

Lake Metroparks
Pine Ridge Country Club
Netting Installation
Bid No. 2026-034



Lake County Probate Judge
Mark J. Bartolotta

Lake Metroparks Board of Park Commissioners
Gretchen Skok DiSanto
Frank J. Polivka
John C. Redmond, CPA

Executive Director
Paul Palagyi

June 22, 2026

INDEX TO SPECIFICATIONS

BIDDING MATERIAL

	<u>No. of Pages</u>
Index to Specifications	1
Invitation to Bid - Legal Notice	1
Instructions to Bidder	4
Supplemental Instructions to Bidders	2
Prevailing Wage Determination Cover Letter	1
Bid Form Information	1
*Bid Form	
Bid Form Information	2
Pricing Sheet	1
Unit Price List	1
Offer Sheet	1
Bidders Signature & Business Information	1
Request for Approved Equal	1
Affidavit of Non-Collusion	2
Instructions & Affidavit of Delinquent Personal Property Tax Statement	2
Statement of Bidder's Qualifications and Experience	2
Bid Guarantee and Performance Bond	2
Checklist of Bid Proposal Forms	1

CONTRACT MATERIAL

Board-Contractor Agreement (sample)	1-14
Contract Forms	
Application & Certificate for Payment - AIA Document G-702 and G-703	2
Certificate of Substantial Completion - AIA Document G-704	1
Consent of Surety to Final Payment - AIA Document G-707	1
Affidavit of Contractor - Ohio Legal Blank Form 47	2
Waivers of Liens for Material and Labor - Ohio Legal Blank, Form 50B	1
Affidavit of Prevailing Wages	1
List of Drawing Index	1

*** Bid Form must be purchased through SE Blueprint, Inc. 2035 Hamilton Avenue, Cleveland, Ohio 44114 (216) 241-2250 or www.seblueprint.com.**

INSERT SPECS TABLE OF CONTENTS

INVITATION TO BID - LEGAL NOTICE

Sealed bids will be received at Lake Metroparks Administrative Offices, 11211 Spear Road, Concord Township, Ohio 44077 until **10:00 A.M.** local time, on **July 8, 2026** and thereafter will be publicly opened, read and recorded for the following:

NAME OF PROJECT: Pine Ridge Country Club Netting Installation
BID NUMBER: 2026-034
PRE-BID MEETING: June 30, 2026 at 2:00 P.M. (30601 Ridge Road, Wickliffe, Ohio 44092)

All documents, specifications, plans, etc., can be VIEWED AND PURCHASED at www.seblueprint.com. Copies may be PURCHASED for \$30.00 (Thirty Dollars), (non-refundable fee) through SE Blueprint, Inc., 2035 Hamilton Avenue, Cleveland, Ohio 44114, (216) 241-2250. A \$15 shipping/delivery fee is applicable for each set of Bidding Documents. Documents may also be REVIEWED, at Lake Metroparks Administrative Offices, 11211 Spear Road, Concord Township, Ohio 44077 or at www.lakemetroparks.com, click on "About Us".

Project has been determined to meet the prevailing wage threshold.

Each bid (*\$75,000 or greater*) shall be accompanied by a Bid Guarantee in the form of either:

1. A certified check or cashier's check (Bid Check) made payable to "Lake Metroparks", in an amount equal to 10% of the bid amount conditioned to provide that if the bid is accepted the bidder will enter into a proper contract for the work; or
2. A Bid Guarantee and Performance Bond, for the full amount of the bid as provided in Section 153.571 of the Ohio Revised Code. A form of this bond is included in the Bidding Documents.

Bids must be submitted in sealed envelopes and clearly marked with the Bid No. and Project Title. No bid may be withdrawn before sixty (60) days have elapsed after the Bid Opening Date. This bond shall be written on an acceptable surety company authorized to do business in the State of Ohio and in an amount equal to 100% of the contract price. Bid guaranties of all unsuccessful bidders will be held until a proper contract is entered into or until all bids are rejected, as the case may be, and will be returned immediately thereafter. The successful bidder shall be required to file, at the time a contract is entered into, a Performance Bond and Labor and Material Payment Bond.

The Board intends to award a contract to the lowest and best bidder whose bid is submitted in accordance with the requirements of these bidding documents and does not exceed the funds available for the Project. The Board reserves the right to accept separate bids on various items of work, or to accept any combination of bids, or to reject any or all bids, and to waive any technical deficiencies or irregularities in bids.

BY THE ORDER OF **Lake Metroparks Board of Park Commissioners**
 Paul Palagyi, Executive Director

Published: News-Herald, SE Blueprint and www.lakemetroparks.com on **June 22, 2026**.

INSTRUCTION TO BIDDERS

1. Bidding Documents

1.1 Copies of the Contract Documents, including any Drawings and Specifications, may be obtained for bidding purposes upon the conditions set forth in the Invitation to Bid.

1.2 Persons or entities other than the bidder may view the Contract Documents at locations stated in the Invitation to Bid or at the office of the bidder. Persons or entities desiring additional information shall request such information from the bidder who shall then make a written request on its own letterhead to the Board for the additional information. The requesting person or entity shall bear the costs of printing and handling or any other cost arising from production of the requested information and shall be billed for printing costs directly by the printing company.

1.3 The bidder shall be responsible for advising any suppliers, subcontractors or sub-subcontractors of any alternates or changes to the Drawings and Specifications that may be issued as Addenda, and the Board assumes no responsibility for any bidder's failure to do so. The Board assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Contract Documents.

1.4 All prices and notations must be in ink or typewritten. Mistakes may be crossed out and corrections typed or printed adjacent to the mistake and initialed in ink by the person who signs bid. Prices shall be stated in units and quotations made separately on each item. In case of conflict, unit prices will govern. Where there is a conflict between words and figures, words will govern.

1.5 Bidders who have received this document from an outside source, not the Issuing Office (Lake Metroparks Planning Department), or obtained the documents from the Lake Metroparks website, should immediately contact the Issuing Office and provide their name, mailing address, email address, phone/fax number in order to be placed on the BIDDERS LIST. Bidders who fail to notify the Issuing Office with this information assume complete responsibility in the event that they do not receive communications from the Issuing Office prior to the closing date.

2. Bid Form

2.1 Bids must be made on the documents furnished in the Bid Documents. Each bid must contain the full name of all persons or entities submitting the bid and any parties-in-interest to such persons or entities.

2.2 Bids made by unincorporated entities or partnerships must set forth the name and place of residence or each principal or partner thereof, respectively.

2.3 Bids made by corporations must indicate the state of incorporation and the names and titles of officers having authority to sign the bid and Contract on behalf of the corporation. A copy of the corporate resolution authorizing those officers' signatures of the bid and Contract must be attached to the bid.

2.4 Proposals shall be addressed and sent to the address stated in the Invitation to Bid. Before the Board may consider any proposal, the Board must receive the proposal on or before the date and hour set for opening the bids. Conditions, limitations or provisions other than those expressly called for by any bidding document inserted as part of the proposal may cause the bid to be rejected by the Board.

2.5 Alterations of any Contract Document by erasure or interlineations must be explained or noted in such Contract Document over signature of bidder.

3. General Requirements

3.1 Bidders may bid on any or all parts of the Work and on any alternate described in the Contract Documents. Bidders may bid on any combination of contracts to be let in connection with the Project provided that the bidder must be engaged in the type of work for which the bid is submitted.

3.2 The Board reserves the right to accept bids in the combinations shown on the bid form, or to reject any or all bids, and to waive any technical deficiencies or irregularities in bids.

3.3. No contract will be awarded to any bidder who is in arrears to the Board for any debt or contractual obligation or who is in default as a surety or otherwise on any obligation owed to the Board.

3.4. Oral, telephonic or telegraphic bids are invalid and will not receive consideration.

3.5 The bidder shall submit a properly executed statement regarding personal property taxes in accordance with the enclosed statement entitled "Personal Property Tax Delinquency."

3.6 The Bidder (Prime Contractor) shall supply a minimum of 15% of the total labor force required to complete this Project, exclusive of supervisory and administrative personnel.

4. Bonds or Guaranties

(Note - Bid Guarantee and Performance Bond are only required on Bids/Proposals in excess of \$50,000)

4.1 A Bid Guarantee in the amount and manner prescribed in the Invitation to Bid shall accompany each bid.

4.2 The bidder shall furnish a Performance Bond and Labor and Material Payment Bond in the manner and amount prescribed in the Invitation to Bid.

4.3. The Board reserves the right to retain the Bid Guarantees of all bidders for a period of sixty (60) days after the bids are opened and read. During this sixty-day period, no bid may be withdrawn without the Board's permission or as otherwise provided by law. Bidders to whom contracts are awarded shall execute the contracts within (5) five days from the date of these bidders' receipt of notice of the contract award. Bidders whose Bid Guarantees are in a form other than the form set forth in section 153.571 of the Ohio Revised Code shall provide sureties in conjunction with execution of the contracts. Failure of any bidder to execute a contract or provide sureties within the time specified will be deemed an abandonment of the contract, will result in forfeiture by the bidder of its Bid Guarantee.

5. Examination of Drawings, Specifications and Work Site

5.1 Prior to submitting a bid, each bidder shall carefully examine the Drawings, Specifications and all other Contract Documents as well as visit the site of the Work to fully apprise itself of all conditions and limitations under which the Work will be performed. The bid shall reflect the costs of all items necessary to perform the Work. No allowances will be made to any bidder because of a lack of examination of the Contract Documents or inspection of the Work Site, and upon submission of the bid, the bidder shall be deemed to have made such examination and inspection.

6. Statement of Bidder's Qualifications

6.1 Each bidder shall complete and submit the enclosed "STATEMENT OF BIDDER'S QUALIFICATIONS".

7. Disclosures

7.1 The bidder to whom the Contract is awarded shall within seven (7) calendar days of notification of such award submit in writing to the Board the following information:

- (a) the nature and extent of Work to be performed by the bidder's own employees and forces;
- (b) the names of suppliers of principal items, systems, materials or equipment proposed to be used for the Work as well as the names and descriptions of such items, systems, materials or equipment; and
- (c) the names of any Subcontractors and Sub-subcontractors proposed to be used for any part of the Work.

7.2 Bidders shall establish to the satisfaction of the Board the reliability and capability of any proposed Subcontractors, Sub-subcontractor or supplier.

7.3 Persons or entities proposed by bidders to be Subcontractors, Sub-subcontractors or suppliers must perform the Work for which they were initially proposed and shall not be removed or replaced without prior written consent of the Board.

7.4 The qualifications of all subcontractors must be included in the bid package as noted in the detailed specifications.

8. Working Hours

8.1 Bids shall be based on the assumption that the Work will be performed on an eight (8) hour day, five (5) days a week basis. Any overtime expenses necessary to meet the construction schedule shall be borne by the contractor.

9. Administration of the Contract and Any Other Prime Contracts Relating to the Project

9.1 The Bidder awarded the General Trades Contract shall be the Contract Administrator and as such shall schedule and coordinate the work performed under its contract as well as any work performed under any other prime contracts relating to the Project. The Contract Administrator shall include in its bid all costs involved in the scheduling and coordination of such work, including but not limited to costs attributable to compiling progress reports.

9.2 The Contract Administrator shall schedule, coordinate and direct all phases of construction to ensure timely completion of the Project. All prime contractors and Subcontractors shall cooperate with the Contract Administrator in preparing the work schedule and maintaining construction progress in accordance with the schedule. They shall also provide requested information to the Contract Administrator on a monthly basis to assist the Contract Administrator in performing its responsibilities as such. Failure of any prime contractor or any Subcontractor to cooperate with the Contract Administrator shall be deemed by the Board to be a breach of contract by the party failing to so cooperate.

9.3 The Board shall not certify monthly payments for any prime contractor until it receives from the Contract Administrator certification that such prime contractor's work progress is satisfactory and that the prime contractor is completing its work according to the schedule prepared by the Contract Administrator.

9.4 Progress meetings shall occur on the same day and hour each week for the duration of the Project, or as otherwise agreed to by the Board, prime contractors and subcontractors. The Board shall distribute accurate minutes of these meetings to all prime contractors. Decisions reached at such meetings shall be binding upon all parties involved in the Project.

9.5 The Contract Administrator shall prepare and submit to the Board a progress schedule for the Project. Upon the Board's approval of the schedule, the Contract Administrator shall furnish four (4) copies to the Board. The schedule shall be revised monthly or as otherwise necessary to ensure timely completion of the Project. The schedule and all revisions thereof, as approved by the Board, shall be binding upon all parties involved in the Project.

9.6 The Contract Administrator shall coordinate the distribution of all Drawings for the Project. A copy of such Drawings shall be kept at the job site at all times.

10. Wage Rates

10.1 Any bidder awarded the Contract shall comply with the Wage Rate Requirements as described in Section 6 in Supplemental Instructions to Bidders in this this Document and ARTICLE 12 of the BOARD-CONTRACTOR AGREEMENT.

11. Discrimination

11.1 Any bidder awarded the Contract shall comply with ARTICLE 20 of the BOARD-CONTRACTOR AGREEMENT.

End of Instructions to Bidders

SUPPLEMENTAL INSTRUCTIONS TO BIDDERS

1. Questions about the Project

1.1 All questions concerning the Project shall be referred to:

Lake Metroparks Representative:

Seth Oldham
Park Planner
(440) 639-7275 ext. 1874
soldham@lakemetroparks.com

2. Pre-bid Conference

2.1 There will be a pre-bid conference for this project on the dates(s) listed below. Attendance is recommended. If unable to attend, a site visit is recommended and may be scheduled through the project manager.

<u>Date</u>	<u>Location</u>	<u>Time</u>
June 30, 2026	30601 Ridge Road, Wickliffe, Ohio 44092	2:00 P.M.

3. Proposed Schedule for Project Completion

3.1 This schedule reflects the anticipated time required to complete the work defined in the specifications and shown on the drawings. Bidders are requested to submit with their bid, their proposed schedule for completion of the work described.

Advertised Public Bidding	June 22, 2026
Pre-Bid Conference	June 30, 2026
Bid Opening	July 8, 2026
Award of Bid by Board	July 15, 2026
Authorization to Proceed and Contracts	July 22, 2026
Construction to Commence	August 3, 2026
Substantial Completion	September 16, 2026
Punch List Completion	October 1, 2026
Occupancy by Lake Metroparks and Final Completion	October 1, 2026

The work shall commence no later than five (5) days after the Contractor's receipt of written notice to commence work, and, subject to authorized adjustments

4. Time of Completion

4.1 **Substantial Completion**, as defined in Paragraph 4.3 & 4.5 of Board –Contractor Agreement, shall be achieved not later than the date of September 16, 2026, but not later than the **Final Completion Date** of October 1, 2026.

5. Estimate of Cost

5.1 The following is an estimated range of cost for completing the project:

BASE BID TOTAL RANGE: \$150,000.00

6. Prevailing Wage Threshold Levels

6.1 Under guidelines established by AM Sub. H.B.350, if the Contract Sum under this Agreement exceeds the dollar thresholds established by the *Ohio Department of Employment Services - Wage and Hour Division*, the contractor(s) are required to conform to the prevailing wage rates as established by the Ohio Industrial Relations Board. Thresholds are to be adjusted biennially (every two years) by the Director of Ohio Department of Commerce.

Biennial adjustments to threshold levels are made according to the Price Deflator for Construction Index, United States Department of Commerce, Bureau of the Census.

6.2 Threshold Levels

“New” construction threshold for *Building Construction* – **\$250,000**

“Reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting” threshold level for *Building Construction* – **\$75,000**

As of January 1, 2026:

“New” construction that involves *roads, streets, alleys, sewers, ditches and other works connected to road or bridge construction* threshold level has been adjusted to – **\$101,201**

“Reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting” that involves *roads, streets, alleys, sewers, ditches and other works connected to road or bridge construction* threshold level has been adjusted to – **\$30,320**

6.3 The Prevailing Wage Determination Schedule for this project is available for review at the office of the Owner’s Prevailing Wage Coordinator, or for the complete Prevailing Wage information packet please contact:

Ohio Department of Commerce
Division of Industrial Compliance and Labor
Bureau of Wage and Hour Administration
6606 Tussing Road, PO Box 4009
Reynoldsburg, Ohio 43068-9009
614-644-2239

www.com.ohio.gov/laws/

6.4 Current prevailing wage rates are available through the Ohio Department of Commerce at the following link:

<http://www.com.ohio.gov/dico/>

Prevailing Wage Determination Cover Letter

County: LAKE
Determination Date: June 17, 2026
Expiration Date: September 17, 2026

THE FOLLOWING PAGES ARE PREVAILING RATES OF WAGES ON PUBLIC IMPROVEMENTS FAIRLY ESTIMATED TO BE MORE THAN THE AMOUNT IN O.R.C. SEC. 4115.03 (b) (1) or (2), AS APPLICABLE.

Section 4115.05 provides, in part: "Where contracts are not awarded or construction undertaken within ninety days from the date of the establishment of the prevailing wages, there shall be a redetermination of the prevailing rate of wages before the contract is awarded." The expiration date of this wage schedule is listed above for your convenience only. This wage determination is not intended as a blanket determination to be used for all projects during this period without prior approval of this Department.

Section 4115.04, Ohio Revised Code provides, in part: "Such schedule of wages shall be attached to and made a part of the specifications for the work, and shall be printed on the bidding blanks where the work is done by contract..."

The contract between the letting authority and the successful bidder shall contain a statement requiring that mechanics and laborers be paid a prevailing rate of wage as required in Section 4115.06, Ohio Revised Code. The contractor or subcontractor is required to file with the contracting public authority upon completion of the project and prior to final payment therefore an affidavit stating that he has fully complied with Chapter 4115 of the Ohio Revised Code.

The wage rates contained in this schedule are the "Prevailing Wages" as defined by Section 4115.03, Ohio Revised Code (the basic hourly rates plus certain fringe benefits). These rates and fringes shall be a minimum to be paid under a contract regulated by Chapter 4115 of the Ohio Revised Code by contractors and subcontractors. The prevailing wage rates contained in this schedule include the effective dates and wage rates currently on file. In cases where future effective dates are not included in this schedule, modifications to the wage schedule will be furnished to the Prevailing Wage Coordinator appointed by the public authority as soon as prevailing wage rates increases are received by this office.

"There shall be posted in a prominent and accessible place on the site of work a legible statement of the Schedule of Wage Rates specified in the contract to the various classifications of laborers, workmen, and mechanics employed, said statement to remain posted during the life of such contract." Section 4115.07, Ohio Revised Code.

Apprentices will be permitted to work only under a bona fide apprenticeship program if such program exists and if such program is registered with the Ohio Apprenticeship Council.

Section 4115.071 provides that no later than ten days before the first payment of wages is due to any employee of any contractor or subcontractor working on a contract regulated by Chapter 4115, Ohio Revised Code, the contracting public authority shall appoint one of his own employees to act as the prevailing wage coordinator for said contract. The duties of the prevailing wage coordinator are outlined in Section 4115.071 of the Ohio Revised Code.

Section 4115.05 provides for an escalator in the prevailing wage rate. Each time a new rate is established, that rate is required to be paid on all ongoing public improvement projects.

A further requirement of Section 4115.05 of the Ohio Revised Code is: "On the occasion of the first pay date under a contract, the contractor shall furnish each employee not covered by a collective bargaining agreement or understanding between employers and bona fide organizations of Labor with individual written notification of the job classification to which the employee is assigned, the prevailing wage determined to be applicable to that classification, separated into the hourly rate of pay and the fringe payments, and the identity of the prevailing wage Coordinator appointed by the public authority. The contractor or subcontractor shall furnish the same notification to each affected employee every time the job classification of the employee is changed."

Work performed in connection with the installation of modular furniture may be subject to prevailing wage.

THIS PACKET IS NOT TO BE SEPARATED BUT IS TO REMAIN COMPLETE AS IT IS SUBMITTED TO YOU. (Reference guidelines and forms are included in this packet to be helpful in the compliance of the Prevailing Wage law.)

BID FORM

Bid Form documents can only be purchased from SE Blueprint, Inc.

SE Blueprint, Inc.
2035 Hamilton Avenue
Cleveland, Ohio 44114
seblue@seblueprint.com
(216) 241-2250 phone
(216) 241-2075 fax

Contents of Bid Form:

Price Sheet
Offer Sheet
Bidders Signature & Business Information
Request for Approved Equal
Affidavit of Non-Collusion
Affidavit of Delinquent Personal Property Tax Statement
Statement of Bidder's Qualifications & Experience
Bid Guarantee and Performance Bond
Checklist of Bid Proposal Forms

Contract Forms

The following forms shall be used during the contract:

LAKE METROPARKS BOARD-CONTRACTOR AGREEMENT

AIA DOCUMENT G702 AND G703, APPLICATION & CERTIFICATE FOR PAYMENT

AIA DOCUMENT G704, CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G707, CONSENT OF SURETY COMPANY TO FINAL PAYMENT

OHIO LEGAL BLANK FORM 47, AFFIDAVIT OF ORIGINAL OR SUB-CONTRACTOR

OHIO LEGAL BLANK FORM 50 B, WAIVER OF LIEN

AFFIDAVIT OF PREVAILING WAGES

INSERT SAMPLE DOCUMENTS

Schedule "A"
List of Drawing Index

Drawing Number & Title

TITLE

PAGE NUMBER

INSERT SPECS