



To: All Plan Holders of Record

From: Verdantas LLC
For the Owner

Re: Addendum No. 2
3389 N. Ridge Road
Lake County Land Reutilization Corporation

Date: September 8, 2026

This Addendum forms a part of the contract documents and modifies the original bidding documents dated August 2026 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.

QUESTIONS AND ANSWERS

Q1. Is Bid Form, BF.4 Experience Record required to be filled out?

A1. Yes. Per the Instructions to Bidders, Part 6 Bid Review by Owner, Item 6.5 A., Qualifications and Experience may be considered. Failure to complete the form may deem your bid to be non-responsive.

Q2. Is this job tax exempt?

A2. Yes.

Q3. Is this an Ohio VAP project?

A3. No.

Q4. Is orange construction fence sufficient or do we need chain link fence?

A4. Chain link fence.

Q5. Do we need to include private utility locating?

A5. See Specification Section 024116.13 – Building Demolition, Part 3 – Execution.

Q6. When do you anticipate this work will be performed?

A6. 120 Days from the Notice to Proceed.

Q7. Are there any restrictions on work hours?

A7. See Section 7, Specific Project Requirements, Item 11.

Q8. Is any contractor registration required in this municipality, township, etc.?

A8. No registration required.

Q9. For estimating purposes, how many linear foot of erosion control is needed, and what type?

A9. Use the linear footage of the property boundary as the linear footage of Filter Sock for the perimeter erosion control. The Contractor shall provide erosion control measures commensurate with his means and methods which shall include but not be limited to perimeter filter sock, straw bales, and inlet protection.

Q10. Please confirm whether BUSTR closure reporting is part of the contractor's scope.

A10. BUSTR Closure Reporting will be handled by Verdantas LLC.

Q11. Is a temporary construction entrance required?

A11. No. There are two existing asphalt drive entrances (later to be removed). U.S. 20 (North Ridge) must be maintained free from sediment and dust

Q12. Please confirm whether the contractor is responsible for disconnecting and/or removing electrical service associated with the UST systems, including dispensers, tank monitoring equipment, alarms, emergency shutoffs, and related electrical components.

A12. Yes.

Q13. Please confirm who is responsible for preparation and submission of the final BUSTR closure documentation/report.

A13. Verdantas LLC.

Q14. Please provide any available information regarding tank construction materials (steel, fiberglass, single-wall, double-wall, etc.) if known.

A14. Refer to the Ohio State Fire Marshal's OTTER webpage.

Q15. Please provide any available tank burial depths, dimensions, or as-built drawings for the identified UST systems.

A15. Tank depths, dimensions, or as-built drawings do not exist.

Q16. Please clarify the limits of piping removal. Is all product piping to be removed to its termination point, or only piping within the excavation limits of the UST systems?

A16. To the termination point including all appurtenances associated with UST systems.

Q17. Please confirm whether the Contractor should include costs associated with maintaining open excavations while awaiting closure analytical results, or if expedited sampling/analysis will be utilized to minimize excavation hold times.

A17. The Contractor should include costs associated with maintaining open excavations.

Q18. Are you able to provide the site plan and/or survey identifying the property boundaries, right-of-way limits, demolition limits, and the locations of Closure Areas 1, 2, and 3 referenced in Section 026500?

A19. For approximate Parcel Boundaries, see map included in Section 9 Appendix (page 3). For the Closure Areas 1, 2, and 3, see the Sample Location Map in the Phase II Environmental Assessment Report.

Q19. Are you able to provide the size / depth of the footers of the building on this project?

A19. **Unavailable. This is a slab on grade building; footers are expected to be below the frost line.**

Q20. If over-excavation beyond the 12" around all tanks is required, will a unit price be provided for removal and disposal on the bid form for the additional work?

A20. **Replace Bid Form, page BF.14 with the enclosed BF.14A which adds a pay item for over-excavation, as directed contingency.**

Q21. Please confirm the depth and the dimensions of the tank removal area so we can accurately determine the amount of stone required for backfilling.

A21. **See Question 15 above.**

Q22. Do the tanks still have fuel in them? If so, will you provide a unit cost price to remove and dispose of that per gallon?

A22. **It is unknown if the USTs still have fuel in them. Replace Bid Form, page BF.14 with the enclosed BF.14A which adds a pay item for removal and disposal, as directed contingency.**

Q23. Do you have any testing results on the soil already or is the contractor to provide testing prior to the tanks being removed?

A23. **A Phase II ESA was completed for the property and is provided in Section 9 Appendix of the bid book. The contractor will not be providing testing prior to USTs being removed.**

Q23. Please confirm both the prime contractor and the asbestos subcontractor should carry the asbestos abatement liability.

A23. **Only the Asbestos Abatement Removal Contractor, whether the General or a Sub, need carry the Asbestos Abatement Liability Policy.**

Q24. Please confirm Owner's Contractor's Protective Insurance is required.

A24. **Yes. The Owner's and Contractor's Protective Policy is required with the Lake County Land Reutilization Corporation named as the insured. See Item SC-5.04(C) of Section 4 Supplemental Conditions.**

PD/JZ:mep

Enclosure

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PROPOSAL TO LAKE COUNTY LAND REUTILIZATION CORP.

FOR THE LAKE COUNTY LAND REUTILIZATION CORP. DEMOLITION PROGRAM

PROJECT NO. 241185PH23

ADDRESS OF STRUCTURE AND DESCRIPTION OF WORK	DESCRIPTION	QUANTITY / UNIT	TOTAL COST FOR ESTIMATED QUANTITY
3389 N. Ridge Road DEMOLITION	1 Story - Commercial Building, slab on grade; Fuel Dispenser Island Canopy, all asphalt & concrete surfaces (including 3 drive aprons & curbing), 3 light poles, masonry sign foundation (including 2 bollards & shrubs), and all trees, shrubs, appurtenances and other excess material within the maintained (landscaped) yard area.	LUMP SUM	\$ _____
3389 N. Ridge Road ASBESTOS ABATEMENT	06-0711-(A-B) Caulking in windows and doorways	3 SF	\$ _____
	07-0711 Roofing System, Exterior roofing	1,055 SF	\$ _____
3389 N. Ridge Road UNDERGROUND STORAGE TANK REMOVAL	Removal of Three (3) Underground Storage Tank (UST) Systems - Closure Areas 1, 2 and 3, including dispensers and appurtenances.	LUMP SUM	\$ _____
3389 N. Ridge Road UNDERGROUND STORAGE TANK OVER-EXCAVATION	Over-Excavation beyond the required 12" around All Tanks; Contingency, As Directed.	50 CY	\$ _____ *
* Line item total cost based on estimated 50 CY.			
* Contractor shall be paid by the CY for the actual amount directed to be excavated and disposed.			
The line item quantity shall be adjusted by Change Order for the actual amount directed and performed.			
	The bid unit price per CY is	\$ _____	
3389 N. Ridge Road FUEL REMOVAL AND DISPOSAL	Remove and Dispose of fuel remaining in All Tanks; Contingency, As Directed.	1,000.00 GAL	\$ _____ *
* Line item total cost based on estimated 200 GAL.			
* Contractor shall be paid by the GAL for the actual amount directed to be removed and disposed.			
The line item quantity shall be adjusted by Change Order for the actual amount directed and performed.			
	The bid unit price pe GAL is	\$ _____	
3389 N. Ridge Road RESTORATION AND GREENING		Lump Sum	\$ _____
TOTAL BID	3389 N. Ridge Road		\$ _____

**NOTES: - The bid price must include the cost for Demolition, Asbestos Abatement and UST Removal.
No partial bids will be accepted.**

*** Contractor shall identify disposal locations of Demolition, Asbestos and UST Materials with their bid.**

Bid Submitted by: _____

Address: _____

Phone Number : _____