



To: All Plan Holders of Record

From: Verdantas LLC
For the Owner

Re: Addendum No. 1
COE Lake Concession & Restroom Improvement
City of Berea

Date: September 23, 2025

This Addendum forms a part of the contract documents and modifies the original bidding documents dated September 2025 and all previous addenda, if any. Acknowledge receipt of this addendum in the space provided in the bid forms. Failure to do so may subject the bidder to disqualification.

PRE-BID CONFERENCE

A copy of the pre-bid conference minutes and sign-in sheet are attached to this addendum.

CB:sls

Enclosures

Z:\Project Files\AA-BZ\Berea\34041 - City Of Berea\02 - Coe Lake Pool House CD\Working\Bid Documents\Addenda\Addendum 01\Addendum 01.Doc

Date	September 22, 2025
Time	1:00 PM
Location	Berea, Ohio
Subject	COE Lake Concession & Restroom Improvement: Pre-Bid
Project Number	34041
Invitees	See Attached Sign-in Sheet

1. Meeting Summary

Sign-in sheet was signed by all attendees. Introduction were made by Tony. General overview of project was discussed included Probable Cost of Construction of \$550,800 by Tony and Chris. Attendees toured the project location. Please review full construction documents including drawings, specifications and any other documents on bids.verdantas.com/

- ▶ As discussed, and clarified, during the open question period:
 - Bid Guaranty and Contract Bonds are required.
 - GC shall coordinate construction start and site usage with the city for two festivals. One in Mid-October and one in December.
 - This is a prevailing wage project, review project specifications.
 - Import dates, including completion dates, are listed in project specifications and listed below under Action Items.
 - Dust and debris control shall follow industry standard and project specifications.
 - GC shall coordinate with the city lay-down areas, construction fencing, and designated parking spaces at kick-off meeting.
 - Permits have been approved and will need to be pulled by registered contractors and subcontractors with the city building department. GC and Subcontractors are responsible for registration cost (approximately \$150/year) but not permit costs.
 - Alternatives are to be submitted per the project specifications and the Ohio Revised Code requirements. Alternates for the stone veneer and roofing shingles are most likely going to be denied.

2. Action Items

- ▶ September 24, 2025, at noon: All project questions to be sent to Chris Blue at cblue@verdantas.com
- ▶ October 1, 2025, at 2:00 PM: Bid Opening and Due Date
- ▶ April 17, 2026: Substantial Completion
- ▶ May 1, 2026: Final Completion

City of Berea – Coe Lake Concession & Restroom Improvement Pre-Bid Meeting - Monday, September 22, 2025 at 1:00PM

Company Name	Representative	Phone Number	E-Mail
Precision environmental	Kyle Ressler	216 214 0418	Kressler@precision-env.com
ESI Electrical	Jim Svab	216-214-6705	jim.svab@esielectrical.com
The Martins Construction Co	MARTINI	216 589 0844	JPMARTINI@MARTINCONSTRUCTION.CO
Timbers Kover Co	Sean R. Conley	440-951-1210	SRconley@TimbersKover.com
Rycon Inc.	David Tressl	216-218-5354	dtycast@ryconinc.com
Wyman Construction	Chris Frazee	440.623.3365	cf@wymanconstruct.com
The Martini Const. Co.	mark maeek	216. 589.0844	mmarek@martiniconstruction.net
The Martini Construction Co.	Mary Stevenson	216-589-0844	mstevenson@martiniconstruction.net
M Z-Russell	Thomas Zuberke	(216)218-0510	Tommy2@mz-russell.com
Verdantus	Chris Blue	216-430-8508	CBUE@verdantus.com
Berea	Tony Armagno	440-826-5814	tarmagno@cityofberea.org
Berea	Ryan Theberge	440.826.5814	rtheberge@cityofberea.org
City of Berea	Heather Toth	440-826-5814	htoth@cityofberea.org
City of Berea	Marty Compton	440-826-5890	mcompton@cityofberea.org
City of Berea	Hannah Budic	440-826-5814	hbudic@cityofberea.org