



CUYAHOGA LAND BANK

812 Huron Road E, Suite 800 | Cleveland, Ohio 44115 | cuyahogalandbank.org

NOACA/Vibrant NEO US EPA Revolving Loan Fund Brownfield Project

3420 E 93rd St and 8920 Laisy Ave, Cleveland, OH 44104

Addendum #1

9/26/2025

1. Will the contractor be required to keep MW-2 during UST removal activities?
 - a. The contractor should try to keep MW-2 but will not be required to. If unable to keep, the contractor should seal and close per ODNR/OEPA requirements.
2. How deep are the USTs?
 - a. Approximately 10' bgs based on geophysical report and estimated size of the tanks. The Phase II Environmental Site Assessment with geophysical survey appendix can be found on the Land Bank's website [here](#).
3. What is the material of the USTs?
 - a. During the exploratory dig in this area, the Land Bank and Mannik & Smith found a concrete slab covering the tanks so were unable to verify the material. However, as the USTs were first seen in a 1951 Sanborn map, they are likely steel.
4. Will the UST excavation area conflict with the billboard footings to the north?
 - a. Based on the geophysical survey, there does not seem to be a conflict.
5. Are there utility schematics available for the site?
 - a. Not that the Land Bank/Mannik & Smith are aware of.
6. What are the clean fill certification requirements?
 - a. Clean fill needs to meet VAP unrestricted use standards. Contractor will need to fill out the Borrow Source Questionnaire (attached) for the backfill material.
7. Will impacted soils need to be disposed of under VAP?
 - a. Yes. The contractor will need to provide documentation of where material is disposed of.
8. Will the contractor be required to install a fence around the perimeter of the UST removal area?
 - a. Yes, the contractor will be required to have a chain link/security fence around the perimeter of the UST removal area. This should be included as part of the bid.

9. Can the Land Bank provide security for equipment/materials that need to be left on-site?
- a. The Land Bank can provide security on a limited/as-needed basis.
10. There are a couple discrepancies in soil/fill quantities between the technical specifications narrative and the bid form. Can you clarify what the correct quantities should be?
- a. An updated bid specifications package is attached. Note, there are no changes to the quantities in the bid sheet; the only changes are to the quantities in the narrative to align with the quantities in the bid sheet.
11. Are there compaction testing requirements for backfill?
- a. The contractor will not be required to perform compaction testing, but backfill should be placed in compacted lifts to support general construction traffic and finished to match surrounding grade.
12. Does the Land Bank prefer soil or stone for backfill?
- a. No preference. The contractor can choose whatever is more cost-effective.
13. What is the expected turnaround time for Mannik & Smith's soil sampling during the project?
- a. Mannik & Smith will perform in-field screening of soil.
14. How is access to SB-15?
- a. Given the rough terrain, contractors should assume that trucks will not be able to get back to the area around SB-15 and that material will need to be double-handed.

ENVIRONMENTAL QUESTIONNAIRE FOR THE PROPOSED BORROW SOURCE

Please complete all questions listed below to the best of your ability. Please hand print or type, use the back of the questionnaire or another piece of paper if more room is needed. Please do not leave any questions blank. If the question does not apply or the answer is unknown, please indicate this in the available space. Where appropriate, please give names and telephone numbers of any person or people who may have knowledge of questions that you were not able to answer. Please provide a signature and date at the end of this form.

Name: _____

Position: _____

Affiliation: _____

Address: _____

Phone: _____

Borrow Source Location: _____

Borrow Source Address/Description: _____

1. What activities or operations are currently conducted at the property? How long have these activities been conducted at this property?

2. What activities or operations of a different nature than noted in Question #2 have been conducted at the property in the past? How long have these activities been conducted at this property?

3. Are you aware of any hazardous substances or petroleum products on the site or nearby properties under conditions that indicate an existing or past release, or material threat of release into structures, soil, groundwater or surface water?

4. Has there been any fill material brought to the property from any off-site locations? If yes, what was the origin of this fill?

5. Has there ever been any dumping or disposal of waste or chemicals on the property? If yes, please detail.

6. Are you aware of any of the following documents for the site and, if so, provide copies (even partial information may be useful)?

_____ Environmental Site Assessment or Audit Reports

_____ Environmental Permits (for example, solid or hazardous waste disposal permits, wastewater permits, NPDES permits, etc.)

- _____ Registration for underground and aboveground storage tanks
- _____ Material Safety Data Sheets
- _____ Community Right-to-Know Plan
- _____ Safety Plans; preparedness and prevention plans; spill prevention, control, and countermeasures plans; etc.
- _____ Reports regarding hydrogeologic conditions on the property or surrounding area
- _____ Notices from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- _____ Hazardous waste generator notices or reports
- _____ Geotechnical Studies

7. Are there, or were there ever, any underground storage tanks (USTs) on the property or surrounding properties? Are there any vent pipes, fill pipes, or pipes with an unknown use on the property? If USTs are known to exist on the property, please provide the following information, if available: construction, size, age, contents, closure report results (if abandoned after 1988), etc.
8. Are there, or were there ever, any aboveground petroleum or chemical storage containers on the property (e.g., aboveground storage tanks, 55-gallon drums, etc.)?
9. Has there ever been any spills, fires, or open burning on the property or surrounding properties? Is there currently, or has there been previously, any stained soil on the property?
10. Has there ever been any sludges or chemicals (including pesticides, herbicides, fertilizers, etc.) applied to the property or adjacent properties? If yes, were they applied in accordance with the manufacturer's specifications? In what quantities and frequency were they applied?
11. What structures or utilities have been located on the property in the past? What were their uses, locations and sizes?

Please note that based upon responses to this questionnaire, or knowledge of the proposed borrow source independently developed, chemical analytical data for the borrow material may be requested.

Signature: _____ **Date:** _____