AWOADC reserves the right to select the most qualified and responsive RFQs that it finds to be within the best interests of the Baileys Trail System project.
5. AWOADC makes no guarantees to any contractor until such time as a negotiated contract is approved for the Baileys Trail System project.

#### **B. Submittal**

One digital PDF should be submitted to the email addresses shown in the Introduction section on page 1. A confirmation email will be sent to confirm receipt.

Include on page one:

1. Contractor's company name
2. Contact name, email and phone number

#### **C. Late RFQs**

Late RFQs cannot be accepted. It is the responsibility of each firm submitting an RFQ to ensure that it arrives at Quantified Venture's office by **5:00 pm on June 28, 2019**.

## **D. Proprietary Information**

Any restrictions on the use of data or materials contained within the RFQ must be clearly stated in the RFQ itself.

## **E. Incurring Costs**

AWOADC is not liable for any costs incurred by those who have submitted RFQs prior to issuance of a signed contract.

## **F. Acceptance Time**

AWOADC intends to make RFQ selections within 10 business days after the closing date for receipt of RFQs.

## **PART II – RFQ CONTENT**

The RFQ submitted must clearly address the requirements outlined below (Project Approach, Qualifications, Pricing). Any concerns that the contractor may have about meeting these requirements shall be specifically identified in the RFQ. The contractor must ensure that all proposed work meets with all applicable State and Federal requirements.

### **Project Approach**

Provide an outline of the firm's understanding of the overall project. Provide a detailed approach to be utilized by the contracting team in developing the Phase 1A Task Order (TO) of the Baileys Trail System, including 1) crew size/type and management, 2) machine and tool assemblage, 3) work flow methodology and projected start/end dates, 4) quality control process, 5) cost and time controls, 5) wet weather work procedures and tasks, and 6) work site safety and materials management.

Provide additional information regarding any alterations in the above-described process for trails and/or features that are not included in Phase 1A but are projected for additional phases (i.e. aggregate-surfaced trails, downhill-directional trails, etc.)

- **Note-** Contractors are not required to bid on Phase 1A to be considered in the pre-qualification process. If not interested in this phase of the project, provide a statement to that effect at the beginning of the Project Approach section. Pricing for Phase 1A work IS REQUIRED, as it will reflect the contractor's base pricing for the first year of project work (Fall 2019).

### **Qualifications & Similar Experience**

#### Qualifications

Contractor shall provide a description of the company/entity's qualifications, including:

- A history of professional trail construction contracting;
- Organizational structure;
- Company skillsets and special expertise;
- Key personnel (years professionally working on trails, expertise, and estimated hours on different trail building machinery) that would be assigned at the site level to this project;
- Capacity (crew size and availability, partnering relationships, financial good standing, machine availability) to undertake large projects with discrete timelines.

### Similar Experience

Contractor shall furnish a summary of experience on the construction of at least three (more project summaries- up to 10- are encouraged) similar past and/or current projects, especially those which:

- 1) Included more than 10 miles of natural surface trail to be constructed in a short amount of time,
- 2) Are optimized for mountain bike use, and
- 3) With discrete dates required for completion.

For each highlighted project, include:

- 1) A brief description of the work, including trail length and type, environmental conditions, attendant trail features (photos or other visual representations are encouraged),
- 2) Teaming, subcontractor, youth corps, local government/land managing agency, and/or local volunteer relationships, including names of other entities, a description of the role each performed in the construction, and an estimate of the percentage of work completed by each entity, and
- 3) Contract amount and period of performance or timelines.

Each highlighted project shall include reference information for the client and/or construction manager (whoever had responsibility for approving the quality of and payment for the work), including name, title, email, and phone number. If possible, provide contact information for the local trail stewardship organization(s) that is currently involved in maintenance of the constructed trails.

### **Pricing**

Contractors must complete the Base Year and Option Year 1, 2, and 3 pricing sheets attached below. The prices entered represent ceiling unit price limits for each item by year. When TO-specific bids are submitted by contractors, unit prices can be decreased but cannot be increased above those supplied as part of this RFQ submittal. Pricing included herein will be utilized in the evaluation process to determine cost-effectiveness of contractor work.

### **PART III – RFQ EVALUATION AND SELECTION**

AWOADC intends to engage the most qualified firms available for this assignment while minimizing the costs to construct the Baileys Trail System. Responsiveness to the RFQ will be a principle basis for evaluation. RFQs shall provide a straightforward and concise presentation adequate to satisfy the requirements of the RFQ. Each firm's response should address all aspects of the RFQ and clearly express the firm's understanding of the Baileys Trail System Project requirements, indicating the contractor's qualifications to conduct this project in a thorough and efficient manner.

#### **The following criteria shall be considered in evaluating the RFQs:**

- a. The reputation, experience and efficiency of the contractor;
- b. The comparative quality of the services bid;
- c. The ability of the contractor to perform the contract services within the time specified;
- d. The contractor's performance under previous contracts;
- e. The number and scope of conditions attached to the RFQ;
- f. The contractor's understanding of the project scope and the specific requirements of AWOADC;
- g. The contractor's ability to complete similar work on time and to specification;
- h. The application of all of the above criteria to any sub consultants, subcontractors or products to be utilized by the contractor;
- i. General qualifications of the firm and the qualifications of the assigned staff; and
- j. Interview evaluation (if necessary).

AWOADC reserves the right to conduct such investigations of, and discussions with, contractors or other entities as it deems necessary to assist in the evaluation of any RFQ or to secure maximum clarification and completeness of any RFQ response.

**Decision Process:** AWOADC will appoint a Selection Committee to evaluate RFQs received and to select qualified contractors. Selection of a contractor will be made based on the above evaluation criteria.

#### **Proposed Schedule:**

- May 28, 2019: Request for Qualifications Available
- June 7, 2019: Pre-Proposal Conference Call
- June 10, 2019: 4PM Eastern written questions due via email
- June 17, 2019: 4PM Answers to written questions and addendum posted/distributed
- June 28, 2019: RFQ Submittal Due
- July 8, 2019 (week of): Contractor interviews (if needed)
- July 15, 2019: Selection of preferred contractors
- July 16, 2019: Beginning of Contract Negotiations for Phase 1a

**PART IV – BID SHEETS**

**2019 Calendar Year Pricing (Base Year)**

**Phase 1A**

<b>Description of Work</b>	<b>Pay Unit</b>	<b>Unit Price</b>	<b>Estimated Quantity</b>	<b>Total Price</b>
<b>Mobilization</b>				
Mobilization to site (once per TO)	each	\$	1	\$
<b>Trail Construction by Specification</b>				
Green (beginner) – USFS Trail Class 3	linear foot	\$	36,827	\$
Blue (intermediate) – USFS Trail Class 3	linear foot	\$	15,021	\$
Black (advanced) – USFS Trail Class 2	linear foot	\$	16,064	\$
Trail Closure (Obliteration of Unauthorized Trail)	linear foot	\$	1000	\$
<b>Surfacing (for All-Weather Trails)</b>				
Aggregate Surfacing, Grading & Compaction	ton	\$	5000	\$
Base Course, Grading & Compaction Method	ton	\$	5000	\$
Rock Armoring	linear foot	\$	25	\$
<b>Crossings &amp; Drainage</b>				
At Grade Crossing, Armored	each	\$	25	\$
48” Bottomless Arch Culvert	each	\$	18	\$
Puncheon	linear foot	\$	1500	\$
<b>Signs and Markers</b>				
Install Composite Posts, Type Carsonite 48”	each	\$	60	\$
Install reassurance markers (blazing)	mile	\$	15	\$
<b>Incidentals</b>				
Hazard Tree removal	each	\$	10	\$
Seeding and Mulch	acre	\$	1	\$
Silt fence/straw bale structure	linear foot	\$	100	\$
Loading, unloading, or transport of furnished materials	hour	\$	10	\$
<b>TOTAL</b>				\$

## 2020 CY Pricing (Option Year 1)

Description of Work	Pay Unit	Unit Price	Estimated Quantity	Total Price
<b>Mobilization</b>				
Mobilization to site (once per TO)	each	\$	1	\$
<b>Trail Construction by Specification</b>				
Surfaced – USFS Trail Class 4	linear foot	\$	3,839	\$
Green (beginner) – USFS Trail Class 3	linear foot	\$	42,416	\$
Blue (intermediate) – USFS Trail Class 3	linear foot	\$	190,495	\$
Blue directional – USFS Trail Class 3	linear foot	\$	33,471	\$
Black (advanced) – USFS Trail Class 2	linear foot	\$	76,562	\$
Black directional – USFS Trail Class 2	linear foot	\$	26,671	\$
Trail Closure (Obliteration of Unauthorized Trail)	linear foot	\$	2000	\$
<b>Surfacing (for All-Weather Trails)</b>				\$
Aggregate Surfacing, Grading & Compaction	ton	\$	20,000	
Base Course, Grading & Compaction Method	ton	\$	20,000	\$
Rock Armoring	linear foot	\$	100	\$
<b>Crossings &amp; Drainage</b>				\$
At Grade Crossing, Armored	each	\$	70	
48” Bottomless Arch Culvert	each	\$	25	\$
Puncheon	linear foot	\$	1500	\$
<b>Signs and Markers</b>				\$
Install Composite Posts, Type Carsonite 48”	each	\$	60	\$
Install reassurance markers (blazing)	mile	\$	15	\$
<b>Incidentals</b>				\$
Hazard Tree removal	each	\$	100	\$
Seeding and Mulch	acre	\$	5	\$
Silt fence/straw bale structure	linear foot	\$	280	
Loading, unloading, or transport of furnished materials	hour	\$	40	\$
<b>TOTAL</b>				\$

## 2021 CY Pricing (Option Year 2)

Description of Work	Pay Unit	Unit Price	Estimated Quantity	Total Price
<b>Mobilization</b>				
Mobilization to site (once per TO)	each	\$	1	\$
<b>Trail Construction by Specification</b>				
Surfaced – USFS Trail Class 4	linear foot	\$	3,839	\$
Green (beginner) – USFS Trail Class 3	linear foot	\$	42,416	\$
Blue (intermediate) – USFS Trail Class 3	linear foot	\$	190,495	\$
Blue directional – USFS Trail Class 3	linear foot	\$	33,471	\$
Black (advanced) – USFS Trail Class 2	linear foot	\$	76,562	\$
Black directional – USFS Trail Class 2	linear foot	\$	26,671	\$
Trail Closure (Obliteration of Unauthorized Trail)	linear foot	\$	2000	\$
<b>Surfacing (for All-Weather Trails)</b>				\$
Aggregate Surfacing, Grading & Compaction	ton	\$	20,000	
Base Course, Grading & Compaction Method	ton	\$	20,000	\$
Rock Armoring	linear foot	\$	100	\$
<b>Crossings &amp; Drainage</b>				\$
At Grade Crossing, Armored	each	\$	70	
48” Bottomless Arch Culvert	each	\$	25	\$
Puncheon	linear foot	\$	1500	\$
<b>Signs and Markers</b>				\$
Install Composite Posts, Type Carsonite 48”	each	\$	60	\$
Install reassurance markers (blazing)	mile	\$	15	\$
<b>Incidentals</b>				\$
Hazard Tree removal	each	\$	100	\$
Seeding and Mulch	acre	\$	5	\$
Silt fence/straw bale structure	linear foot	\$	280	
Loading, unloading, or transport of furnished materials	hour	\$	40	\$
<b>TOTAL</b>				\$

### 2022 CY Pricing (Option Year 3)

Description of Work	Pay Unit	Unit Price	Estimated Quantity	Total Price
<b>Mobilization</b>				
Mobilization to site (once per TO)	each	\$	1	\$
<b>Trail Construction by Specification</b>				
Surfaced – USFS Trail Class 4	linear foot	\$	3,839	\$
Green (beginner) – USFS Trail Class 3	linear foot	\$	42,416	\$
Blue (intermediate) – USFS Trail Class 3	linear foot	\$	190,495	\$
Blue directional – USFS Trail Class 3	linear foot	\$	33,471	\$
Black (advanced) – USFS Trail Class 2	linear foot	\$	76,562	\$
Black directional – USFS Trail Class 2	linear foot	\$	26,671	\$
Trail Closure (Obliteration of Unauthorized Trail)	linear foot	\$	2000	\$
<b>Surfacing (for All-Weather Trails)</b>				\$
Aggregate Surfacing, Grading & Compaction	ton	\$	20,000	
Base Course, Grading & Compaction Method	ton	\$	20,000	\$
Rock Armoring	linear foot	\$	100	\$
<b>Crossings &amp; Drainage</b>				\$
At Grade Crossing, Armored	each	\$	70	
48” Bottomless Arch Culvert	each	\$	25	\$
Puncheon	linear foot	\$	1500	\$
<b>Signs and Markers</b>				\$
Install Composite Posts, Type Carsonite 48”	each	\$	60	\$
Install reassurance markers (blazing)	mile	\$	15	\$
<b>Incidentals</b>				\$
Hazard Tree removal	each	\$	100	\$
Seeding and Mulch	acre	\$	5	\$
Silt fence/straw bale structure	linear foot	\$	280	
Loading, unloading, or transport of furnished materials	hour	\$	40	\$
<b>TOTAL</b>				\$

**Task Order Issuance:**

Task Orders (TO) will be competed among the contractors qualified by this RFQ for Trail Construction on the Baileys Trail System in the Wayne National Forest, Athens Ranger District. Pricing provided by each contractor in the RFQ response shall be treated as their ceiling price for the given calendar year; TOs will be solicited to qualified contractors, these contractors may respond with pricing on each TO at values up to but not exceeding their RFQ ceiling pricing.

Each TO will list the tasks and the estimated quantities of those tasks that will be performed on the TO.

In determining who will receive the TO, AWOADC will consider the price, past performance (including past performance on previous orders under this contract), and any other factors indicated on the TO. The qualified contractors are encouraged to visit the job site prior to submitting a task order proposal, to confirm quantities and the overall scope of work; failure to do so will not later be grounds for a claim.

AWOADC may issue a task order without further competition for such reasons as: 1) new work that ties directly with previous work completed by one of the pre-qualified contractors, or 2) an emergency situation.

Qualified contractors are authorized to adjust their contractually established line item pricing downward, to allow for a better opportunity of task order award; however, the adjusted pricing is only applicable for that specific TO, and does not constitute a change in the actual contract unit line item(s) ceiling price.

In situations where the Schedule of Items line item description(s) does not completely capture all of the work aspects and related costs involved in accomplishing the TO, the qualified contractors may be propose additional pricing to cover those un-priced work elements. This additional pricing will then factor into determining TO award.

**PART V – ATTACHMENTS**

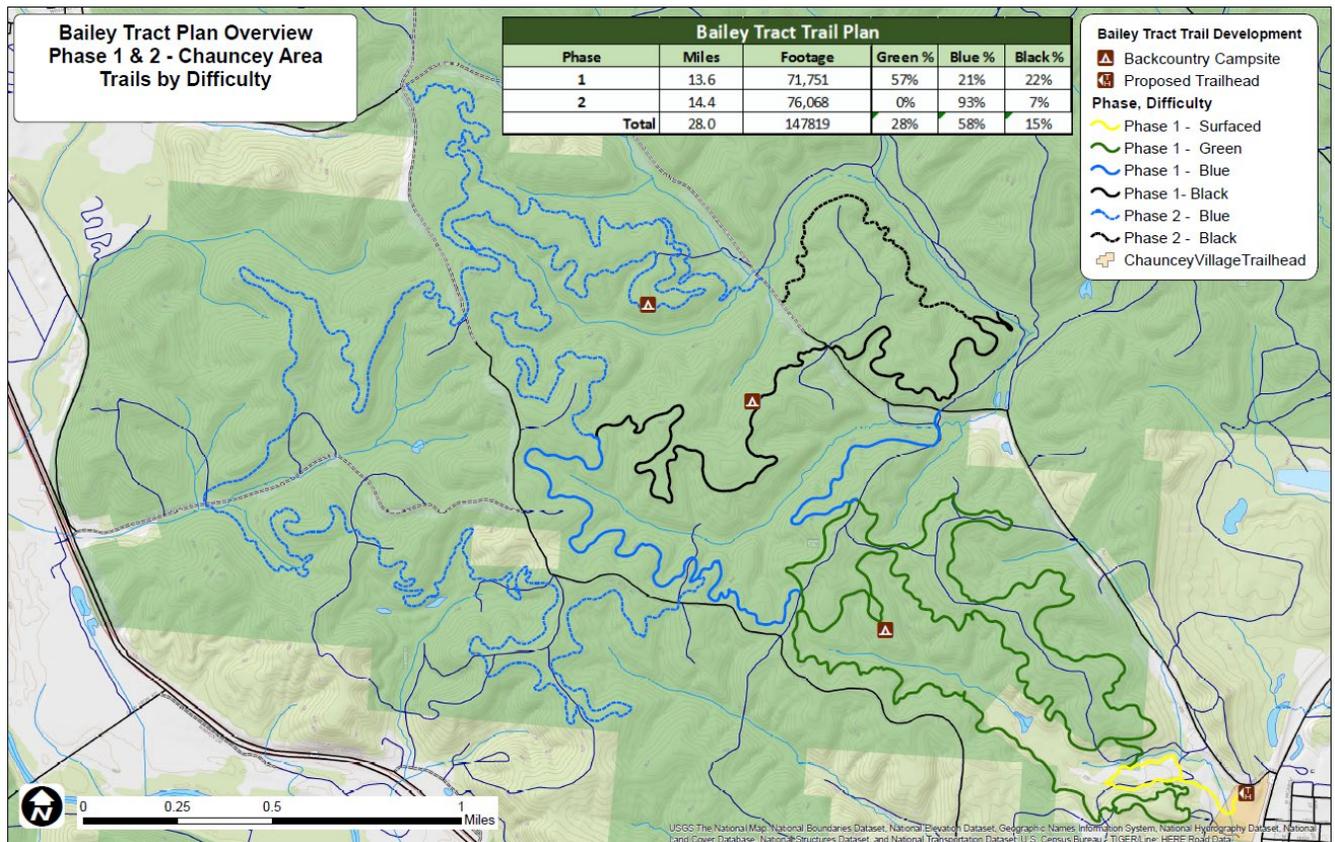
1. Baileys Trail System Maps
2. Phase 1A Scope of Work
3. Proposed Scope of Work, Additional Phases
4. Baileys Trail System Trail Master Plan
5. Baileys Trail Decision Memo and Implementation Plan
6. Construction Documents

## ATTACHMENT 2: PHASE 1A SCOPE OF WORK

**Scope of Work:** Phase 1A includes all solid line trails except for the yellow trail shown in Figure 1 (excerpt from the Baileys Master Trail Plan). Construct approximately 36,827 linear feet of green (beginner trail), 15,021 linear feet of blue (intermediate) trail, and 16,064 linear feet of black (advanced) trail. Beginner and intermediate trails will be constructed to U.S. Forest Service Trail Class 3 standards and advanced trails will be constructed to U.S. Forest Service Trail Class 2 standards. The attached construction documents provide trail specifications.

Construction of trail tread and attendant features (i.e. puncheon, bridge, culvert, and rock armored segments) will be in accordance with the general specifications presented within the Construction Document (attached) and fundamentally based on sustainable trail design principles promulgated by credible, recognized printed source material, including the International Mountain Bicycling Association’s handbooks: Trail Solutions (2004) and Managing Mountain Biking (2007), and the USDA Forest Service’s Trail Construction and Maintenance Notebook (2007).

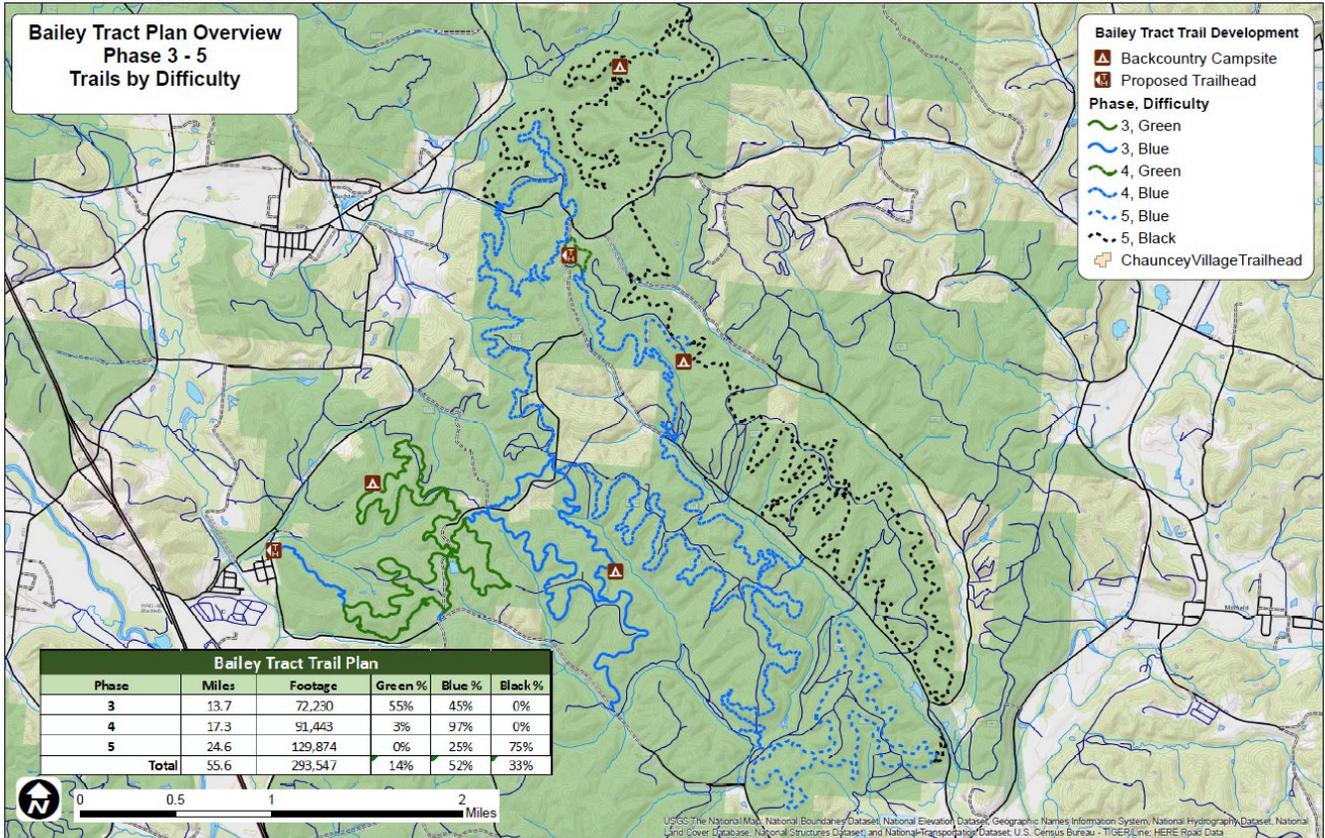
Grant funding requires the majority of work for Phase 1A to be completed in the 2019 Calendar Year. Trail construction is scheduled to begin in October 2019 and be completed by January 2020. This may require the use of more than one contractor.



**Figure 1:** Phase 1A includes all solid green, blue, and black lines and excludes the yellow (surfaced) trail. Source: Bailey Tract Mountain Bike Trails Master Plan.

### ATTACHMENT 3: PROPOSED SCOPE OF WORK, Additional Phases

**Scope of Work:** Additional phases will be constructed as funding becomes available; task orders will be developed and competed between qualified contractors for the Spring 2020 construction season, and continue until all trails are constructed, but no later than 2022.



**Figure 2:** Phases 3 to 5 of the Baileys Trail System. Source: Bailey Tract Mountain Bike Trails Master Plan.

**Table 1: Additional phases: trail lengths and breakdown of difficulty level**

Phase	Miles	Footage	Green %	Blue %	Black %
<b>Total</b>	<b>70.7</b>	<b>373,488</b>	<b>20%</b>	<b>59%</b>	<b>21%</b>