

Division of Abandoned Mine Lands AML PILOT Project Status Report

Grant Recipient Name: Big Sandy Area Development District
Project Name: Royalton Trail Town Pilot Project
Project Manager: Denise Thomas
Date Submitted: 10/10/18
Reporting Period: September 2018

Accomplishments:

The consulting engineer for the project has continued with design work and in preparation for bidding the project pending environmental clearances and authorization to proceed. The final site plan nears completion. An additional meeting with the engineer/architect took was scheduled for October to work through some of the detailed specs to be included in the bid documents regarding the proposed restaurant structure.

At the September progress meeting, there was discussion regarding alternate-deducts prioritization with the potential deducts including the number of cabins being first, second is cabin siding material, and third is roofing material. Drainage has been reduced from the prior meeting. RV pads have been placed, both small and large. Unit prices and a manufacturers listing of materials are suggested by Randall to be included in bids. Justin reminded of the 'buy American' language to include in bid packets. Federal wage rates are confirmed as not being applicable to the project per AML. Gary reports that the water table is not an issue, so underground electrical is possible. There is no additional information on the added site ingress/egress from the state. Randall needs another week to have his plans prepared to submit to HBC and needs a certified site plan from Gary. The restaurant building (cabin) was discussed and will include decking for dining with limited tables inside. Detailed bid documents are to be provided to AML for review. Inspection services were confirmed to be provided by Gary as part of his contract with monthly reporting to be provided to AML. There was discussion regarding the local floodplain permit which has not yet been approved/signed and possible options. The next progress meeting will be held on Oct. 29th at 3:00 p.m.

Performance outcome data/metrics:

Design activities continue as planned through September including preparation for bidding the project is anticipated in order to be ready to bid the project upon authorization to proceed being granted.

BSADD has created a link on its website to post information about the project's progress.

Pursuit of local floodplain permit is ongoing; documentation to DOW has been submitted.

Problems, issues, variances from plan:

Variances include the addition of acreage adjacent to the existing tract under lease and a new lease. (No expenditures of grant funds on the additional acreage will take place.) A re-configuration of the site attributes has taken place with a new site plan having been completed and agreed upon locally. Insurance coverage on the property is to be resolved (as noted in previous reports); it is anticipated that insurance will be on hold pending construction activity when the contractor will incur that expense. Local floodplain permit approval has not been forthcoming which could delay the project.