

Ohio Department of Natural Resources
DNR-250014 Mary Jane Thurston State Park Tree House Cabins
1466 State Route 65, McClure OH 43534, Wood County

Bid Date: 01/13/2026 at 2:00PM

ADDENDUM 01

Date of Addendum: 12/19/2025

To the Drawings and Specifications for:

Ohio Department of Natural Resources
DNR-250014 Mary Jane Thurston State Park Tree House Cabins
1466 State Route 65, McClure OH 43534, Wood County

This addendum modifies the original CONTRACT DOCUMENTS dated 12/04/2025. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This addendum consists of two (2) pages plus attachments.

CHANGES TO GENERAL REQUIREMENTS:

1. None.

CHANGES TO SPECIFICATIONS:

1. Section 00 31 32 – GEOTECHNICAL DATA: Replace specification 00 31 32 “Geotechnical Data” in its entirety with attached Specification Section 00 31 32.

CHANGES TO DRAWINGS:

Note: Revisions for this addendum on attached reissued sheets are clouded and labeled “Delta 1.”

1. Sheet 34 – ARCHITECTURAL ABBREVIATIONS, SYMBOLS, & NOTES
 - A. Fixture Height legend – revise dimension height of DCS BABY CHANGING STATION
2. Sheet 46 – SHOWERHOUSE – RCP
 - A. Drawing 1 and 2 – Add Room Tags to all rooms as indicated
 - B. Drawing 2 – Revise ceiling height tags as indicated

ATTACHMENTS:

Specification Sections 00 31 32
Drawing Sheets 34, 46
Pre-bid Meeting Minutes
Pre-bid Attendance Sheet

END ADDENDUM NO. 01

DOCUMENT 003132 - GEOTECHNICAL DATA

PART 1 - GENERAL

1.1 GEOTECHNICAL DATA

- A. This Document, with its referenced attachments, is part of the Procurement and Contracting Requirements for the Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information. This Document and its attachments are not part of the Contract Documents.
- B. Because subsurface conditions indicated by the soil borings are a sampling in relation to the entire construction area, and for other reasons, Owner, Architect, Architect's consultants, and the firm reporting the subsurface conditions do not warranty the conditions below the depths of the borings or that the strata logged from the borings are necessarily typical of the entire site. Any party using the information described in the soil borings and geotechnical report accepts full responsibility for its use.
- C. A Geotechnical Investigation Report for Project, prepared by intertek psi is available for viewing as at the following link:
<https://spgb1.sharepoint.com/:f/s/SPGBArchitectsSharepoint/IgAtJCiaPB9hS6Wc91U3Z95OAXZkthz4UY825OYs6sG-gM8?e=yRVFQf>
 - 1. The opinions expressed in this report are those of a geotechnical engineer and represent interpretations of subsoil conditions, tests, and results of analyses conducted by a geotechnical engineer. Owner is not responsible for interpretations or conclusions drawn from the data.
 - 2. Any party using information described in the geotechnical report will make additional test borings and conduct other exploratory operations that may be required to determine the character of subsurface materials that may be encountered.
- D. Related Requirements:
 - 1. Document 002113 "Instructions to Bidders" for the Bidder's responsibilities for examination of Project site and existing conditions.
 - 2. Document 003119 "Existing Condition Information" for information about existing conditions that is made available to Bidders.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 003132

GENERAL NOTES

I. GENERAL

- A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS THAT WOULD CAUSE AN AWWARD OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.
- B. THIS IS A SINGLE PRIME CONTRACT ANY AND ALL REFERENCE TO MULTIPLE CONTRACTORS ARE FOR TRADE SPECIFIC CONTRACTORS INFORMATION. ALL CONTRACTOR WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS IS THE RESPONSIBILITY OF THE LEAD CONTRACTOR.
- C. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- D. FILL ANY MASONRY VOIDS WITH MORTAR OR GROUT WHERE ANCHORS OCCUR.
- E. SEPARATE ALL DISSIMILAR METALS TO PREVENT CORROSION CAUSED BY DIALECTIC ACTION, OR BY OTHER CAUSES AS RECOMMENDED BY THE RESPECTIVE PRODUCT MANUFACTURER / SUPPLIER.
- F. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. IN DESIGNATED FINISH SPACES, UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE.
- G. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED IN ORDER TO SECURE ALL EQUIPMENT ACCESSORIES, CASEWORK, ETC. OR FURNISHED ITEMS INCLUDING ITEMS OWNER FURNISHED OR PROVIDED.
- H. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT MAXIMUM DISTANCE OF 30 LINEAR FEET FOR VERTICAL SURFACES AND 50 LINEAR FEET OR 2,500 SQUARE FEET FOR CEILINGS. REFER TO REFLECTED CEILING PLANS, PLANS AND WALL ELEVATIONS FOR SPECIFIC LOCATIONS. PROVIDE CONTROL JOINT AT SWING SIDE OF ALL DOORS. WHERE CONTROL JOINT IS INDICATED IN MASONRY, KEEP HEAD JOINTS CLEAR OF ALL MORTAR. PROVIDE CONTINUOUS BEAD OF SEALANT WITH BACKER ROD.
- I. REFER TO STRUCTURAL DRAWINGS FOR ALL LINTEL MATERIALS AND SIZES.
- J. REFER TO THE SPECIFICATIONS FOR DESCRIPTIONS OF INSULATION TYPES, GLASS TYPES, AND HARDWARE SETS.

GENERAL CONT

- L. GENERAL TRADES CONTRACTOR TO COORDINATE FLOOR SLAB DEPRESSIONS REQUIRED BY FLOOR FINISH MATERIALS. PROVIDE LEVEL FINISH FLOOR. PROVIDE LOCAL DEPRESSION AT FLOOR DRAINS OF 1/4-INCH UON.
- M. ALL TOILET ACCESSORY ITEMS NOTED HANDICAP ARE TO BE INSTALLED PER ICC A117.1 AND AMERICAN BARRIER ACT (ADAAG) STANDARDS. ANY DEVIATION FROM ICC A117.1 & ADAAG STANDARDS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
- N. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL EQUIPMENT. ACCESS PANELS LOCATED IN FINISHED SURFACES SHALL BE PAINTED TO MATCH ADJACENT SURFACES. LOCATION SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH INSTALLATION.
- O. FIRE EXTINGUISHERS ARE TYPE FE-1 UON REFER TO SPECIFICATIONS FOR FIRE EXTINGUISHER TYPES.

II. FIRE RESISTANCE RATING

- A. CONTRACTOR IS RESPONSIBLE FOR PROVIDING CODE COMPLIANT FIRE BLOCKING AT A MAXIMUM OF 10'-0" IN EITHER DIRECTION ALL STUD WALLS, RAFTER AND FLOOR JOIST CAVITIES.

III. DIMENSIONS

- A. DO NOT SCALE THE DRAWINGS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS BEFORE PROCEEDING WITH ANY WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK. FAILURE OF THE CONTRACTOR TO REVIEW THE CONTRACT DOCUMENTS AND VERIFY THE EXISTING CONDITIONS SHALL NOT BE SUFFICIENT CAUSE TO WARRANT A CHANGE IN CONTRACT AFTER CONTRACT IS AWARDED.
- B. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FINISH FACE OF MASONRY OR GYPSUM BOARD, EXCLUDING FINISH MATERIALS SUCH AS CERAMIC TILE. THE CONTRACTOR SHALL COORDINATE FINISH DIMENSIONS WITH FINISH SCHEDULE WHEN CRITICAL TO THE INSTALLATION OF MILL WORK, CASEWORK, OR EQUIPMENT.
- C. FLOOR ELEVATION VARY IN HEIGHT, REFER TO STRUCTURAL AND LANDSCAPE DRAWINGS.
- D. UNLESS SHOWN OTHERWISE, DOOR LOCATIONS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR BE LOCATED 4" FROM FINISH PERPENDICULAR WALL TO EDGE OF DOOR FRAME.
- E. DIMENSIONING AT OPENINGS ARE THE CLEAR OPENING WHICH INCLUDES THE FRAME AND WINDOW/DOOR.

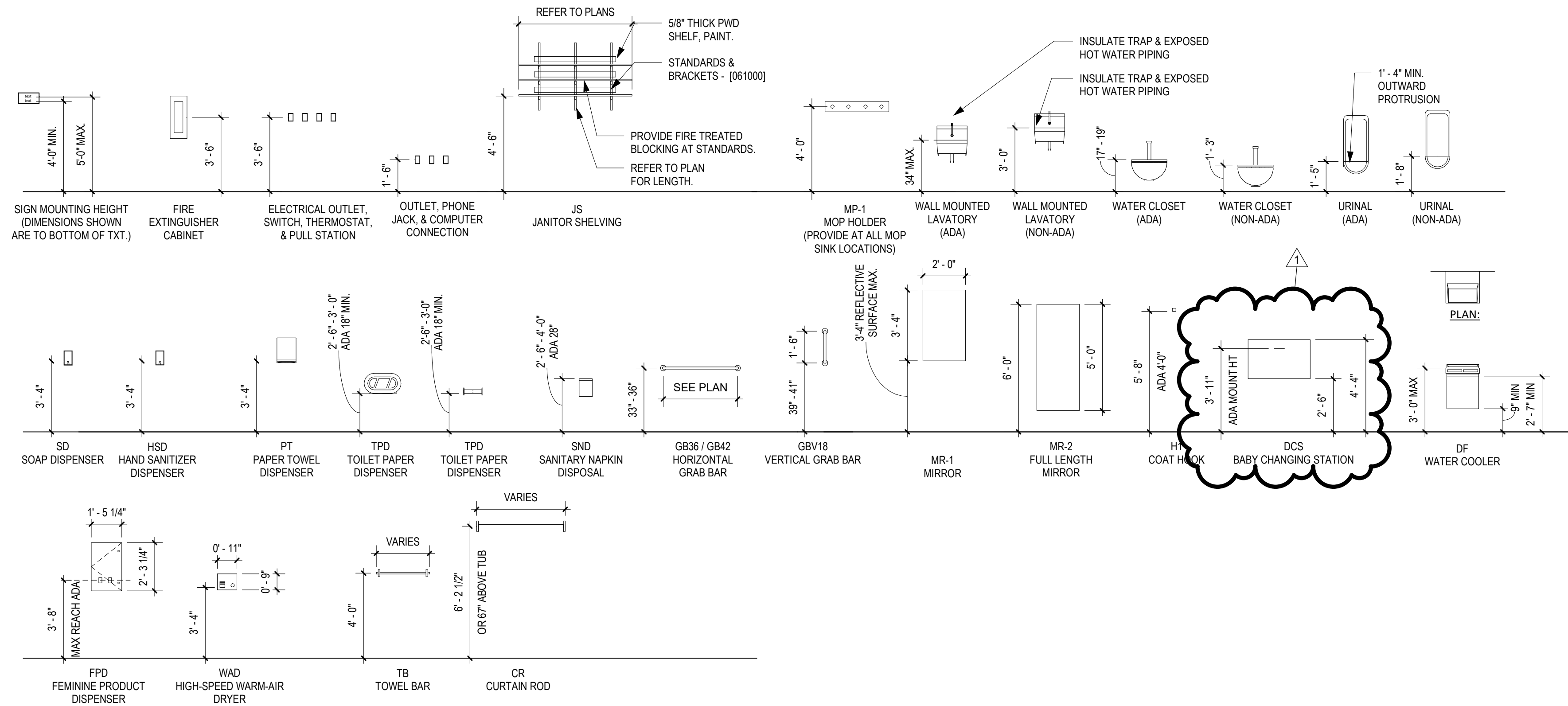
IV. CASEWORK

- A. IF CASEWORK IS REFERENCED AS SIMILAR, CASEWORK MAY BE DIFFERENT DUE TO PLAN CONFIGURATION. COORDINATE DIFFERENCES WITH PLAN AS NEEDED. USE FILLERS, FINISHED ENDS, ETC.
- B. REFER TO MOUNTING HEIGHTS ON THIS SHEET FOR TYPICAL MOUNTING HEIGHTS.
- C. BACK SPLASHES & SIDE SPLASHED ARE TO BE LOCATED AT ALL SINK OR KITCHENETTE AREAS.
- D. TO INSURE PROPER & ADEQUATE BLOCKING, ALL BLOCKING LOCATIONS FOR CASEWORK WILL BE THE RESPONSIBILITY OF THE PARTY OR PARTIES PROVIDING CASEWORK & SHALL COORDINATE WITH THE GENERAL TRADES CONTRACTOR WHO PROVIDES THE BLOCKING.

V. SIGNAGE

- A. REFER TO SPECIFICATION SECTION 101400 'SIGNAGE'.
- B. PROVIDE EXIT SIGNAGE AT EACH BUILDING EXIT AND AT EACH EXIT IN ASSEMBLY SPACE WHERE MORE THAN ONE EXIT IS REQUIRED.
- C. PROVIDE SIGNAGE AT EACH FIRE EXTINGUISHER OR FIRE EXTINGUISHER CABINET.

FIXTURE HEIGHT



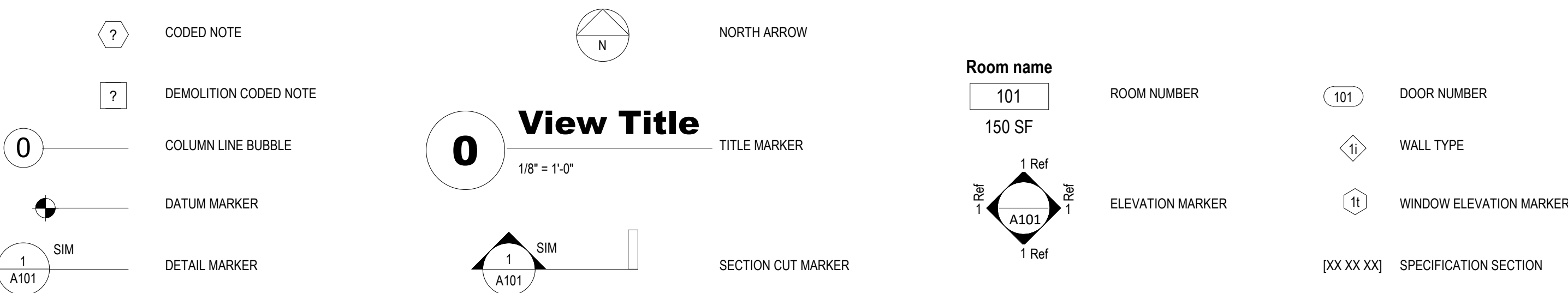
ARCHITECTURAL ABBREVIATIONS

ABBREV	DEFINITION
#	NUMBER
&	AND
@	AT
AC	AIR CONDITIONING
AE	ARCHITECT ENGINEER
AV	AUDIO VIDEO
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
AS	ADJUSTABLE SHELF
AUTO	AUTOMATIC
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BDRM	BEDROOM
BIT	BITUMINOUS
BILDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BOT	BOTTOM
BTWN	BETWEEN
CG	CORNER GUARD
CHT	CEILING HEIGHT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET/CARPET TILE
CT	CERAMIC TILE
CW	COLD WATER
D	DEPTH
DEMO	DEMOLISH
DET	DETAIL
DH	DOOR HEADER
DI	DIAMETER
DIA	DIAMETER
DIM	DIMENSION
DP	DEEP
DS	DOWN SPOUT
DWG(S)	DRAWING(S)
EA	EACH
ECT	ET CETERA
EF	EACH FACE
EIFS	EXTERIOR INSULATED FINISHING SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER-BRACKET MT
FEC	FIRE EXTINGUISHER & CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FFE	FINISH FLOOR ELEVATION
FGD	FIBERGLASS DOOR
FLR	FLOORING
FTG	FOOTING
G	GAS
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL TRADES CONTRACTOR
GL	GLASS, GLAZING
GYP BD	GYPSUM BOARD
H	HIGH
HB	HOSE BIB
HC	HANDICAP
HD	HEAD
HDW	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HW	HOT WATER
I	ISOLATION JOINT
IN	INCH
INCL	INCLUDE(D), INCLUDING
INSUL	INSULATION
INT	INTERIOR
JB	JAMB
JC	JANITOR'S CLOSET
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
M	MIRROR
MAX	MAXIMUM
MECH	MECHANIC(AL)
MFP	MECHANICAL/ ELECTRICAL/ PLUMBING MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MT	MOUNT
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPH	OPPOSITE HAND
OPP	OPPOSITE
P	PAINT
PLAM	PLASTIC LAMINATE
PNL	PANEL
PROJ	PROJECTION
PSI	POUNDS PER SQUARE INCH
PWD	PLYWOOD
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE(D), REINFORCING
REQ'D	REQUIRED
RES	RESILIENT
RESIN	RESINOUS
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RR	RESTROOM
SECT	SECTION
SF	SQUARE FOOT/FEET
SIM	SIMILAR
SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK(NESS)
TKBD	TACK BOARD
TO	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TSL	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
W	WIDTH
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WM	WIRE MESH

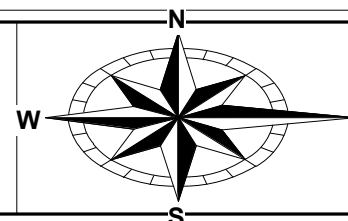
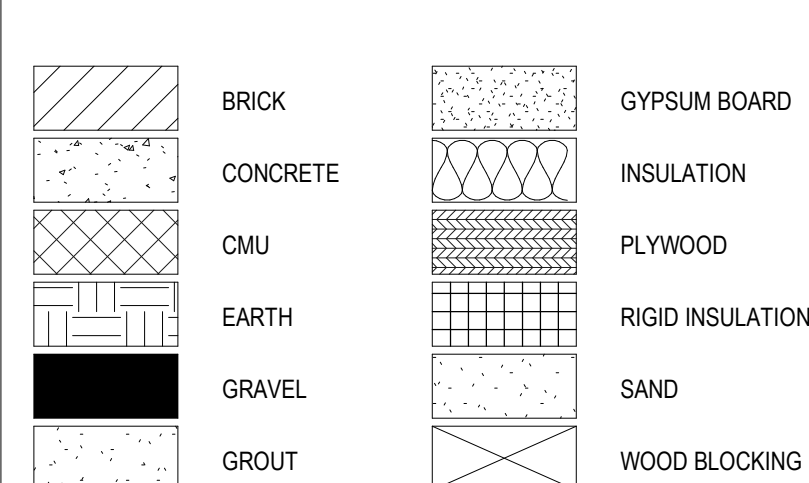
ARCHITECTURAL ABBREVIATIONS

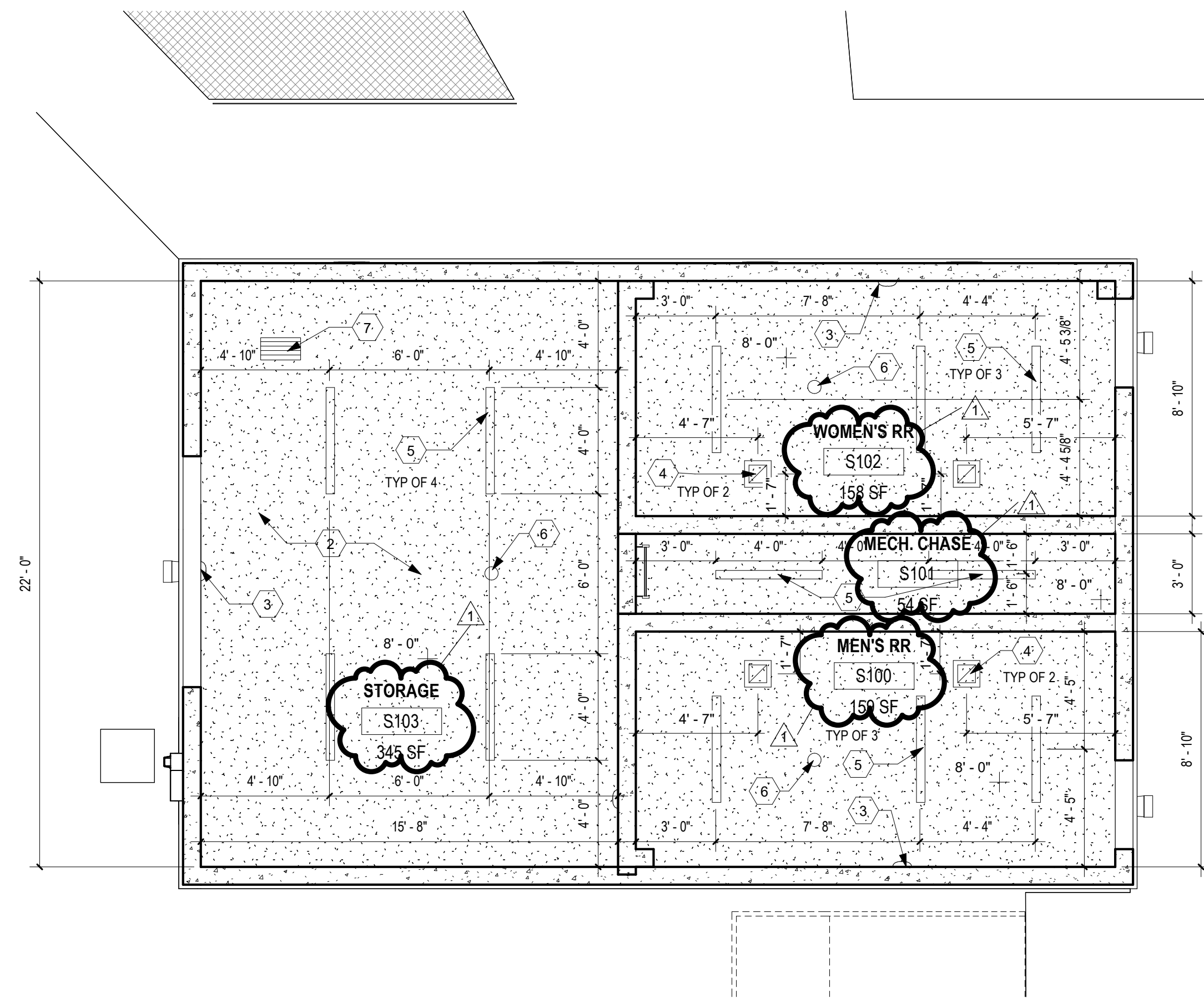
ABBREV	DEFINITION
LAM	LAMINATE(D)
LAV	LAVATORY
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TOS	TOP OF STEEL
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TPD	TOILET PAPER DISPENSER
TSL	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
W	WIDTH
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WM	WIRE MESH

ARCHITECTURAL SYMBOLS LEGEND

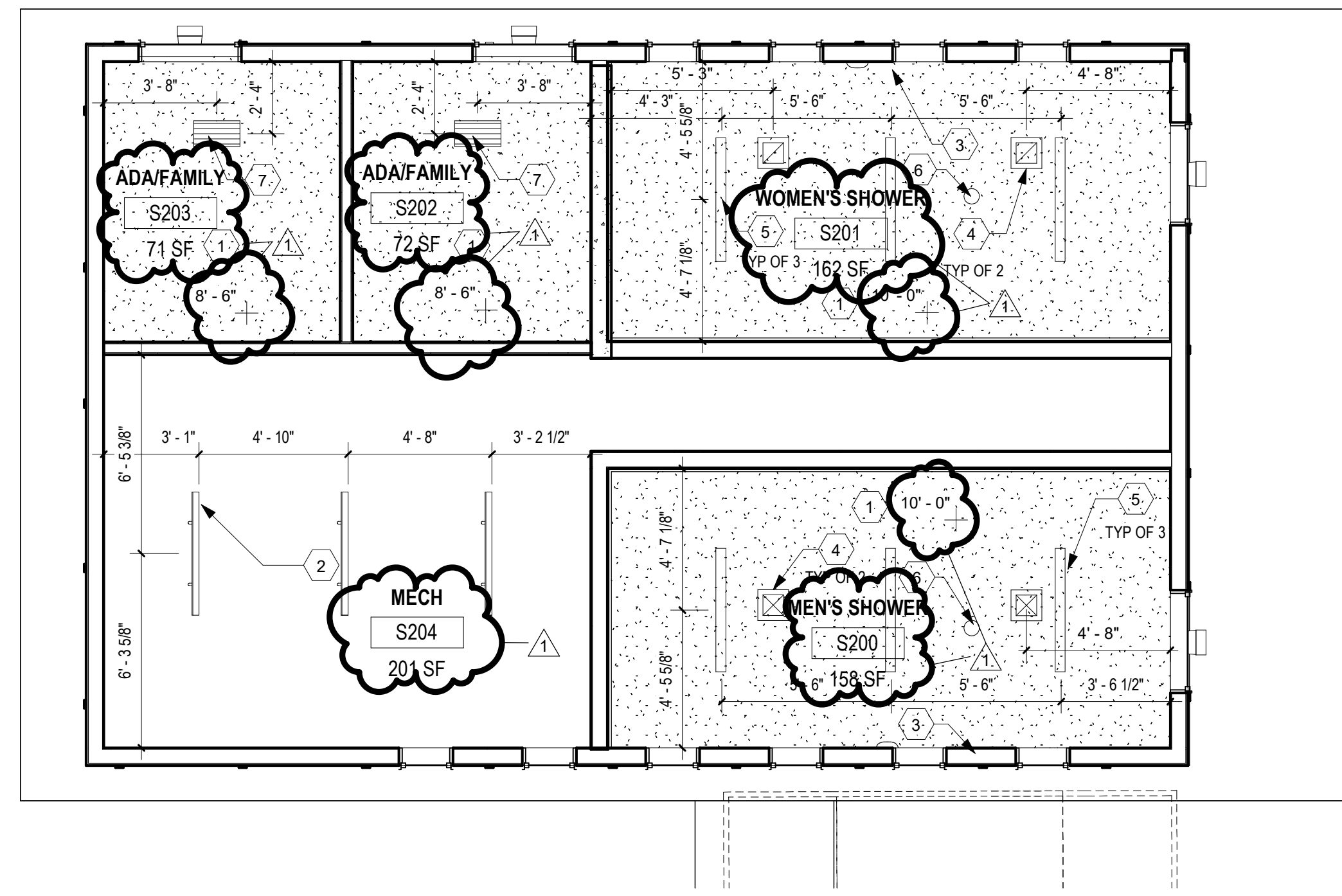


MATERIAL LEGEND

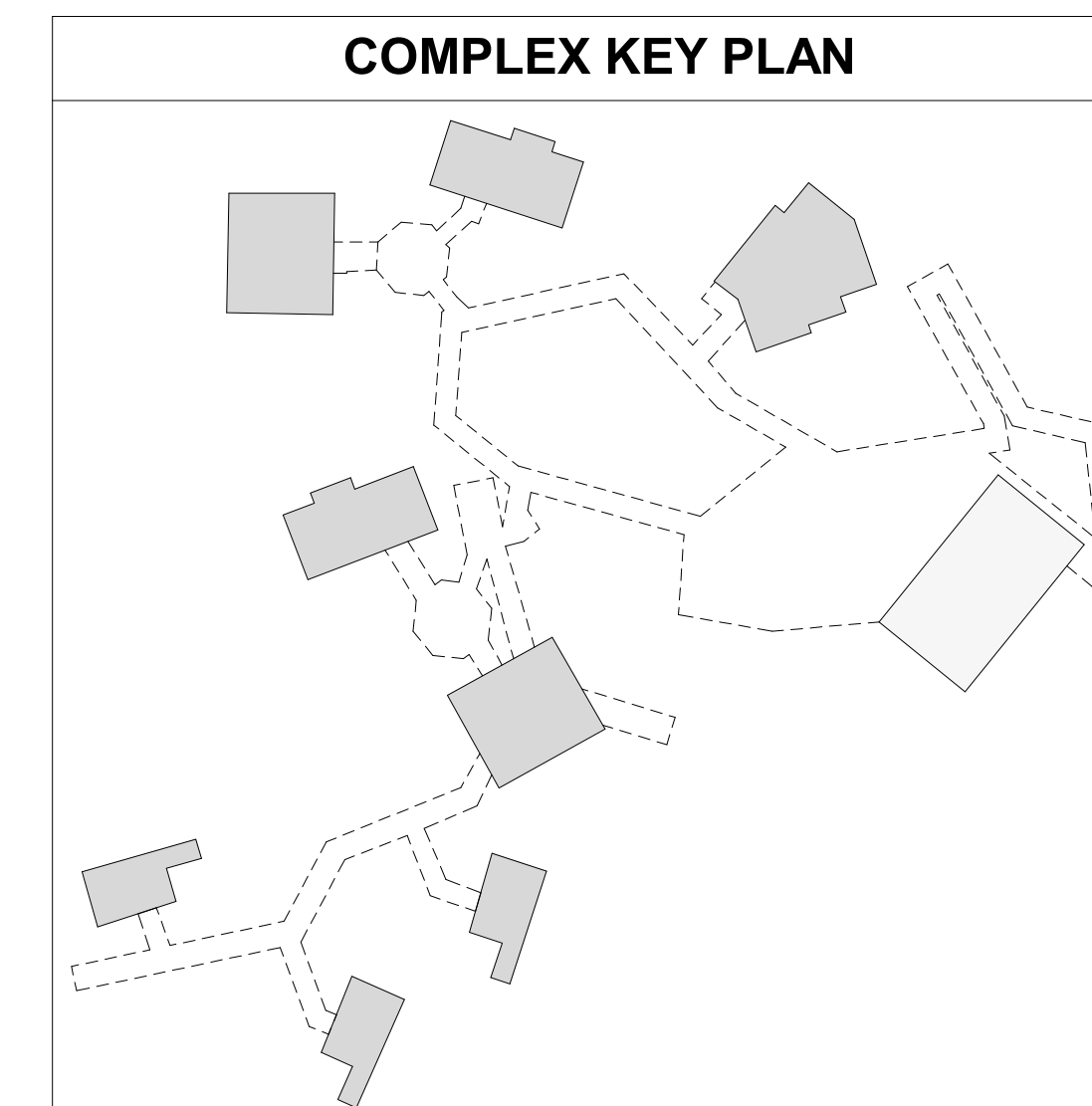




1 SHOWERHOUSE - FIRST FLOOR RCP
1/4" = 1'-0"



2 SHOWERHOUSE - SECOND FLOOR RCP
1/4" = 1'-0"



OHIO DEPARTMENT OF NATURAL RESOURCES

Site Tour

PROJECT NAME: Mary Jane Thurston State Park Tree House Cabins

DATE: 12/15/2025

LOCATION: 1466 State Route 65, McClure OH 43534

PROJECT #: DNR-250014

TIME: 1:00 PM

AGENCY: ODNR, OFCC

NAME OF REPRESENTATIVE	COMPANY NAME	STREET ADDRESS / CITY, STATE, ZIP	PHONE / EMAIL	CONTRACTOR		TRADE
				PRIME	SUB	
Ben Dotson	The Dotson Co.	6943 Providence St Whitehouse, OH 43571	719-877-5176 ben@dotsoncompany.com	X		
Troy Butler	KCS		419-950-3049 Troy@kcscontracting.com	X		
SUSAN MILLIGAN	OFCC					
Craig Lane	Conte	912 N Summit Toledo Ohio 43604	419-241-3251 Craig.lane@cont.net			
TROY BUTLER	REGENT ELECTRIC	5235 TRACTOR RD	tbutler@regentelectric.com		X	ELECTRICAL
SEAN MCCARTHY	REGENT ELECTRIC	5235 TRACTOR RD TOLEDO OH	419 476 8330 Smccarthy@regentelectric.com		X	ELECTRICAL
DREW TOADWINE	MIDWEST CONTRACTING	HOLLAND, OH	drew.toadwine@midwest- contracting.com	X		CC
Ted Welsh	ODNR, Parks + Naturalcraft	Van. Buren, OH	614-203-5337 ted.welsh@dnr.ohio.gov			
Jeremy Babcock	ODNR, MJT		419 261 0191 jeremy.babcock@dnr.ohio.gov			
MargLynn Hopp	ODNR - Engineering					
Taylor Eblin	SPORB Architects					

Ohio Department of Natural Resources

Pre-Bid Meeting Minutes



Project: **Mary Jane Thurston State Park Tree House Cabins**
Facility: **Day Lodge**
Date: **12/15/2025**
Location: **1466 State Route 65, McClure OH 43534**
Bid Package: **DNR-250014**

1. INTRODUCTION

- A. All attendees shall sign the attendance sheet.
- B. Any questions about the plans and specifications should be directed to A/E Project Manager Matt Fisher, SPGB Architects; email: mfisher@spgbarch.com; copy Taylor Eblin, SPGB Architects, email: teblin@spgbarch.com.

2. PROJECT OVERVIEW

- A. The Project will develop a series of elevated overnight camping structures and a central shower house facility at the elongated headlands located between Mary Jane Thurston State Park's existing RV / tent campsites, and the large, wooded wetland area of the Park's center parcel. Structures will include five (5) rustic dry cabins, three (3) camping platforms, a 3-story restroom and shower house facility with a roof top observation deck for the park to share, and an elevated boardwalk deck connecting all the structures. Additionally, the project will include a ground level natural play area, and an integrated play structure equipped with climbing nets, net bridges, and a slide.

3. DELIVERY METHOD

- A. Single Prime.

4. NOTICE TO BIDDERS

- A. Virtual Bid Opening: 01/13/2026 at 2:00 PM EST.
- B. Bids will be posted by 5:00 PM the day of opening on Bid Express. Bidders are not required to attend the official Bid Opening.
- C. Plans and Specifications are available for download from Bid Express.
- D. Review contracts and estimated costs:
 - 1) Base Bid – \$3,473,000.00 (includes Lump Sum, Unit Price, and Allowance items).
 - 2) Alternate 1 Camping Platform Boardwalk – \$74,000.00 (add to Base Bid).
 - 3) Alternate 2 Natural Playground – \$82,500.00 (add to Base Bid).
 - 4) Alternate 3 Climbing Structure – \$116,700.00 (add to Base Bid).

5. SUBMITTING A BID

- A. The Contractor is responsible for delivering the bid on the electronic Bid Form by the time specified in Bid Express, <https://bidexpress.com>.
- B. Note: The Bidder will need to allow several days to receive electronic signature from Bid Express if they have not used Bid Express prior.

6. BID SCHEDULE

- A. Review format of and how to properly complete bid schedule.

Ohio Department of Natural Resources

Pre-Bid Meeting Minutes



- B. Alternate Bid Items refer to Specification Section 01 23 00 Alternates.
- C. Addenda – Each Bidder shall bear the responsibility to satisfy themselves that the bid is responsive to all Addenda issued. The contractor shall acknowledge any addendum in the appropriate location on Bid Express. Failure to receive or acknowledge any Addenda shall not release the Bidder from all obligations contained in such Addenda.
- D. The contractor shall not modify anything on the bid schedule as this may be cause for rejection of bid.

7. CONSTRUCTION SCHEDULE

- A. Anticipated NTP Date is 03/09/2026.
- B. Contract Duration 343 Calendar Days from NTP.
- C. Anticipated Date of Substantial Completion of Work on 02/23/2027.
- D. Milestone: Shower House Exterior (including Signage and site) and entry stair substantially complete September 11, 2026.
- E. Milestone: Work within wetland shall be completed by October 1, 2026

8. BIDDING AND CONTRACTING REQUIREMENTS

- A. Instructions to Bidders – Refer to Documents 00 21 13 and 00 22 00 of Project Manual.
 - 1) Proposal Form, Bid Guaranty, Insurance, Bonding, etc. – Questions should be directed to Samantha Schwaigert, OFCC Project Coordinator at samantha.schwaigert@ofcc.ohio.gov or 614-204-0636.
 - 2) Requests for Information (RFIs) must be submitted seven (7) Days before bid opening.
 - 3) All questions asked during the meeting are to be submitted formally in a written RFI to ensure inclusion in future Addenda.
 - 4) Substitutions – All bids will be evaluated based on the standard referenced in the documents. Substitutions Requests must be submitted ten (10) days before bid opening.
 - a) Proposed substitutions must include side-by-side comparison with specs of basis of design to be considered by A/E.
 - b) The name and complete description of the proposed Substitution, including Drawings, performance and test data, and other information necessary for a complete evaluation.
 - c) Contractor to submit a statement setting forth any changes that the Proposed Substitution will require in the Contract Documents or the Project.
 - d) If the A/E approves the Proposed Substitution, the A/E shall issue an Addendum.
 - 5) Bid Package Checklist – The following items are the minimum that are to be included in the proposal package:
 - a) Form of Bid.
 - b) Corporation Signing Authority form uploaded.
 - c) Request for Taxpayer ID Number uploaded.
 - d) Bid Security Form (Bid Bond or Cashier's Check) – Original to DNR within three (3) days of bid.
 - e) Certificate of Compliance showing Surety is licensed to do business in Ohio.
 - f) Power of Attorney for Surety Form uploaded.

Ohio Department of Natural Resources

Pre-Bid Meeting Minutes



- g) Substance Use Prevention and Recover Program Compliance Certificates.
- h) Bid Schedule.
- i) Proposed EDGE Certified Business / EDGE Program Commitment.
- j) Bidder Qualifications.
- k) Bidder Affirmation and Disclosure.
- l) Bidder Certification Box Checked.

9. REQUIRED CONDITIONS PRECEDENT

- A. EDGE.
- B. SUPR (Substance Use Prevention and Recovery Program).
- C. EEO.
- D. Insurance Certificate.
- E. Insurance Policies.
- F. Original of Bond.
- G. W-9.
- H. Builder's Risk Insurance Certificate and policy.
- I. Workers Compensation Certificate.
- J. Standard Affirmation and Disclosure (Executive Order 2022-02D).
- K. Certificate of Good Standing (Foreign Corporation Only).
- L. Power of Attorney Designating State of Ohio as Bidders Agent for accepting service of summons (Non-Resident of State Individuals Only).
- M. Contractor License (if required).
- N. Signed Contracts.
- O. WAGES AND HOURS:
 - 1) This is a state of Ohio Prevailing Wage Project; any questions should be directed to OFCC's Samantha Schwaigert at samantha.schwaigert@ofcc.ohio.gov or 614-204-0636.
- P. EDGE AFFIDAVIT – SECTION 00 45 39
- Q. Retainage Verbiage
 - 1) Refer to section to assist contractor in submitting required certificate with bid.
 - 2) This project has a 5% EDGE Participation goal minimum.
 - 3) If bidder does not commit to the published EDGE goal the Bidder will need to seek a waiver and demonstrate that good faith efforts were exhausted to reach that goal. A waiver is extremely difficult to obtain. It is best to select Option A on Bid Express to meet or exceed the goal.
 - a) EDGE Business Search website: <https://development.my.site.com/ODSA/s/mbddcertsearch>
- R. Retainage Verbiage
 - 1) Ohio House Bill 96 modified required retainage for public projects: a public owner should now retain 4% throughout the project instead of holding 8% through 50% completion of the work. Stored materials.

**Ohio Department of Natural Resources
Pre-Bid Meeting Minutes**



10. SAFETY

- A. Contractor shall design and implement its own safety program and submit to Consultant for review.
- B. Hard Hats, Safety Glasses, and Proper Attire.
- C. Housekeeping / Site Clean-up.
- D. Dig Permit, Welding, and Cutting Permit.
- E. Fire Prevention.

11. SCOPE OF WORK

- A. Contract Documents:
 - 1) Discuss the items of work in detail and review plans and specifications as necessary.

12. WORK OR SERVICES BY OTHERS

- A. Construction Testing to be performed by PSI.
- B. Utilities to be supplied by Owner.
 - 1) Utilities to be paid for by ODNR.

13. PERMITS

- A. Wetland Disturbance: permit through US Army Corps of Engineers; only pertains to work within the wetland areas.
- B. Each building structure has its own permit, as well as one for the boardwalks.

14. PROJECT RESTRICTIONS / SITE USAGE (Refer to Division 1 of General Requirements)

- A. Occupied Building / Shared Site.
- B. Contractor shall prepare and submit a Site Utilization Plan.
- C. Access to Site or Building.
- D. Site Security / Fencing.
- E. Job Storage.
- F. Staging / Laydown Areas.
- G. Parking.
- H. Work Hours: ODNR noted that because the site is adjacent to campgrounds, construction should start at 8:00 AM.
- I. Temporary Facilities.
- J. Field Office for Construction Administration.
- K. Protection of Existing Utilities.
- L. Noise and Vibrations.
- M. Dust and Fume Control.
- N. Demolition Waste.
- O. Recycling / Waste Plan.
- P. Use of Drones requires aviation liability insurance coverage and FCC operator's license.

15. COMMON BIDDER PITFALLS (that will delay contracting process or possibly cause rejection)

**Ohio Department of Natural Resources
Pre-Bid Meeting Minutes**



- A. Not submitting original bond within three (3) days of bid date.
- B. EDGE Option A, B, or C is not selected on the EDGE Commitment page in the Bid Form.
- C. Bidder fails to enter a dollar amount, "no change," or \$0 for All Alternates in the Bid Form.
- D. Company name on Bid Form or Bond does not match the S.O.S. Business Filings.
- E. Expired Certificates (EEO, Workers Compensation, Drug Free).
- F. Bidder is not responsive to the time sensitive nature of the Bidder's Qualifications Request or Notice of Intent to Award submittal requirements.

16. VISIT PROJECT SITE

- A. Bidders are welcome to walk the site and areas of work in advance of submitting bids.

OHIO DEPARTMENT OF NATURAL RESOURCES

Site Tour

PROJECT NAME: Mary Jane Thurston State Park Tree House Cabins

DATE: 12/15/2025

LOCATION: 1466 State Route 65, McClure OH 43534

PROJECT #: DNR-250014

TIME: 1:00 PM

AGENCY: ODNR, OFCC

NAME OF REPRESENTATIVE	COMPANY NAME	STREET ADDRESS / CITY, STATE, ZIP	PHONE / EMAIL	CONTRACTOR		TRADE
				PRIME	SUB	
Ben Dotson	The Dotson Co.	6943 Providence St Whitehouse, OH 43571	719-877-5176 ben@dotsoncompany.com	X		
Troy Perkins	KCS		419-950-3049 Troy@kcscontracting.com	X		
SUSAN MILLIGAN	OFCC					
Craig Lane	Conte	912 N Summit Toledo Ohio 43604	419-241-3251 Craig.lane@ctt.net			
TROY BUTLER	REGENT ELECTRIC	5235 TRACTOR RD	tbutler@regentelectric.com		X	ELECTRICAL
SEAN MCCARTHY	REGENT ELECTRIC	5235 TRACTOR RD TOLEDO OH	419 476 8330 Smccarthy@regentelectric.com		X	ELECTRICAL
DREW TOADWINE	MIDWEST CONTRACTING	HOLLAND, OH	drew.toadwine@midwest- contracting.com	X		CC
Ted Welsh	ODNR, Parks + Naturalcraft	Van. Buren, OH	614-203-5337 ted.welsh@dnr.ohio.gov			
Jeremy Babcock	ODNR, MJT		419 261 0191 jeremy.babcock@dnr.ohio.gov			
MargLynne Kapp	ODNR - Engineering					
Taylor Eblin	SPORB Architects					