



To: All Plan Holders of Record

From: Verdantas, LLC  
For the Owner

**Re: *Addendum No. 1***  
***Bellflower/Meadowbrook Ditch Restoration Project***  
***City of Mentor***

Date: January 3, 2025

This Addendum forms a part of the contract documents and modifies the original bidding documents dated December 2024 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**

Enclosed are the Minutes from the Mandatory Teams Pre-Bid Conference held on December 30, 2024. After the meeting several additional contractors expressed interest in bidding on the project. In the best interest of the City in obtaining competitive bids within the Award Threshold, the City is declaring the meeting to be Non-Mandatory. Plan Holders that did not attend the meeting shall review the minutes of the meeting.

### **DEPARTMENT OF THE ARMY - NATIONWIDE PERMIT**

Enclosed is the Department of the Army Permit No. LRB-2024-00888, Nationwide Permit No. 3 Maintenance and Nationwide Permit 13 Bank Stabilization.

### **QUESTIONS AND ANSWERS**

Q1. What are the clearing limits?

**A1. The clearing limits are the grading limits. Removal of all trees that impede the grading of the ditch and restoring it to its original design condition.**

### **BID FORMS**

**Replace Bid Form, Page BF.10, with the enclosed Bid Form, Page BF.10A.**

### **PLANS**

**Replace plan sheets 4 and 5 with the enclosed Revised plan sheets 4 and 5.**

GS/BR:br/mep

Enclosures

H:\2024\241472\SPEC\Addenda\Addendum 01\Addendum 01.Doc

8150 Sterling Ct. | Mentor | OH | 44060 | 440.951.9000 | [www.verdantas.com](http://www.verdantas.com)

# Meeting Summary

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**Subject:** Bellflower/Meadowbrook Ditch Restoration Project Pre-Bid Meeting

**Date:** 12/30/24

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A Pre-Bid meeting was held to answer contractor questions and bring attention to some City of Mentor concerns. Mentor brought attention to the short window in which the trees need brought down and their concern about not damaging home foundations along easement access locations. Trees must be felled by March 15<sup>th</sup>. Winning bidder shall submit a plan for damage risk mitigation between houses. Contractor may use steel plates or alternate approved method to ensure no damage is done to home foundations. Extra attention shall be given to home foundations along easements in pre-construction video.

The following questions were asked by contractors:

*-Can we have access to the 40' easement on Sycamore Road?*

Yes, Easement Access #11 has been added to sheet 4. Additional fence quantity has been added to bid-form.

*-Can we use Mentor owned properties to temporarily store dirt and equipment?*

Yes, Mentor owned properties along the ditches may be used as needed by contractor.

*-What are the clearing limits?*

The clearing limits roughly equal the grading limits. We are restoring the ditch to the original design conditions with the addition of rock channel protection.

*-What restrictions are on the delineated wetlands?*

No excavated dirt or fill shall be stored in the wetlands.

Contractor may drive in and through the ditch and the wetlands as necessary.

Contractor shall restore the delineated areas to previous condition with wetlands seed mix upon completion.

The Meeting Minutes is what was understood by the personnel of CT Consultants, Inc. If anything was missed or misinterpreted, please contact CT Consultants, Inc. and these Minutes will be amended.

H:\2024\241472\SPEC\Addenda\Addendum 01\Mentor\_meeting summary.docx



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT  
478 MAIN STREET  
BUFFALO, NY 14202-3278

December 11, 2024

Regulatory Branch

SUBJECT: Department of the Army Permit No. LRB-2024-00888, Nationwide Permit No. 3 Maintenance and Nationwide Permit 13 Bank Stabilization, as Published in the Federal Register, Volume 86, No. 8 on Jan. 13, 2021, and No. 245 on Dec. 27, 2021.

David Swinger  
City of Mentor - City Engineer  
8500 Civic Center Blvd  
Mentor, OH 44060

Dear Mr. Swinger:

This pertains to your application for a Department of the Army permit to dredge silt from 1956.2 linear feet of Stream 1a and 2573.8 linear feet of Stream 1b to restore original capacity resulting in temporary impacts to 0.45 acres of Wetland A, 0.01 acres of Wetland B, 0.01 acres of Wetland C, 0.01 acres of Wetland D, and 0.2 acres of Wetland F, with restoration of the wetlands following completion. The project also will install a 176 linear foot long revetment along Stream 1b resulting in the discharge 166.62 cubic yards of Type D stone below the Ordinary High Water Mark in a 3000 square foot area. The project is bordered on the north by Raymond Drive and to the south by Bellflower Road, City of Mentor, Lake County, Ohio. See the attached drawings.

I have evaluated the impacts associated with your proposal and have concluded that they are authorized by the enclosed Nationwide Permits (NWP) 3 and 13 (enclosed) provided that the attached conditions are satisfied.

Verification of the applicability of these NWPs is valid until March 14, 2026 unless the NWPs are modified, suspended, revoked, or the activity complies with any subsequent permit modification. Please note in accordance with 33 CFR part 330.6(b), that if you commence or are under contract to commence an activity in reliance of the permits prior to the date these Nationwide permits expire, are suspended or revoked, or are modified such that the activity no longer complies with the terms and conditions, you have twelve months from the date of permit modification, expiration, or revocation to complete the activity under the present terms and conditions of the permits, unless the permits have been subject to the provisions of discretionary authority.

It is your responsibility to remain informed of changes to the NWP program. A public notice announcing any changes will be issued when they occur and will be available for viewing at our website: <http://www.lrb.usace.army.mil/Missions/Regulatory.aspx>. Finally, note that if your activity is not undertaken within the defined period or the project specifications have changed,

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you must immediately notify this office to determine the need for further approval or reverification.

In addition to the general conditions attached to the NWP, your attention is directed to the following Special Conditions which are also appended at the end of the NWP General Conditions:

1. To reduce any potential adverse effects on the federally-endangered Northern long-eared bat (*Myotis septentrionalis*), federally-endangered Indiana bat (*Myotis sodalis*), and proposed endangered Tricolored bat (*Perimyotis subflavus*), trees (woody stems greater than 3 inches diameter breast height) must not be cut between March 16 and November 14 of any year.

This affirmation is limited to the attached NWP and associated Water Quality Certifications, and does not obviate the need to obtain any other project specific Federal, state, or local authorization.

A copy of this letter has been sent to Rachel Secret of the Ohio Environmental Protection Agency and to Emily Urbania of CT Consultants.

Questions should be directed to me at (716) 879-4262, by writing to the address in the letterhead ATTN: Regulatory, or by e-mail to: [Michael.W.Smith@usace.army.mil](mailto:Michael.W.Smith@usace.army.mil).

Sincerely,

*Michael Smith*

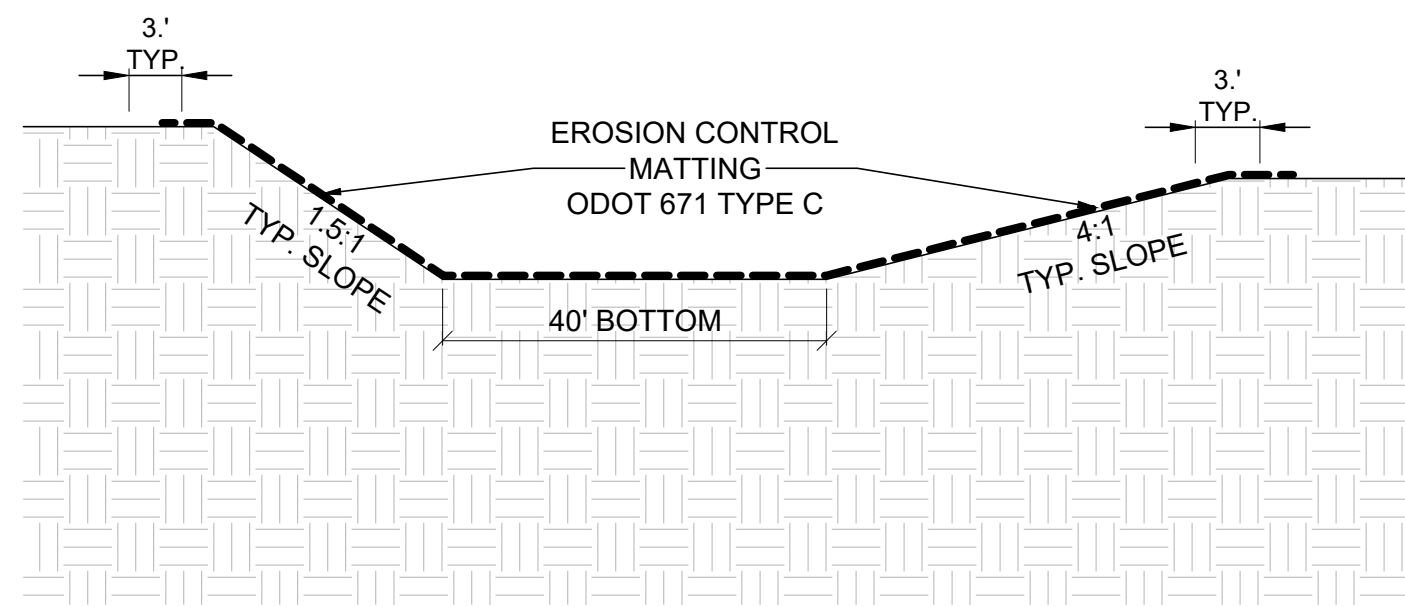
Michael Smith  
Biologist

Enclosures

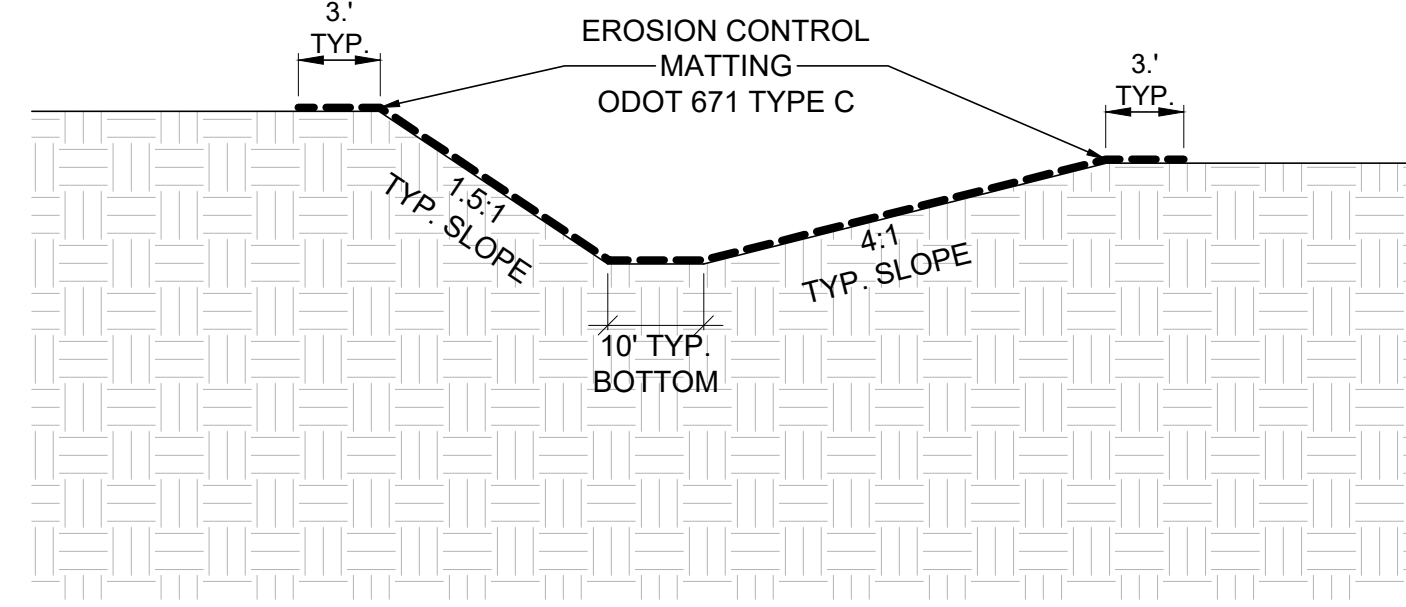
**Proposal to City of Mentor  
For Bellflower/Meadowbrook Ditch Restoration Project**

**Project No. 241472**

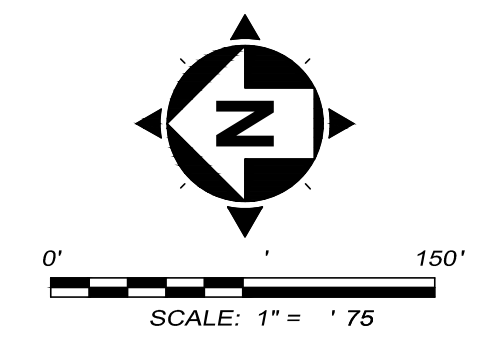
| <b>REF. NO.</b>           | <b>DESCRIPTION</b>                                                        | <b>QTY.</b> | <b>MEASURE UNITS</b> | <b>UNIT PRICE LABOR</b> | <b>UNIT PRICE MATERIAL</b> | <b>TOTAL UNIT PRICE</b> | <b>ITEM TOTAL</b> |
|---------------------------|---------------------------------------------------------------------------|-------------|----------------------|-------------------------|----------------------------|-------------------------|-------------------|
| 1                         | (SPC) PRECONSTRUCTION VIDEO DOCUMENTATION                                 | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 2                         | (SPC) BONDS AND INSURANCES, AS PER PLAN                                   | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 3                         | (201) CLEARING AND GRUBBING, AS PER PLAN                                  | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 4                         | (202) FENCE REMOVED FOR REUSE, AS PER PLAN                                | 275.00      | FT                   | \$                      | \$                         | \$                      | \$                |
| 5                         | (203) EXCAVATION, AS PER PLAN                                             | 4,540.00    | CY                   | \$                      | \$                         | \$                      | \$                |
| 6                         | (601) ROCK CHANNEL PROTECTION, TYPE C WITH GEOTEXTILE FABRIC, AS PER PLAN | 60.00       | CY                   | \$                      | \$                         | \$                      | \$                |
| 7                         | (601) ROCK CHANNEL PROTECTION, TYPE D WITH FABRIC FILTER, AS PER PLAN     | 310.00      | CY                   | \$                      | \$                         | \$                      | \$                |
| 8                         | (608) CONCRETE WALK, INCLUDING REMOVAL, AS PER PLAN                       | 750.00      | SF                   | \$                      | \$                         | \$                      | \$                |
| 9                         | (614) MAINTAINING TRAFFIC                                                 | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 10                        | (624) MOBILIZATION                                                        | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 11                        | (659) SEEDING AND MULCHING, CLASS 3B, AS PER PLAN                         | 12,380.00   | SY                   | \$                      | \$                         | \$                      | \$                |
| 12                        | (659) SEEDING AND MULCHING, AS PER PLAN                                   | 1,700.00    | SY                   | \$                      | \$                         | \$                      | \$                |
| 13                        | (SPC) LAWN RESTORATION, AS PER PLAN                                       | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 14                        | (671) EROSION CONTROL MAT, TYPE C, AS PER PLAN                            | 17,000.00   | SY                   | \$                      | \$                         | \$                      | \$                |
| 15                        | (832) STORM WATER POLLUTION PREVENTION PLAN, AS PER PLAN                  | 1.00        | LS                   | \$                      | \$                         | \$                      | \$                |
| 16                        | (SPC) CONTINGENCY/DISCRETIONARY ALLOWANCE                                 | 1.00        | LS                   | \$                      | -----                      | \$ 30,000.00            | \$ 30,000.00      |
| <b>INFORMAL TOTAL BID</b> |                                                                           |             |                      |                         |                            | <b>\$</b>               | <b>\$</b>         |



TYPICAL SECTION  
STA. 2+15 TO 5+00



TYPICAL SECTION  
STA. 5+00 TO 21+65.02



ACCESS NOTE

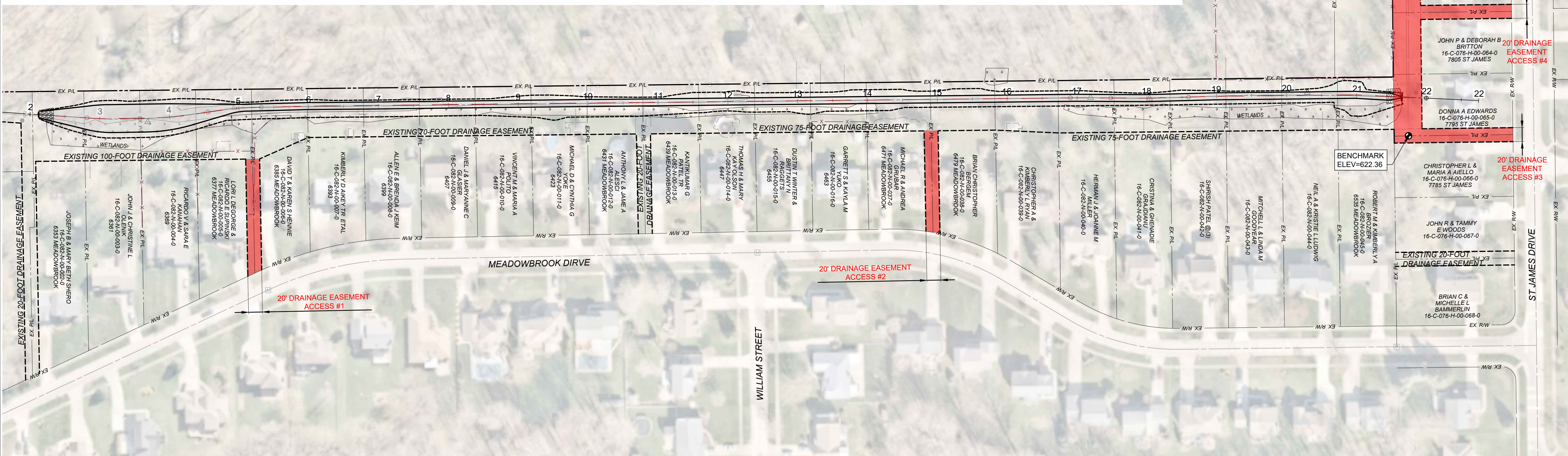
- THE FOLLOWING EASEMENT ACCESS LOCATIONS ARE AVAILABLE FOR USE:
  - ACCESS #1: BETWEEN 6377 & 6385 MEADOWBROOK DR FENCE ALONG PROPERTY LINE. TO BE REMOVED DURING CONSTRUCTION AND RECONSTRUCTED TO ORIGINAL QUALITY.
  - ACCESS #2 BETWEEN 6471 & 6479 MEADOWBROOK DR
  - ACCESS #3 BETWEEN 7785 & 7795 ST JAMES DR
  - ACCESS #4 BETWEEN 7804 & 7814 ST JAMES DR
  - ACCESS #10 BETWEEN 7835 ST JAMES DR & 6530 SYCAMORE RD.
- THE FOLLOWING EASEMENT ACCESS LOCATIONS SHALL NOT BE USED:
  - 20' DRAINAGE EASEMENT BETWEEN 6345 & 6353 MEADOWBROOK DR DUE TO MANY LARGE TREES AND LANDSCAPING
  - 20' DRAINAGE EASEMENT BETWEEN 6431 & 6439 MEADOWBROOK DR DUE TO SMALL OPENING BETWEEN MANY LARGE TREES
  - 40' DRAINAGE EASEMENT BETWEEN 7835 ST JAMES & 6530 SYCAMORE DUE TO WOOD AND CHAIN LINK FENCE BLOCKING ACCESS
- CONTRACTOR SHALL SUBMIT A PLAN FOR DAMAGE RISK MITIGATION BETWEEN HOUSES DURING EASEMENT ACCESS PRIOR TO WORK BEGINNING. CONTRACTOR MAY USE STEEL PLATES OR ALTERNATE APPROVED METHOD TO ENSURE NO DAMAGE IS DONE TO HOME FOUNDATIONS ALONG EASEMENT ACCESS LOCATIONS.

CLEARING NOTE

- ALL TREES GREATER THAN 3 INCHES DIAMETER BREAST HEIGHT MUST BE CUT DOWN BY MARCH 15, 2025.
- CLEARING LIMITS = DITCH GRADING LIMITS.

WETLANDS NOTE

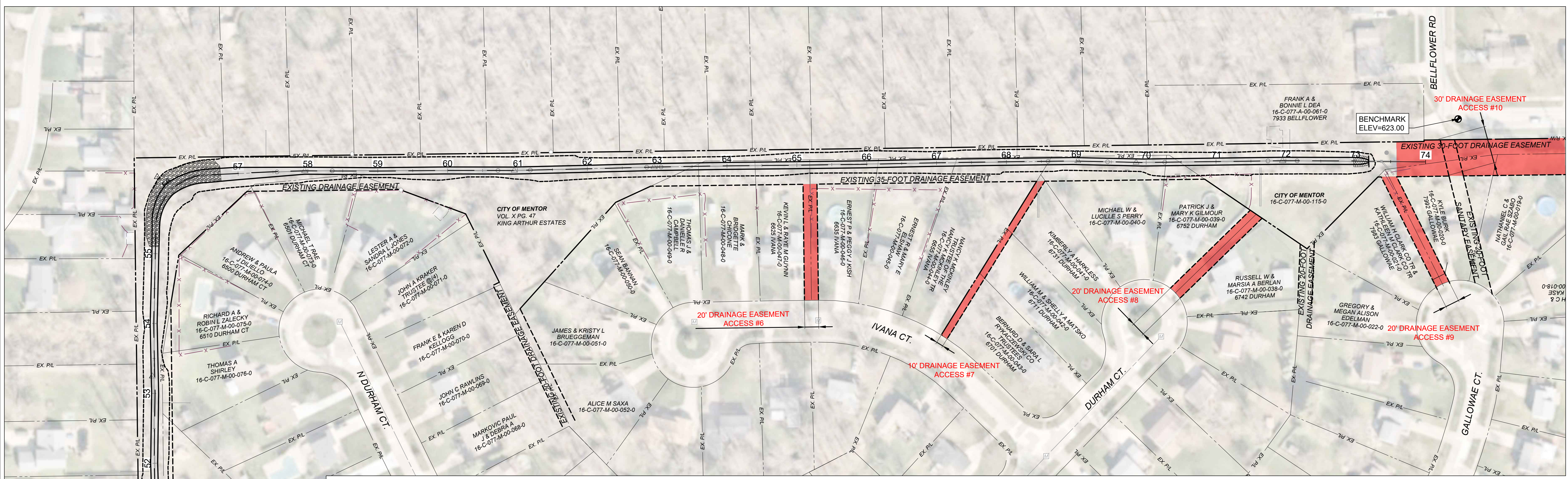
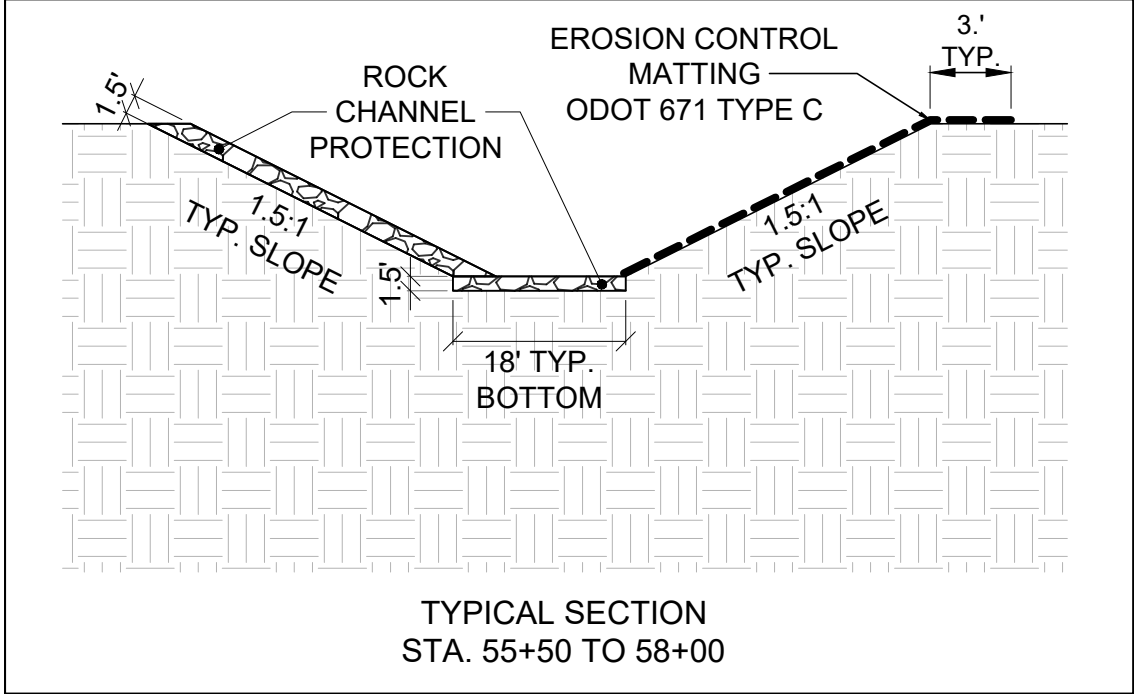
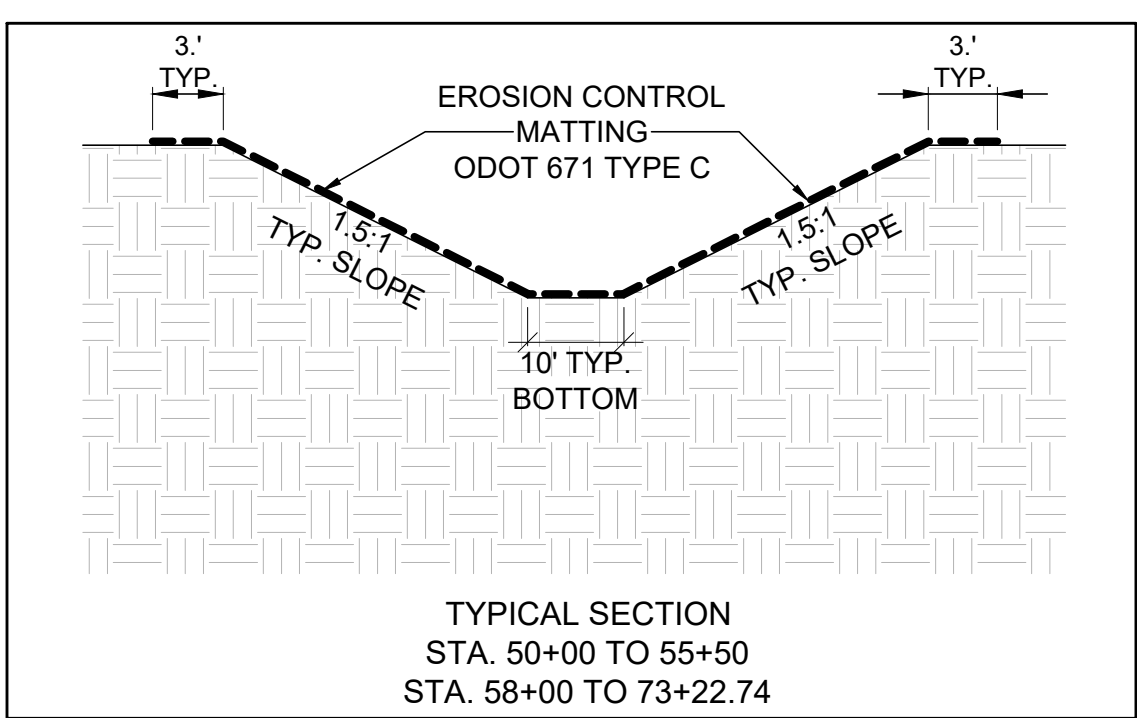
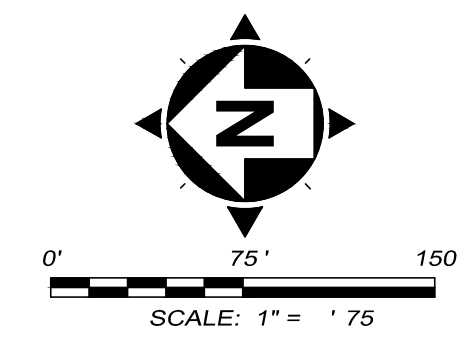
- CONTRACTOR MAY DRIVE IN AND THROUGH DITCH AND WETLANDS.
- CONTRACTOR SHALL NOT STORE FILL OR PLACE CONCRETE IN WETLANDS.
- CONTRACTOR SHALL RESTORE WETLANDS TO PREVIOUS CONDITION WITH WETLAND SEED MIX.



| NO. | REVISION                                   | DATE   |
|-----|--------------------------------------------|--------|
| 1   | ACCESS #11, CLEARING LIMITS, WETLANDS NOTE | 1/3/25 |

**BELFLOWER/MEADOWBROOK DITCH RESTORATION PROJECT**  
 MENTOR, OH  
 LAKE COUNTY  
**NORTHERN SECTION SCHEMATIC & TYPICAL SECTIONS**

|             |        |
|-------------|--------|
| PROJECT NO. | 241472 |
| DISCIPLINE  | CIVIL  |
| SHEET NAME  | SCM-1  |
| SHEET       | 4      |
| OF          | 20     |



- ACCESS NOTES**
- THE FOLLOWING EASEMENT ACCESS LOCATIONS ARE AVAILABLE FOR USE:
    - ACCESS #5: BETWEEN SYCAMORE RD & 7855 ST JAMES DR.
    - ACCESS #6 BETWEEN 6625 & 6635 IVANA CT
    - ACCESS #7: BETWEEN 6655 IVANA CT & 6701 DURHAM CT
    - ACCESS #8: BETWEEN 6752 & 6742 DURHAM CT
    - ACCESS #9: BETWEEN 6783 & 7992 GALLOWAE CT
    - ACCESS #10: BETWEEN 7933 BELLFLOWER RD & GALLOWAE CT
  - THE CITY OF MENTOR OWNS THE LAND PARCEL SURROUNDING THIS SOUTHERN DITCH. THERE ARE 2 LARGER AREAS THAT MAY BE USED FOR TEMPORARY STORAGE AND STAGING OPERATIONS:
    - AREA 1: BETWEEN IVANA CT. AND N DURHAM CT
    - AREA 2: BETWEEN DURHAM CT. AND GALLOWAE CT
  - CONTRACTOR SHALL SUBMIT A PLAN FOR DAMAGE RISK MITIGATION BETWEEN HOUSES DURING EASEMENT ACCESS PRIOR TO WORK BEGINNING. CONTRACTOR MAY USE STEEL PLATES OR ALTERNATE APPROVED METHOD TO ENSURE NO DAMAGE IS DONE TO HOME FOUNDATIONS ALONG EASEMENT ACCESS LOCATIONS.

- CLEARING NOTE**
- ALL TREES GREATER THAN 3 INCHES DIAMETER BREAST HEIGHT MUST BE CUT DOWN BY MARCH 15, 2025.
  - CLEARING LIMITS = DITCH GRADING LIMITS

| ISSUED FOR:         | BID SET NO. | REVISION                                   | DATE   |
|---------------------|-------------|--------------------------------------------|--------|
| RESTORATION PROJECT | 12/11/2024  | ACCESS #11, CLEARING LIMITS, WETLANDS NOTE | 1/3/25 |
| SCALE:              | AS SHOWN    |                                            |        |
| DESIGNED BY:        | SNK         |                                            |        |
| DRAWN BY:           | SNK         |                                            |        |
| CHECKED BY:         | GMS         |                                            |        |

**BELLFLOWER/MEADOWBROOK DITCH RESTORATION PROJECT**  
MENTOR, OH  
LAKE COUNTY

**SOUTHERN SECTION SCHEMATIC & TYPICAL SECTIONS**

|             |        |
|-------------|--------|
| PROJECT NO. | 241472 |
| DISCIPLINE  | CIVIL  |
| SHEET NAME  | SCM-2  |
| SHEET       | 5      |
| OF          | 20     |