



Beachwood City Council Meeting
Monday, April 7, 2025, 7:00 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

AMENDED

Agenda

-Pledge of Allegiance to the Flag of the United States of America-

1. Roll Call
2. **Administration of the Oath of Office by Mayor Justin Berns to:**
Police Patrol Officer Elizabeth Ryan
3. **Public Hearing:**
Ordinance No 2024-82 An Ordinance rezoning 23250 Chagrin Boulevard, Beachwood, Ohio (PPN# 742-23-002), from U-7A General Office Building District to U-3C Planned Multi Family Residential District
Placed on First Reading and Referred to Planning & Zoning: December 16, 2024
Referred back to City Council from Planning & Zoning Commission: January 30, 2025
Placed on Second Reading and Referred to a Public Hearing: February 18, 2025
Public Hearing held on: April 7, 2025
4. Citizen's Remarks (**City Council limits Citizen's Remarks to three (3) minutes each for a maximum of thirty (30) minutes unless so extended at the discretion of the President or a majority of Council per Council Rules of Procedure, Section 7, Rule 7.2**)
5. Reports
 - a. Mayor
 - b. Council Member (non-agenda items)
 - c. Department Directors

Consent Agenda

Approval of Minutes

Regular City Council Meeting held on March 17, 2025

Ordinances

1. 2025-11

An Ordinance authorizing and directing the payment of Certain Claims (Bills) for professional and other services; and declaring this to be an urgent measure

Resolutions

1. 2025-22

A Resolution excusing the absence of Councilwoman Jillian DeLong from the March 17, 2025 Meeting; and declaring this to be an urgent measure

Motions

1. A Motion moving the April 22, 2025 Regular Council Meeting back to April 21, 2025

Old Business (Regular Agenda)

Ordinances

1. 2024-63

An Ordinance Rezoning 2555 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-036) and 2561 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-037), from U-1 Single Family Residential District to U-5 Public and Institutional District

Placed on First Reading and Referred to the Planning and Zoning Commission: August 20, 2024

Referred back to City Council from Planning and Zoning Commission: March 27, 2025

Place on Second Reading and Refer to a Public Hearing:

New Business (Regular Agenda)

Ordinances

1. 2025-12

An Ordinance Rezoning 3663 Park East Drive, Beachwood, Ohio 44122 (PPN# 742-29-017) from U-4C Integrated Mixed Use, Multi-Family Residential, Office Retail, Recreation Business District to U-9 Motor Service District

Place on First Reading and Refer to the Planning and Zoning Commission:

2. 2025-13

An Ordinance Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1111.02(M)(2) Titled ‘Classified of Uses’

Place on First Reading and Refer to Planning and Zoning Commission:

Resolutions

1. 2025-23

A Resolution Accepting a Certain Bid from Tri-Mor Corporation for the Timberlane/Green Sanitary Relief Sewer Phase 2 Project; and declaring this to be an urgent measure

2. AMENDED 2025-24

A Resolution to save Neighborhood Social Security Offices; and declaring this to be an urgent measure

Any other matters coming before City Council

Adjournment

Next Regular Council Meeting will be held on: Monday, April 21, 2025 at 7:00 PM in Council Chambers. For all updates regarding Council Meetings, please visit: www.BeachwoodOhio.com

**Council Members: Alec Isaacson – Council President
Danielle Shoykhet – Council Vice-President
Jillian DeLong, Joshua Mintz, Peter L. Smith
Ali B. Stern, June E. Taylor
Clerk of Council: Whitney M. Crook, MMC**

INTRODUCED BY:

ORDINANCE NO. 2024-82

AN ORDINANCE REZONING 23250 CHAGRIN BOULEVARD, BEACHWOOD, OHIO (PPN# 742-23-002), FROM U-7A GENERAL OFFICE BUILDING DISTRICT TO U-3C PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT

WHEREAS, Beachwood Office, LLC (the “Applicant”) has requested the rezoning of 23250 Chagrin Boulevard, Beachwood, Ohio (PPN# 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District;

WHEREAS, Council placed this request on first reading and referred the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01 on December 16, 2024;

WHEREAS, the Planning and Zoning Commission recommended this rezoning to be approved contingent upon the final approval of a 10 foot variance to permit a building height of 75 feet as opposed to 65 feet per Zoning Code Section 1118.04(c);

WHEREAS, in the event this Council approves the rezoning and variance requests, the Applicant will be required submit an application for Preliminary Site Plan Approval to Planning & Zoning Commission for its report and recommendation to Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council of the City of Beachwood, having received a request from Beachwood Office, LLC, for rezoning of 23250 Chagrin Boulevard,, Beachwood, Ohio, from U-7A General Office Building District to U-3C Planned Multi-Family Residential District, placed this issue and said rezoning on first reading and referred the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

Council having received the Planning and Zoning Commission's report and recommendation, places this rezoning request on second reading and will schedule a public hearing.

The public hearing shall occur no less than 30 days after Council’s receipt of the Planning and Zoning Commission’s report and recommendation.

This Ordinance shall be read by Council on three separate occasions, and its passage shall cause the proposed rezoning and the requested variance to become effective upon operation of law.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

ORDINANCE NO. 2024-82

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2025.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2025 and filed it with the Clerk.

Mayor

Diane A. Calta
dcalta@mggmlpa.com
Direct Dial: 216-453-5901

November 19, 2024
**REVISED AND UPDATED
DECEMBER 30, 2024**

Alec Isaacson, President
City of Beachwood Council
c/o Whitney.Crook@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Bryan Zabell, Chairman
City of Beachwood
Planning & Zoning Commission
c/o Veronica.Muth@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Re: ***Beachwood Office, LLC
Rezoning Request and Preliminary Site Plan Review Application
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122***

Dear President Isaacson and Chairman Zabell and Members of City Council and the Planning and Zoning Commission:

Please accept this letter as part of Beachwood Office LLC's rezoning request and preliminary site plan review application for the proposed redevelopment of the property located at 23250 Chagrin Boulevard. The Applicant, Beachwood Office LLC, is owned by Stewart Wangard of Wangard Partners, Inc. Wangard Partners, Inc. is a commercial real estate investment company, established in 1992, that partners with high net worth and industrial investors to acquire, develop and manage multifamily, industrial, retail and office properties. Information about Mr. Wangard is attached to this letter and can be found at <https://www.wangard.com/stewart-wangard>.

The property is approximately 3.583 acres and currently contains a four (4) story commercial office building. A copy of the legal description is attached to this letter. The Applicant previously proposed and was granted a conditional use permit by the Planning & Zoning Commission, which was confirmed by City Council, for use of the existing building for residential purposes above the first floor. For reference, see Beachwood Ordinance 2023-145.

INITIALLY THE APPLICANT PROPOSED THE FOLLOWING:

However, at this time after continued due diligence, the Applicant is instead proposing to tear down the existing four (4) story commercial office building and replace it with a new building named 'Icon East' to accommodate about 120 residential apartments. The building will have total square footage of approximately 136,000. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this redevelopment, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

APPLICANT IS NOW PROPOSING A SLIGHTLY MODIFIED PLAN:

After continued and further due diligence and refinement of its preliminary site plan, the Applicant is still proposing to tear down the existing four (4) story commercial office building and replace. However, it will now be replaced with a new three building complex called 'Icon East' to accommodate 180 residential apartments. The buildings will have total square footage of approximately 174,000 square feet. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this development, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

The development will include residential amenities such as an outdoor pool, exercise facility, dog park and pickle ball courts. Overall, the investment in this building, including site acquisition and development will be in the multi-million dollar range. This redevelopment will result in additional real estate taxes paid to the school district and the City. In addition, for those residents that choose to live and work in the City, additional income taxes will be generated for the City.

Representatives of the Applicant will be able to explain the requested rezoning and preliminary site plan and how it relates to the site and surrounding properties in greater detail at the time of the required review meetings; however, we believe that if the rezoning and preliminary site plan are recommended for and approved, this new building will benefit further redevelopment in Commerce Park and be another five star amenity that the City of Beachwood can offer to current and future residents.

Hopefully, this overview offers good insight for the City's consideration of the proposed rezoning and preliminary site plan review being requested. We look forward to presenting this information in person to the City Council and the Planning & Zoning Commission, at which time the information mentioned herein can be more fully discussed in detail.

Very truly yours,

Diane A. Calta

Diane A. Calta

City of Beachwood
November 19, 2024 UPDATED AND REVISED December 30, 2024
Page 3

DAC

Enclosure

cc: James B. Heller
Timothy J. Voeller
Stewart Wangard
Ron Tannenbaum



STEWART WANGARD

Executive Chairman

Stewart Wangard has developed a sterling reputation as a leading developer throughout the Midwest. With over four decades in the real estate industry, Stu has been involved in over \$3 billion in real estate.

LinkedIn

As Executive Chairman of Wangard Partners, Stewart maintains his **vision** of total commitment to the highest industry standards with every project and investment. He believes in building valued partnerships by bringing together key stakeholders in the community to ensure success.

The firm is uniquely positioned as a leader in the commercial real estate industry as a result of its diversity in **asset classes**. Wangard is a leader in the development of large and

complex mixed-use projects and utilizes a tight-knit network of leading specialists for mixed-use projects within North America.

Stu is a member of the [National NAIOP Board of Directors](#). Additionally, he is a member of the national tax and finance committee, served as a previous director of the infrastructure and environment committee, and participates as a guest lecturer at NAIOP national conferences.

FEATURED ARTICLES

- [Nicholas Ganos, MBA. Director of Investor Relations.](#)
- [Wangard Partners Extends Ownership To Key Employees in 2022](#)
- [Wangard Partners Receives Energy Star Label For Wauwatosa, WI Office](#)

CUYAHOGA COUNTY FISCAL OFFICER
742-23-002 *Robert Chambers* 8/4/2022 7:
I-08112022-11
BEACHWOOD OFFICE, LLC Tax Dist. 3020
Limited Warranty LUC: 4490 EX:
Sale Amt: \$ 1,927,222.00 LAND: 730,400
Conv. Fee: \$ 7,709.20 BLDG: 4,104,200
LORRAINE JENKINS TIT TOTAL: 4,834,600

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICERS - 3
DEED 8/11/2022 11:20:51 AM
202208110304



LIMITED WARRANTY DEED

THIS INDENTURE, made as of June 8, 2022 between RSS WFRBS2012-C6 – OH CP, LLC, an Ohio limited liability company ("Grantor"), whose address is c/o Rialto Capital Advisors, LLC, 200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131, in favor of BEACHWOOD OFFICE LLC, a Wisconsin limited liability company ("Grantee"), whose tax mailing address is 1200 North Mayfair, Suite 410, Milwaukee, Wisconsin 53226:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants, with limited warranty covenants, unto Grantee and its successors and assigns forever, the parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cuyahoga, State of Ohio, and more particularly described on the attached **Exhibit A** (the "Property").

Commonly known as: 23250 Chagrin Boulevard, Beachwood, Ohio

Permanent Parcel Numbers: 742-23-002, 742-23-010

Prior Instrument Reference: Limited Warranty Deed recorded on March 12, 2021 as Instrument Number 202103121134 of the Cuyahoga County, Ohio Records.

Subject however, to:

- (a) Real property taxes and assessments for the year 2022 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

This is an Ohio statutory form limited warranty deed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Grantor has caused these presents to be executed and delivered as of the date first above written.

GRANTOR:

RSS WFRBS2012-C6 – OH CP, LLC, an Ohio limited liability company

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its manager

By: _____
Name: ADAM SINGER
Title: Managing Director

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June, 2022 by Adam Singer, as Managing Director of Rialto Capital Advisors, LLC, a Delaware limited liability company, as manager of **RSS WFRBS2012-C6 – OH CP, LLC**, an Ohio limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

Notary Public
Print Name: _____
Serial No. (if any): _____
 Stacy A Kilbane
Comm.: HH224188
Expires: Feb. 3, 2026
Notary Public - State of Florida

This document prepared by:
RSS WFRBS2012-C6 – OH CP, LLC
200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cuyahoga, State of Ohio, and is described as follows:

Parcel No. 2:

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Parcel No. 1 of the Commerce Park Development as recorded in Volume 185 of Maps, Pages 73, 74 and 75 of Cuyahoga County Records, and further known as part of Original Warrensville Township Lot No. 58, and bounded and described as follows:

Beginning, at the Northwestern corner of said Parcel No. 1, which point is in the Easterly side line of Green Road, 80 feet wide;

thence North 89° 58' 52" East along a Northerly line of said Parcel No. 1, 496 feet to the principal place of beginning of the parcel herein described;

Course 1: thence continuing North 89° 58' 52" East, 49.37 feet to a point;

Course 2: thence North 0° 14' 28" West, 267 feet to a point;

Course 3: thence North 89° 58' 52" East, 250.28 feet to a point;

Course 4: thence South 0° 14' 28" East, 427 feet to a point on the Northerly side of Commerce Park Road, 60 feet wide;

Course 5: thence South 89° 58' 52" West along the Northerly side line of Commerce Park Road 30 feet to an angle point therein;

Course 6: thence South 0° 14' 28" East along a Westerly side line of Commerce Park Road, 144.04 feet to a point;

Course 7: thence South 89° 45' 32" West, 269.24 feet to a point;

Course 8: thence North 0° 14' 28" West, 305.08 feet to the principal place of beginning.

Parcel No. 3:

Appurtenant Easement Rights as contained in a Reciprocal Easement Agreement by and among Four C.P.S. Company, Ltd., Three Commerce Park Square Company and Young Office Center walkways and driveways, parking and utility purposes, dated May 12, 1982 and filed for record on June 23, 1982 in Volume 15647, Page 547 of Cuyahoga County Records and ratified in a Ratification of Reciprocal Easement Agreement dated May 12, 1982 and filed for record on May 2, 1985 in Volume 85-1877, Page 46 of Cuyahoga County Records.

P.P.N. 742-23-010, 742-23-002



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/19/2024

OWNER OF BUILDING: Beachwood Office LLC PHONE: 414-777-1200

STREET ADDRESS: 1200 N. Mayfair Road, Suite 410

CITY/STATE/ZIP: Milwaukee WI 53226

APPLICANT: Beachwood Office LLC PHONE: 216-469-1924

COMPANY OR FIRM: c/o James B. Heller Consulting

EMAIL: JBHellerconsulting@gmail.com

STREET ADDRESS: 24407 Tunbridge Lane

CITY/STATE/ZIP: Beachwood OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

James B. Heller - JBHellerconsulting@gmail.com / Ron Tannenbaum - RDL Architects
ront@rdlarchitects.com / Diane A. Calta - DCalta@mkgmlpa.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23250 Chagrin Blvd, Beachwood OH 44122 SUITE # N/A

TENANT NAME: N/A

PERMANENT PARCEL # 742 - 23 - 002 PRESENT USE: U-7A PROPOSED USE: U-3C

PURPOSE OF APPLICATION: to rezone the parcel to accommodate residential apartments
and various related amenities to be utilized by the apartments

NATURE OF THE REQUEST (check as many as apply):

- ☒ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☒ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (must indicate a hardship):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. Same zoning request as the adjacent project

***** (OVER) CONTINUED ON BACK *****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	Zoning District	Fee
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Stewart M. Wangard
PRINTED NAME

11-18-2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917



CUYAHOGA COUNTY, *Ohio*

MyPlace

Manufactured Home Current Tax balance (2024 pay 2024) is available by clicking the "Pay Your Taxes Online" link below.

Search

City Search By ☐ Owner ☒ Parcel ☐ Address[View Map](#)

PROPERTY DATA

[General Information](#)[Transfers](#)[Values](#)[Land](#)[Building Information](#)[Building Sketch](#)[Other Improvements](#)[Permits](#)[Property Summary Report](#)

TAXES

[Tax By Year](#)[Pay Your Taxes Online](#)

LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

[Informal Reviews](#)[Board of Revisions Cases](#)

Primary Owner

BEACHWOOD OFFICE, LLC

Property Address

23250 Chagrin BLVD Beachwood, OH 44122

Tax Mailing Address

BEACHWOOD OFFICE, LLC 1200 N MAYFAIR SUITE 410 MILWAUKEE, WI 53226

Description

58 COMMERCE PARK DEV 0001 EMP 74223010

Property Class

OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

Parcel Number

742-23-002

Taxset

Beachwood

Tax Year

2023 Pay 2024 ▼

Summary By Tax Year 2023 Pay 2024

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

Assessed Values

Land Value	\$255,640
Building Value	\$427,420
Total Value	<u>\$683,060</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$41,567.62
Less 920 Reduction	<u>\$14,769.30</u>
Sub Total	\$26,798.32
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$150.12</u>
Half Year Net Taxes	<u>\$26,948.44</u>

Market Values

Land Value	\$730,400
Building Value	<u>\$1,221,200</u>
Total Value	<u>\$1,951,600</u>

Rates

Full Rate	123.26
920 Reduction Rate	.350798
Effective Rate	80.020588

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary**Charges****\$53,896.86****Payments****\$53,896.86****Balance Due****\$.00****2023 (pay in 2024) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$26,798.32	\$26,798.32	\$.00
	1ST HALF BALANCE	\$26,798.32	\$26,798.32	\$.00
	2nd half tax	\$26,798.32	\$26,798.32	\$.00
	2ND HALF BALANCE	\$26,798.32	\$26,798.32	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2023	\$75.06	\$75.06	\$.00
	1ST HALF BALANCE	\$75.06	\$75.06	\$.00
	2nd half tax - 2023	\$75.05	\$75.05	\$.00
	2ND HALF BALANCE	\$75.05	\$75.05	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2023	\$75.06	\$75.06	\$.00
	1ST HALF BALANCE	\$75.06	\$75.06	\$.00
	2nd half tax - 2023	\$75.05	\$75.05	\$.00
	2ND HALF BALANCE	\$75.05	\$75.05	\$.00

Charges	Payments	Balance Due
---------	----------	-------------

Total Balance

\$53,896.86 \$53,896.86 \$0.00

Amount Due**\$0.00**

(May include interest charges and/or 2024

Special Assessments due in 2025. Call

(216) 443-7420, option 1, for assistance.

Please see Special Assessment

Information.)

Top

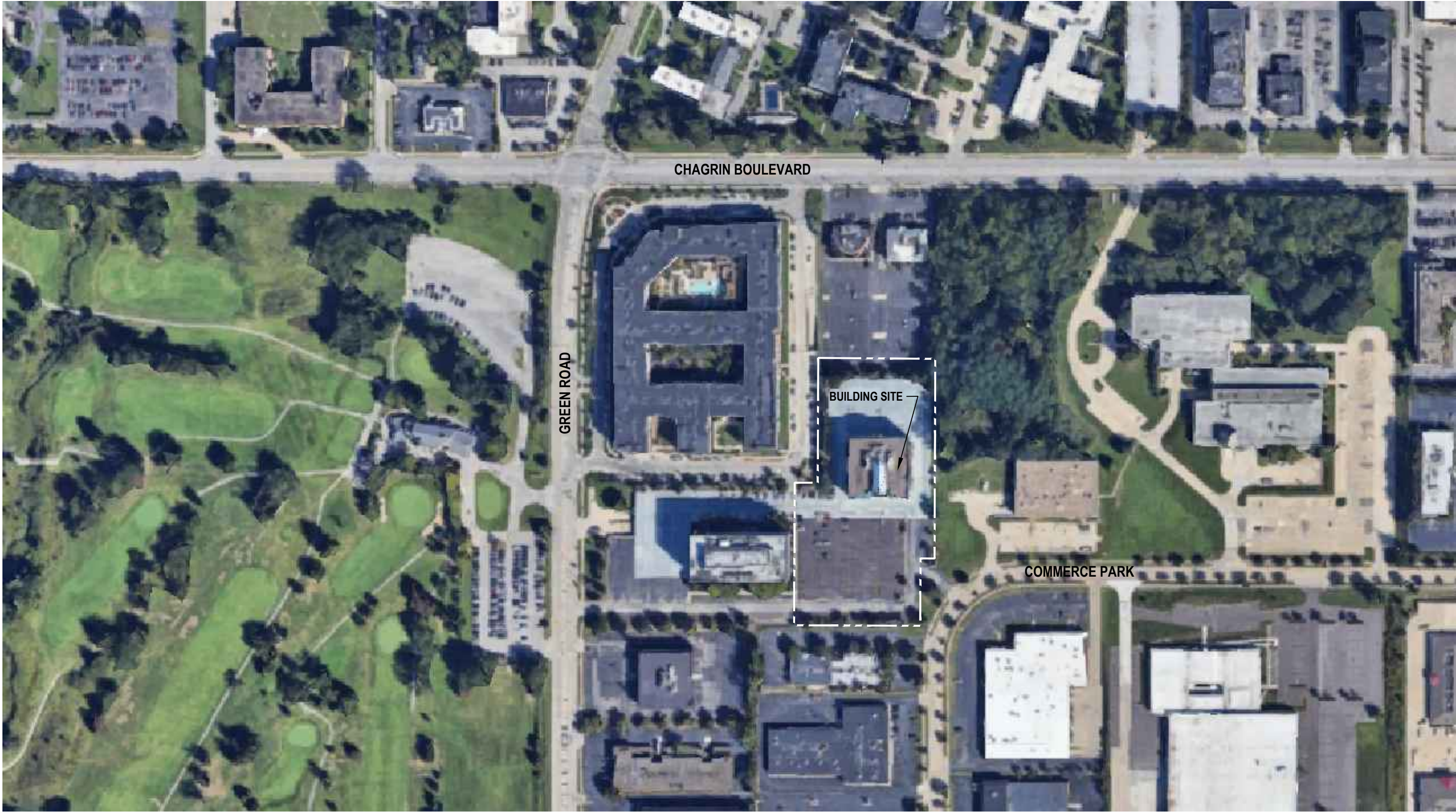
View Map

Updated :11/18/2024 03:51:53 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU



rdla: #22135R COPYRIGHT © 2024

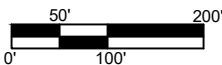
23250 CHAGRIN BLVD | BEACHWOOD, OHIO | NEW CONSTRUCTION: MULTIFAMILY

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



SITE AERIAL PLAN

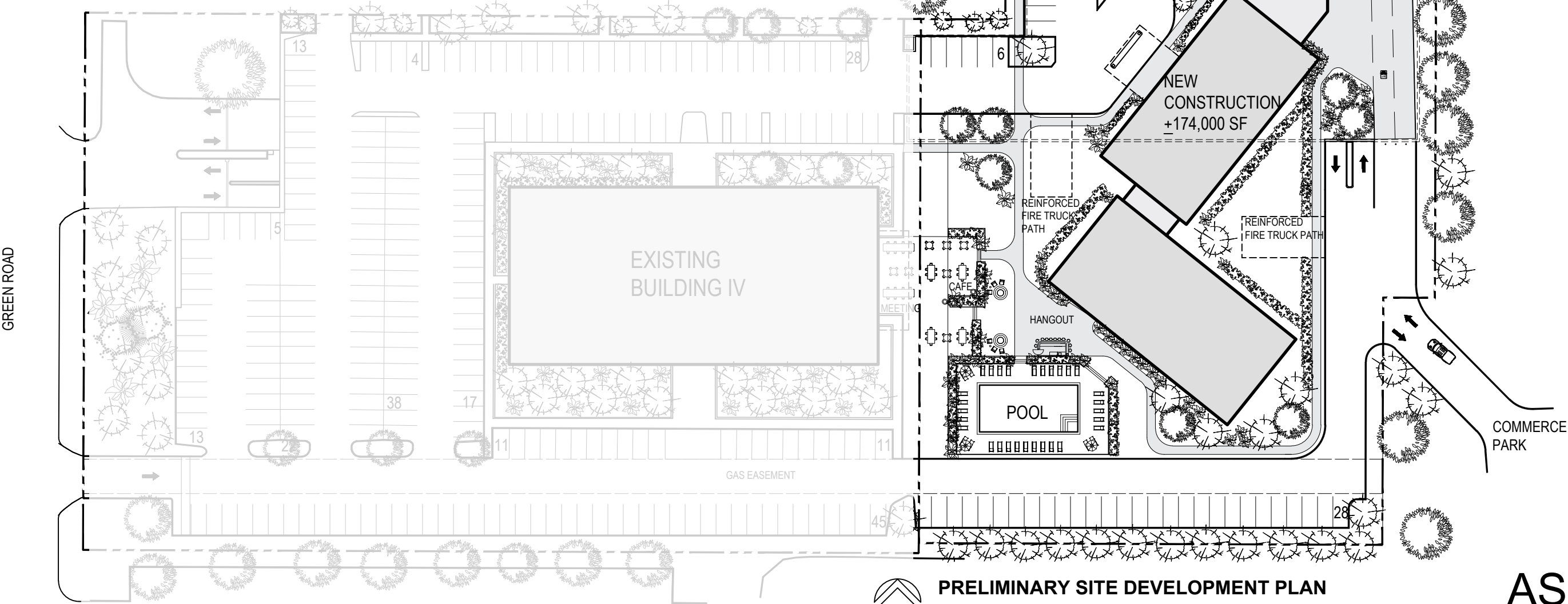
SCALE: 1" = 200'



DATE: 11-21-2024

ZONING	PERMITTED	PROVIDED	VARIANCE
PROPOSED: U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT PRIMARY USE: MULTIFAMILY DWELLING ACCESSORY USE - PRIVATE PARKING GARAGES, OFF STREET PARKING, PRIVATE RECREATION AND FACILITIES, CONCIERGE TYPE SERVICES, SIGNS IN CONFORMANCE WITH 1141.3			
MAXIMUM DENSITY 60 UNITS PER ACRE	211 UNITS	±180 UNITS	NO
MAXIMUM BUILDING GROUND COVERAGE 60%	92,233 SF	±28,962 SF	NO
MAXIMUM HEIGHT	65 FEET	75 FEET	YES
SETBACK FROM RIGHT OF WAY	40 FEET	GREATER THAN 40 FEET	NO
SETBACK FROM PROPERTY LINE	30 FEET	58 FEET	NO
PARKING RATIO	1.5 PER UNIT	1.5 PER UNIT	NO
MINIMUM UNIT AREAS:	STUDIO: 600 SF 1 BR: 700 SF 2 BR: 850 SF 3 BR: 1000 SF	COMPLY COMPLY COMPLY COMPLY	NO NO NO NO
OPEN SPACE MINIMUM 30%	46,117 SF	125,422 SF	NO

SUMMARY	
EXISTING ZONING;	U-7A GENERAL OFFICE BUILDING DISTRICT
PROPOSED ZONING:	U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT
SITE:	3.529 ACRES
BUILDING	±173,772 TOTAL SF
PARKING	SURFACE: 96 SPACES GARAGE: 178 SPACES 274 TOTAL PKG.
PATHWAY	1/2 MILE TRAIL, 1/4 MILE TRAIL



23250 CHAGRIN BLVD | BEACHWOOD, OHIO | NEW CONSTRUCTION: MULTIFAMILY

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



PRELIMINARY SITE DEVELOPMENT PLAN

SCALE: 1" = 64'



DATE: 12-09-2024

Consent Agenda

Approval of Minutes - Regular Council Meeting March 17, 2025

Ordinance 2025-11

Resolution 2025-22

A Motion moving the April 22, 2025 Regular Council Meeting back to April 21, 2025



**REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, MARCH 17, 2025, 7:00 PM
AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS,
25325 FAIRMOUNT BOULEYARD,
BEACHWOOD, OHIO 44122**

Called to order at 7:00 PM by Council President Alec Isaacson

-Pledge of Allegiance to the Flag of the United States of America-

1. Roll Call
Present - Mr. Isaacson, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Stern, Ms. Taylor
Absent – Ms. DeLong
Others Present - Mayor Berns, Mr. Arrietta, Police Chief Grispingo, Mr. Heiser,
Fire Chief Holtzman, Mr. Hunt, Mr. Lombardi

2. **Administration of the Oath of Office by Mayor Justin Berns to:**
Police Lieutenant Erin Draves
Police Sergeant Aaron Lieb

3. **Administration of the Oath of Office by Council President Alec Isaacson to:**
Eric Silver, Member, Planning and Zoning Commission

4. **Citizen's Remarks (City Council limits Citizen's Remarks to three (3) minutes each for a maximum of thirty (30) minutes unless so extended at the discretion of the President or a majority of Council per Council Rules of Procedure, Section 7, Rule 7.2)**

(Please see Video Recording for full remarks:

<https://www.beachwoodohio.com/528/Live-Stream-Recorded-Meetings>)

Kyle Fishman
Mr. Fishman made remarks.

Dr. Samuel Salamon
Dr. Salamon made remarks.

5. Reports

- a. **Mayor**

Mayor Berns provided an update on the changeable copy sign, noting that it has been completed and has received positive feedback. He also discussed the solar street light program, which is scheduled for completion in late April or early May. Additionally, he mentioned that Beachwood Schools will be on spring break and encouraged residents to utilize the Police Department's online Frontline service for vacation checks.

b. Council Members (non-agenda items)

None.

c. Department Directors

Mr. Arrietta provided an update on the Cleveland Water lead line replacement project, stating that work has been completed on E. Baintree and Greenlawn, with the next phase moving to E. Silsby.

Police Chief Grispino discussed the Police Department's upcoming Active Shooter training exercise, which will take place at Beachwood Mall on Sunday, March 30th, from 7:00 PM to 11:00 PM.

Consent Agenda

Approval of Minutes:

Regular Council Meeting held on February 18, 2025

Ordinances

1. 2025-8

An Ordinance authorizing and directing the payment of certain claims (Bills) for professional and other services; and declaring this to be an urgent measure

2. 2025-9

An Ordinance declaring Certain Property used by the Public Works Department and Police Department as Surplus Property no longer needed for a Public Use and Authorizing its sale on GovDeals, Inc. in accordance with Codified Ordinance Section 131.03(a); and declaring this to be an urgent measure

Moved by: A. Stern, Seconded by: J. Mintz

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

New Business

Ordinances

1. 2025-10

An Ordinance Amending Appropriations for Current Expenditures and Other Expenses of the City of Beachwood, State of Ohio, for the Fiscal Year 2025, January 1, 2025 to December 31, 2025, inclusive; and declaring this to be an urgent measure

Moved by: P. Smith, Seconded by: A. Stern

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Resolutions

1. 2025-21

A Resolution excusing the absence of Councilwoman June Taylor from the February 18, 2025, March 3 Meetings; and declaring this to be an urgent measure

Moved by: A. Isaacson, Seconded by: P. Smith

Mr. Isaacson made a Motion to amend the Resolution to excuse Councilwoman Taylor's absences on February 18 and March 3.

Moved by: A. Isaacson, Seconded by: A. Stern

Voice Vote

On the Amendment:

Yes: 6
No: 0
Abstain: 0
Not Voting: 0
AMENDMENT ADOPTED

Voice Vote

On the Suspension:

Yes: 6
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Executive Session discussion to consider the investigation of charges against a public employee

Moved by A. Isaacson, seconded by D. Shoykhet, at 7:29 P.M. to enter Executive Session.

ROLL CALL:

Yes: 6
No: 0
Abstain: 0
Not Voting: 0

Back on the Record at 7:49 P.M.

Moved by A. Isaacson, seconded by D. Shoykhet, at 7:50 P.M. to adjourn Executive Session.

ROLL CALL:

Yes: 6
No: 0
Abstain: 0
Not Voting: 0

Any other matters coming before City Council

None

Adjournment

Adjourn to the next Regular City Council Meeting at 7:50 PM

Approved:

Clerk

Mayor

Next Regular Council Meeting will be held on: Monday, April 7, 2025 at 7 PM in Council Chambers. For all updates regarding Council Meetings, please visit:
www.BeachwoodOhio.com

**Council Members: Alec Isaacson- Council President
Danielle Shoykhet- Council Vice-President
Jillian DeLong, Joshua Mintz, P. Smith
Ali B. Stern, June E. Taylor
Clerk of Council: Whitney M. Crook, MMC**

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission.

A written synopsis of all agenda items and votes shall also be promptly prepared and kept.

AN ORDINANCE AUTHORIZING AND DIRECTING THE PAYMENT OF CERTAIN CLAIMS (BILLS) FOR PROFESSIONAL AND OTHER SERVICES; AND DECLARING THIS TO BE AN URGENT MEASURE

BE IT ORDAINED by the Council of the City of Beachwood, State of Ohio, that the Director of Finance is hereby authorized and directed to issue his respective warrants for the following claims, to wit:

Section 1:

<u>For Supplies and Services</u>	<u>April 7th, 2025</u>	<u>\$</u>	<u>7,910.38</u>
GPD	Engineering Services	\$	5,085.38
Hennes Communications	Professional Services	\$	1,200.00
Sixmo Architecture	Plan Review Services	\$	750.00
Michael Wildermuth	Plan Review Services	\$	875.00

Section 2: It is found and determined that all formal actions and deliberation of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 3: This Ordinance is hereby declared an urgent measure immediately necessary for the public peace, health or safety or the efficient operation of the City; and for the further reason that it is necessary to approve said item and/or services available for use at the earliest possible time, to serve the City of Beachwood and its citizens.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify that this legislation was duly adopted on the 7th day of April 2025 and presented to the Mayor.

Clerk

Approval: I have approved this legislation this 8th day of April 2025 and filed it with the Clerk.

Mayor

Summary of Engineering Invoices

April 7, 2025 Professional Service Ordinance

Invoice #	Invoice Date	Original Amount	Adjustment	Payment Amount	Fund	Billed	Out	2025	2024	2023
								ENCUMBRANCES		
2024119.04-13	3/14/2025	\$717.00	\$0.00	\$717.00	Capital				X	
2023119.05-22	3/14/2025	\$105.50	\$0.00	\$105.50	Capital					X
2025119.90-2	3/14/2025	\$1,309.88	\$0.00	\$1,309.88	General		X			
2021119.91-42	3/14/2025	\$2,953.00	\$0.00	\$2,953.00	Capital					X

Total To Pay		\$5,085.38
---------------------	--	-------------------

Total Capital Fund		\$3,775.50
Total General Fund		\$1,309.88
Total Deposits		\$0.00
Total Street Const. Mant.		\$0.00
Less: Billable Charges		\$0.00
Net Paid by City:		\$5,085.38

RECEIVED

MAR 14 2025



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

FINANCE DEPT

Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025

Invoice No: 2024119.04 - 13

Invoice	\$717.00
Total	

Project 2024119.04 Beachwood - Bryden Sewer Pre-Design

P.O. #2024-00448

Max Not to Exceed \$175,404.00

Professional Services from February 01, 2025 to February 28, 2025

Task 100 Pre-Design

Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	1.00	148.50	148.50	
Hewitt, James	3.00	148.50	445.50	
Sr. Project Manager				
Wojciechowski, Kevin	1.00	123.00	123.00	
Totals	5.00		717.00	
Total Labor				717.00
Total this Task				\$717.00

Billing Limits

	Current	Prior	To-Date
Total Billings	717.00	155,095.01	155,812.01
Limit			175,404.00
Remaining			19,591.99

Total this Invoice \$717.00 ✓

Outstanding Invoices

Number	Date	Balance
12	2/14/2025	12,029.88
Total		12,029.88

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 3-14-25
P.O.: 2024-00448

AKRON / ATLANTA / CLEVELAND / COLUMBUS / DALLAS / HOUSTON
INDIANAPOLIS / LOUISVILLE / PHOENIX / PITTSBURGH / SEATTLE / YOUNGSTOWN
Net 30 days.

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
03/08/24	2024119.04-1R	2024119.04	02/23/24	SERVICE	\$478.50
04/12/24	2024119.04-2R	2024119.04	03/29/24	SERVICE	\$3,568.50
05/10/24	2024119.04-3R	2024119.04	04/26/24	SERVICE	\$22,128.25
06/14/24	2024119.04-4	2024119.04	05/31/24	SERVICE	\$24,902.38
07/10/24	2024119.04-5	2024119.04	06/28/24	SERVICE	\$39,463.25
08/09/24	2024119.04-6	2024119.04	07/26/24	SERVICE	\$3,864.75
09/13/24	2024119.04-7	2024119.04	08/30/24	SERVICE	\$13,931.75
10/11/24	2024119.04-8	2024119.04	09/27/24	SERVICE	\$4,618.00
11/08/24	2024119.04-9	2024119.04	10/25/24	SERVICE	\$9,180.00
12/13/24	2024119.04-10	2024119.04	11/29/24	SERVICE	\$10,331.25
01/10/25	2024119.04-11	2024119.04	12/21/24	SERVICE	\$10,598.50
02/14/25	2024119.04-12	2024119.04	01/31/25	SERVICE	\$12,029.88
03/14/25	2024119.04-13	2024119.04	02/28/25	SERVICE	\$717.00

\$155,812.01

RECEIVED

MAR 14 2025

FINANCE DEPT



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025

Invoice No: 2023119.05 - 22

Invoice Total	\$105.50
---------------	----------

Project 2023119.05 Beachwood -Timberlane-Green Construction

P.O.#2023-01261 \$155,000.00

Professional Services from February 01, 2025 to February 28, 2025

Task	100	Construction Admin.
------	-----	---------------------

Professional Personnel

	Hours	Rate	Amount
Design Engineer			
Libert, Alicia	1.00	105.50	105.50
Totals	1.00		105.50
Total Labor			105.50

Total this Task	\$105.50
------------------------	-----------------

Billing Limits

	Current	Prior	To-Date
Total Billings	105.50	153,610.76	153,716.26
Limit			155,000.00
Remaining			1,283.74

Total this Invoice	\$105.50
---------------------------	-----------------

Outstanding Invoices

Number	Date	Balance
21	2/14/2025	697.50
Total		697.50

Billings to Date

	Current	Prior	Total
Labor	105.50	149,245.76	149,351.26
Expense	0.00	4,365.00	4,365.00
Totals	105.50	153,610.76	153,716.26

APPROVED FOR PAYMENT

BY: *[Signature]*
DATE: 3-14-25
P/O: 2023 - 01261

AKRON / ATLANTA / CLEVELAND / COLUMBUS / DALLAS / HOUSTON
INDIANAPOLIS / LOUISVILLE / PHOENIX / PITTSBURGH / SEATTLE / YOUNGSTOWN
Net 30 days.

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
04/14/23	2023119.05-1	2023119.05	03/31/23	SERVICE	\$4,516.75
05/12/23	2023119.05-2	2023119.05	04/28/23	SERVICE	\$5,162.00
06/09/23	2023119.05-3	2023119.05	05/26/23	SERVICE	\$2,126.00
09/08/23	2023119.05-4	2023119.05	08/25/23	SERVICE	\$222.00
10/13/23	2023119.05-5	2023119.05	09/29/23	SERVICE	\$4,994.50
11/10/23	2023119.05-6	2023119.05	10/27/23	SERVICE	\$609.50
12/08/23	2023119.05-7	2023119.05	11/24/23	SERVICE	\$2,325.00
12/31/23	2023119.05-8	2023119.05	12/31/23	SERVICE	\$8,074.75
01/31/24	2023119.05-9	2023119.05	01/26/24	SERVICE	\$10,526.50
03/08/24	2023119.05-10	2023119.05	02/23/24	SERVICE	\$12,455.50
04/12/24	2023119.05-11R	2023119.05	03/29/24	SERVICE	\$23,979.50
05/10/24	2023119.05-12	2023119.05	04/26/24	SERVICE	\$12,771.75
06/14/24	2023119.05-13	2023119.05	05/31/24	SERVICE	\$21,429.13
07/10/24	2023119.05-14	2023119.05	06/28/24	SERVICE	\$14,317.38
08/09/24	2023119.05-15	2023119.05	07/26/24	SERVICE	\$6,455.25
10/11/24	2023119.05-17	2023119.05	09/27/24	SERVICE	\$3,155.00
09/13/24	2023119.05-16	2023119.05	08/30/24	SERVICE	\$3,722.00
11/08/24	2023119.05-18	2023119.05	07/26/24	SERVICE	\$4,446.75
12/13/24	2023119.05-19	2023119.05	11/29/24	SERVICE	\$7,505.25
01/10/25	2023119.05-20	2023119.05	12/21/24	SERVICE	\$4,118.75
02/14/25	2023119.05-21	2023119.05	01/31/25	SERVICE	\$697.50
03/14/25	2023119.05-22	2023119.05	02/28/25	SERVICE	\$105.50

\$153,716.26

RECEIVED

MAR 18 2025

FINANCE DEPT

Invoice



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

City of Beachwood
Attn: Chief Daniel Grispino
2700 Richmond Road
Beachwood, OH 44122

March 14, 2025

Invoice No: 2025119.90 - 2

Invoice	\$1,309.88
Total	

Project 2025119.90 Beachwood - Traffic Services 2025

Letter Proposal

Max Not to Exceed \$36,000.00

Professional Services from February 01, 2025 to February 28, 2025

Task 051 February Traffic Services

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Ferrell, Brett	5.50	123.00	676.50
Westbrooks, Kevin	4.00	123.00	492.00
Staff Engineer/Architect			
Tondra, Brandon	1.50	94.25	141.38
Totals	11.00		1,309.88
Total Labor			1,309.88
Total this Task			\$1,309.88

Billing Limits

	Current	Prior	To-Date
Total Billings	1,309.88	2,037.50	3,347.38 ✓
Limit			36,000.00
Remaining			32,652.62
Total this Invoice			\$1,309.88 ✓

Outstanding Invoices

Number	Date	Balance
1R	2/18/2025	2,037.50
Total		2,037.50

APPROVED FOR PAYMENT

BY: D.C. RESEK
DATE: 03-17-2025
P/O: 2025-00307

AKRON / ATLANTA / CLEVELAND / COLUMBUS / DALLAS / HOUSTON
INDIANAPOLIS / LOUISVILLE / PHOENIX / PITTSBURGH / SEATTLE / YOUNGSTOWN
Net 30 days.

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/14/25	2025119.90-1R	2025119.90	01/31/25	POLICE	\$2,037.50
03/14/25	2025119.90-2	2025119.90	02/28/25	POLICE	\$1,309.88

\$3,347.38

RECEIVED

MAR 18 2025

FINANCE DEPT



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

Invoice

City of Beachwood
Attn: Accounts Payable-accounts@beachwoodohio.com
P.O. Box 22659
Beachwood, OH 44122

March 14, 2025

Invoice No: 2021119.91 - 42

Invoice Total	\$2,953.00
----------------------	-------------------

Project 2021119.91 Beachwood - Richmond Road Signals

P.O. #2021-00640
Max Not to Exceed \$279,193.00

Professional Services from February 01, 2025 to February 28, 2025

Task 056 Plan Development Additional

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Goetz, Kristy	8.00	123.00	984.00
Westbrooks, Kevin	4.00	123.00	492.00
Design Engineer			
Hobrath, Julia	14.00	105.50	1,477.00
Totals	26.00		2,953.00
Total Labor			2,953.00

Total this Task \$2,953.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,953.00	231,945.04	234,898.04
Limit			279,193.00
Remaining			44,294.96

Total this Invoice \$2,953.00

Outstanding Invoices

Number	Date	Balance
41	2/14/2025	7,181.50
Total		7,181.50

APPROVED FOR PAYMENT
BY: D.C. Resek
DATE: 03-17-2025
P/O: 2023-01448

AKRON / ATLANTA / CLEVELAND / COLUMBUS / DALLAS / HOUSTON
INDIANAPOLIS / LOUISVILLE / PHOENIX / PITTSBURGH / SEATTLE / YOUNGSTOWN
Net 30 days.

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
04/02/21	2021119.91-1	2021119.91	03/26/21	POLICE	\$598.50
05/07/21	2021119.91-2	2021119.91	04/30/21	POLICE	\$467.50
06/04/21	2021119.91-3	2021119.91	05/28/21	POLICE	\$4,718.50
07/01/21	2021119.91-4	2021119.91	06/25/21	POLICE	\$12,051.00
08/10/21	2021119.91-5	2021119.91	07/30/21	POLICE	\$9,089.50
09/03/21	2021119.91-6	2021119.91	08/27/21	POLICE	\$1,410.50
10/06/21	2021119.91-7	2021119.91	09/24/21	POLICE	\$17,038.00
11/05/21	2021119.91-8	2021119.91	10/29/21	POLICE	\$961.14
12/02/21	2021119.91-9	2021119.91	11/26/21	POLICE	\$5,049.50
01/14/22	2021119.91-10	2021119.91	12/31/21	POLICE	\$834.50
02/03/22	2021119.91-11	2021119.91	01/28/22	POLICE	\$957.00
03/04/22	2021119.91-12	2021119.91	02/25/22	POLICE	\$561.00
03/31/22	2021119.91-13	2021119.91	03/25/22	POLICE	\$2,267.00
05/06/22	2021119.91-14	2021119.91	04/29/22	POLICE	\$1,278.50
06/07/22	2021119.91-15	2021119.91	05/27/22	POLICE	\$670.00
07/06/22	2021119.91-16	2021119.91	06/24/22	POLICE	\$846.00
08/12/22	2021119.91-17	2021119.91	07/29/22	POLICE	\$14,696.75
09/02/22	2021119.91-18	2021119.91	08/26/22	POLICE	\$11,670.00
10/14/22	2021119.91-19	2021119.91	09/30/22	POLICE	\$3,349.00
11/11/22	2021119.91-20	2021119.91	10/28/22	POLICE	\$444.00
02/10/23	2021119.91-21	2021119.91	01/27/23	POLICE	\$1,320.00
03/10/23	2021119.91-22	2021119.91	02/24/23	POLICE	\$1,342.88
05/12/23	2021119.91-23	2021119.91	04/28/23	POLICE	\$240.00
06/08/23	2021119.91-24	2021119.91	05/26/23	POLICE	\$862.88
07/14/23	2021119.91-25	2021119.91	06/30/23	POLICE	\$2,229.00
08/11/23	2021119.91-26	2021119.91	07/28/23	POLICE	\$201.50
08/30/23	2021119.91-27	2021119.91	08/25/23	POLICE	\$10,355.00
10/13/23	2021119.91-28	2021119.91	09/29/23	POLICE	\$1,060.00
11/10/23	2021119.91-29	2021119.91	10/27/23	POLICE	\$1,500.00
12/08/23	2021119.91-30	2021119.91	11/24/23	POLICE	\$1,603.00
12/31/23	2021119.91-31	2021119.91	12/31/23	POLICE	\$14,894.50
02/09/24	2021119.91-32	2021119.91	01/26/24	POLICE	\$19,921.00
03/08/24	2021119.91-33	2021119.91	02/23/24	POLICE	\$35,822.88
04/12/24	2021119.91-34	2021119.91	03/29/24	POLICE	\$11,131.00
05/10/24	2021119.91-35	2021119.91	04/26/24	POLICE	\$1,906.50
06/09/24	2021119.91-36	2021119.91	05/31/24	POLICE	\$8,361.13
07/12/24	2021119.91-37	2021119.91	06/28/24	POLICE	\$9,093.50
09/13/24	2021119.91-38	2021119.91	08/30/24	POLICE	\$922.50
12/13/24	2022119.91-39	2021119.91	11/29/24	POLICE	\$8,386.25
01/10/25	2022119.91-40	2021119.91	12/21/24	POLICE	\$4,652.13
02/14/25	2021119.91-41	2021119.91	01/31/25	POLICE	\$7,181.50
03/14/25	2021119.91-42	2021119.91	02/28/25	POLICE	\$2,953.00
					<u>\$234,898.04</u>



HENNES
COMMUNICATIONS

CRISIS COMMUNICATIONS | CRISIS MANAGEMENT
LITIGATION COMMUNICATIONS | MEDIA TRAINING

Terminal Tower | 50 Public Square, Suite 3200 | Cleveland, Ohio 44113 | tel 216-321-7774 | fax 216-916-4405
www.crisiscommunications.com

RECEIVED

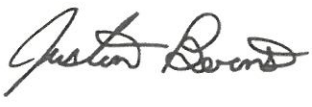
MAR 13 2025

FINANCE DEPT

Invoice

Tina Turick
City of Beachwood
25325 Fairmount Blvd.
Beachwood, OH 44122

Invoice #	Date
4995	3/5/2025
P.O. No.	Terms
2025-00510	Net 30

Hours	Professional Services	Rate	Amount
3.0	Bruce Hennes - Consulting	400.00	1,200.00
Approved: 3/5/2025 			
Hennes Communications reserves the right to assess late fees as stated in the signed contract: "Any delinquent fees due HC within net thirty (30) days from receipt, shall carry interest at the rate of 10% per annum."			

Please make check payable to Hennes Communications LLC.
Remit to: 50 Public Square, Suite 3200; Cleveland, Ohio 44113

Our Federal Employer I.D. is

Balance Due \$1,200.00

02/01/2025 to 02/28/2025

Beachwood, City of

Personnel	Date	Description	Hours
Consulting			
Hennes, Bruce	02/05/2025	Meeting with Ben Lombardi.	3.00
		TOTAL	3.00



RECEIVED
MAR 13 2025
FINANCE DEPT

Invoice

Date 2/28/2025
Invoice # PE1065

Remit Payment to :

Sixmo Architecture
204 Front Street
Marietta, OH 45750

Bill To

City of Beachwood
25325 Fairmount Blvd
Beachwood, OH 44122

Project

Beachwood Plan Exams 2025

For questions regarding this invoice :

Contact Sheree Wilson at 740-809-2400 ext. 118

P.O. Number**Payment Terms**

Net 30

Description	Prior Billed	Current Billing
2024-09321 - NEO Podiatry Group resub		93.75
v112280 - Bryden Elem FS		218.75
2024-07895 - Dimitry Mercantile resub 2		218.75
v112280 - Hilltop Elem FS		218.75

Total Due : **\$750.00**

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 3-11-25
P/O: 2025-00054



PLAN EXAMINATION FEE CALCULATION

City of Beachwood
25325 Fairmount Blvd
Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: 2024-07895

Plans Examiner: Teila C. Lovell, Master Plans Examiner, ID # 871
Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of Initial Review: November 8, 2024
Date of 2nd Review: January 7, 2025
Date of 3rd Review: February 5, 2025

Project Name: New Tenants_23533 Mercantile
Project Address: 23533 Mercantile Road
Project Description: Alterations
Area of Work: 29,900 sf

Initial Submittal:

Initial Review Date: November 8, 2024

 hours @ \$125.00 \$

Estimated Reimbursables: \$

Sub-Total \$ 0.00

Subsequent Review:

Review Date: February 5, 2025

 1.75 hours @ \$125.00 \$ 218.75

Estimated Reimbursables: \$

Sub-Total \$ 218.75

Current Grand Total \$ 218.75



PLAN EXAMINATION FEE CALCULATION

City of Beachwood
25325 Fairmount Blvd
Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: 2024-09321

Plans Examiner: Teila C. Lovell, Master Plans Examiner, ID # 871
Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of Initial Review: January 10, 2025
Date of 2nd Review: February 3, 2025

Project Name: NEO Podiatry Group
Project Address: 25101 Chagrin Blvd.
Project Description: Alterations
Area of Work: 1465 sq. ft.

Initial Submittal:

Initial Review Date: January 10, 2025

 hours @ \$125.00 \$

Estimated Reimbursables: \$

Sub-Total \$ 0.00

Subsequent Review:

Review Date: February 3, 2025

 0.75 hours @ \$125.00 \$ 93.75

Estimated Reimbursables: \$

Sub-Total \$ 93.75

Current Grand Total \$ 93.75



Brian Roenigk, Building Commissioner

Project Name: Hilltop Elementary
Project Address: 24524 Hilltop Drive
Project Description: Fire Suppression
Area of Work: 62,901 sq. ft.

Sub-Total \$ 218.75

Sub-Total	\$	0.00
-----------	----	------

Page 43 of 95



RECEIVED
MAR 13 2025
FINANCE DEPT

March 10, 2025

The City of Beachwood
Accounts Payable Department
P.O. Box 22659
Beachwood, Ohio 44122

Re: **Building Department**
INVOICE
Plan Review Services for February 2025

Invoice for professional services rendered for the review of plans for compliance with the Ohio Building Code.

Plan Review for the month of February 2025..... \$875.00
Cost Breakdown Sheet Attached

Total amount due.....\$875.00

Respectfully,

Michael H. Wildermuth

Michael H. Wildermuth, AIA
Master Plans Examiner

APPROVED FOR PAYMENT
BY: 
DATE: 3-11-25
P/O: 2025-00054

38255 RIDGE ROAD WILLOUGHBY, OHIO 44094 440-946-1061/ C 440-749-1877
mhwildermuth@oh.rr.com



MICHAEL H. WILDERMUTH, AIA, ARCHITECT
Beachwood Plan Review

		February 2025		
MHW	Beachwood	Job Name	Time	
Job No	Receipt No.			
CB2503-01 2-18-2025	2025-00386	Green Road Pump Station	3.0 H	\$375.00
CB2505-01 2-24-2025	2025-01144	JFSA ADA Upgrades	2.0H	\$250.00
CB2502-FA 2-24-2025	2025-01159	Chagrin Plaza East Common Area FA	2.0H	\$250.00
		Total	7.0 H	\$875.00

INTRODUCED BY:

RESOLUTION NO. 2025-22

A RESOLUTION EXCUSING THE ABSENCE OF COUNCILWOMAN JILLIAN DELONG FROM THE MARCH 17, 2025 MEETING; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, Article II, Section 4 of the Beachwood City Charter states that absence of a Council member from four (4) consecutive Regular Council meetings, or a total of eight (8) Regular Council meetings in a calendar year, without such absence being authorized or approved by an affirmative vote of Council, shall operate to vacate such office forthwith and without further proceedings; and

WHEREAS, Councilwoman Jillian DeLong was unable to attend the March 17, 2025 due to personal circumstances; and

WHEREAS, City Council recognizes the importance of ensuring that absences for legitimate medical or personal reasons are duly acknowledged and excused to maintain compliance with the Charter; and

WHEREAS, Council desires to excuse this absence in accordance with the provisions of the Beachwood City Charter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio that:

Section 1: The absence of Councilwoman Jillian DeLong from the March 17, 2025 is hereby excused due to personal circumstances.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 3: This Resolution is hereby declared an urgent measure necessary for the immediate preservation of the public peace, health or safety and/or the efficient operation of the City wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

RESOLUTION NO. 2025-22

Attest: I hereby certify this Resolution was duly adopted on the 7th day of April, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 8th day of April, 2025.

Clerk

Approval: I have approved this Resolution this 8th day of April, 2025, and filed it with the Clerk.

Mayor

Regular Agenda

Old Business

Ordinance 2024-63

New Business

Ordinance 2025-12

Ordinance 2025-13

Resolution 2025-23

Resolution 2025-24

INTRODUCED BY:

ORDINANCE NO. 2024-63

AN ORDINANCE REZONING 2555 EDGEWOOD DRIVE, BEACHWOOD, OHIO 44122 PPN# 741-08-036 AND 2561 EDGEWOOD DRIVE, BEACHWOOD, OHIO 44122 PPN# 741-08-037, FROM U-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO U-5 PUBLIC AND INSTITUTIONAL DISTRICT

WHEREAS, Bais Avrohom Congregation has requested the rezoning of 2555 Edgewood Drive, Beachwood, Ohio 44122 PPN# 741-08-036 and 2561 Edgewood Drive, Beachwood, Ohio 44122 PPN# 741-08-037, from U-1 Single Family Residential District To U-5 Public and Institutional District; and

WHEREAS, Council placed this request on first reading and referred the proposed Rezoning to the Planning and Zoning Commission for study and a report and recommendation in accordance with BCO 1107.01 on August 20, 2024.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council of the City of Beachwood, having received a request for the rezoning of 2555 Edgewood Drive, Beachwood, Ohio 44122 PPN# 741-08-036 and 2561 Edgewood Drive, Beachwood, Ohio 44122 PPN# 741-08-037, from U-1 Single Family Residential District To U-5 Public and Institutional District, placed said rezoning request on first reading and referred the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

Council having received the Planning and Zoning Commission's report and recommendation, places the rezoning request on second reading and will schedule a public hearing.

The public hearing shall occur no less than 30 days after receipt of the Planning and Zoning Commission's report and recommendation.

This Ordinance shall be read by Council on three separate occasions, and its passage shall cause the proposed rezoning to become effective upon operation of law.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2025.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2025 and filed it with the Clerk.

Mayor



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 7/18/2024

OWNER OF BUILDING: 2555 Edgewood Drive LLC, RIK Enterprises LLC PHONE: 216-242-7192

STREET ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Bais Avrohom (DBA) PHONE: 216-924-1162

COMPANY OR FIRM: Bais Avrohom Congregation

EMAIL: akivashawel@gmail.com

STREET ADDRESS: 2555 Edgewood Dr

CITY/STATE/ZIP: Beachwood, Ohio 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Rabbi Nissim Abrin (Rabbi), Aaron Evenchik (Attorney), Akiva Shawel (representative), not limited to, nissimabrin@gmail.com, aevenchik@hahnlaw.com, akivashawel@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr. Beachwood, Oh 44122 SUITE # _____

TENANT NAME: Bais Avrohom Congregation

PERMANENT PARCEL # 741-08-036 & 741-08-037 PRESENT USE: U1 Residential Dwelling PROPOSED USE: U5 Public & Institutional District

PURPOSE OF APPLICATION: Rezone from residential to congregational use

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☒ Lot consolidation
- ☐ Conditional use permit
- ☒ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☒ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship):

To accommodate for congregational needs and parking requirements

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

***** (OVER) CONTINUED ON BACK*****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

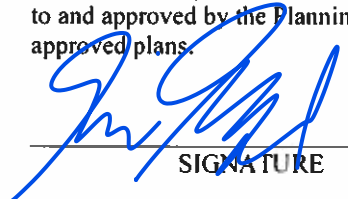
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars ^X (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	^X \$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Akiva Shawel, representative
PRINTED NAME

7/18/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

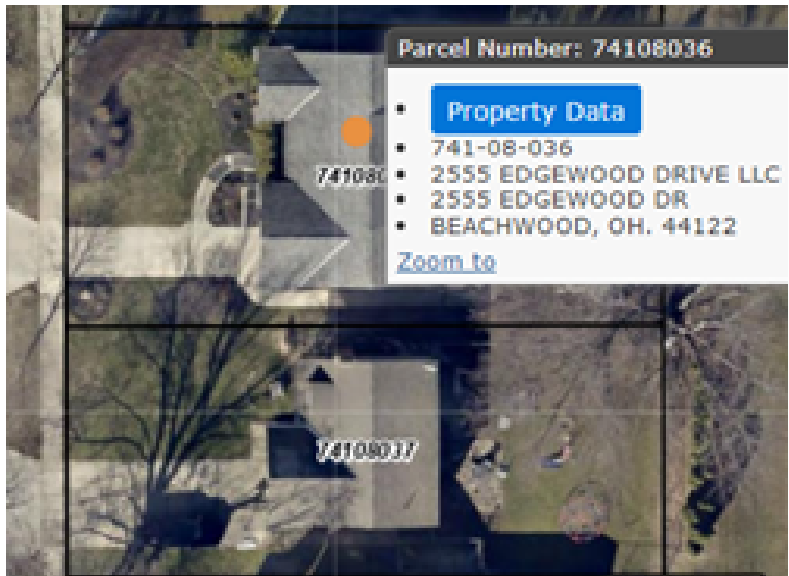
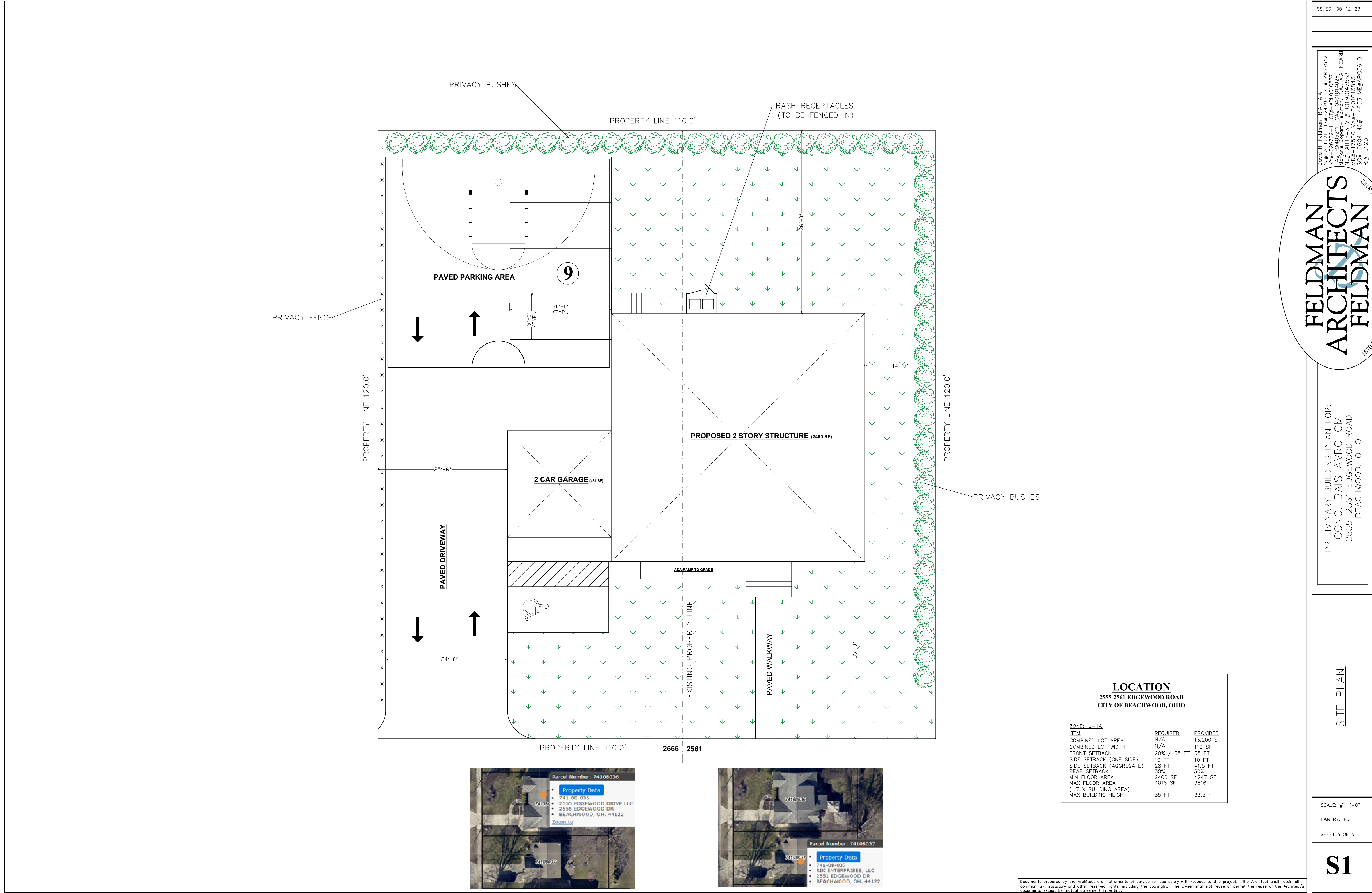
FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
William Griswold, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917



LOCATION		
2555-2561 EDGEWOOD ROAD CITY OF BEACHWOOD, OHIO		
ZONE: U-1A		
ITEM	REQUIRED	PROVIDED
COMBINED LOT AREA	N/A	13,200 SF
COMBINED LOT WIDTH	N/A	110 SF
FRONT SETBACK	20% / 35 FT	35 FT
SIDE SETBACK (ONE SIDE)	10 FT	10 FT
SIDE SETBACK (AGGREGATE)	28 FT	41.5 FT
REAR SETBACK	30%	30%
MIN FLOOR AREA	2400 SF	4247 SF
MAX FLOOR AREA	4018 SF	3816 FT
(1.7 X BUILDING AREA)		
MAX BUILDING HEIGHT	35 FT	33.5 FT

Documents prepared by the Architect are instruments of service for use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall not reuse or permit the reuse of the Architect's documents except by mutual agreement in writing.

ISSUED: 05-12-23

PRELIMINARY BUILDING PLAN FOR:
CONG. BAIS AVROHOM
2555-2561 EDGEWOOD ROAD
BEACHWOOD, OHIO

SITE PLAN

SCALE: 1/8"=1'-0"

DWN BY: EQ

SHEET 5 OF 5

S1

David H. Feldman, R.A., AIA
NJ#-A11720, TX#-24795, FL#-AR97542
PA#-000000000, IL#-000000000
PA#-04403211, VA#-040104026
Marjorie Dopot-Feldman, R.A., AIA, NCARB
NJ#-A11720, TX#-24795, FL#-AR97542
ND#-17566, VA#-040104026
SC#-3604, NC#-14633, ME#ARC3610
RI#-5123

FELDMAN
ARCHITECTS
FELDMAN

1670 Route 34 North - Suite 1B - Wall, New Jersey 07710

PRELIMINARY BUILDING PLAN for:
CONG. BAIS AVROHOM
BEACHWOOD, OHIO

PROJECT INFORMATION

DESCRIPTION

NEW CONSTRUCTION, TWO STORY STRUCTURE

SITE

2550-2611 BEACHWOOD ROAD
BEACHWOOD, OHIO

APPLICABLE BUILDING CODE

IRC 2015 OHIO EDITION
CITY OF BEACHWOOD CODES

USE GROUP

1-3

CONSTRUCTION TYPE

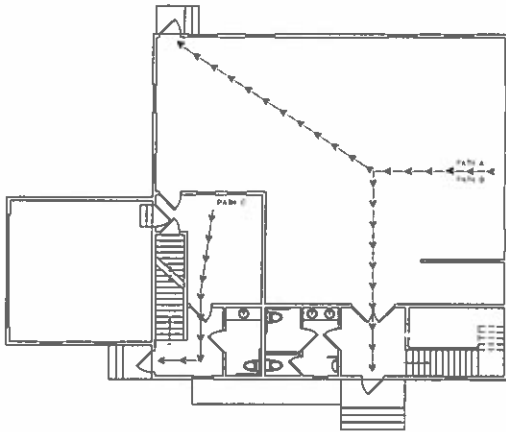
A-B

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR AREA	1,680 SF
FIRST FLOOR VOLUME	11,390 CF
SECOND FLOOR AREA	1,166 SF
SECOND FLOOR VOLUME	11,294 CF
GARAGE AREA	411 SF
GARAGE VOLUME	666 CF
TOTAL LIVING AREA	627 SF
TOTAL VOLUME	29,622 CF

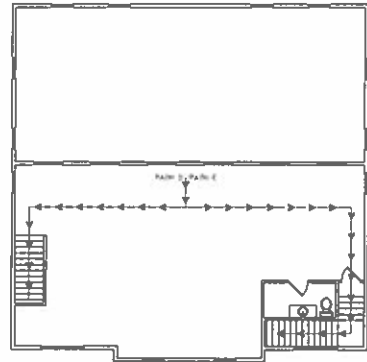
OCCUPANCY LOAD

FIRST FLOOR	
APARTMENT (10 NPT)	101
LIBRARY (40 NPT)	3
SECOND FLOOR	
APARTMENT (10 NPT)	76
GARAGE (200 GROUP)	1
TOTAL OCCUPANCY	180



1 FIRST FLOOR SAFETY PLAN
SCALE 1/8" = 1'-0"

TRAVEL DISTANCE	
STARTING POINT	TOTAL DISTANCE
PATH A	50'-0"
PATH B	45'-7"
PATH C	29'-8"
PATH D	44'-5"
PATH E	60'-2"
NOTE: PATHS SHOWN ARE TO REPRESENT COMPLIANCE FOR THE FARTHEST TRAVELING DISTANCE.	



2 SECOND FLOOR SAFETY PLAN
SCALE 1/8" = 1'-0"

MEANS OF EGRESS		
ELEMENT	REQ'D	NOTED
DOORS	8 1/2" PER OCCUPANT FOR (A) MEANS OF EGRESS OR STAIRS 6 1/2" W/ CHUTE	36" MINIMUM
TRAVEL DIST	200 FT MAX	(NOT TRIMMED)
TOTAL EGRESS PER UNIT	2 EGRESS REQUIRED	3 EGRESS PROVIDED

Revisions published by the architect in a supplement to the contract documents shall be indicated by the architect. This document shall remain the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

DATE: 05-12-21

David N. Feldman, P.E., AIA
10000 W. 12th St., Suite 100
Overland Park, KS 66211
Tel: 913.241.1233 Fax: 913.241.1234
Cell: 913.241.1235 Email: info@feldmanarchitects.com
www.feldmanarchitects.com

**FELDMAN
ARCHITECTS
FELDMAN**

PRELIMINARY BUILDING PLAN FOR
CONG. BAIS AVROHOM
2550-2611 BEACHWOOD ROAD
BEACHWOOD, OHIO

PROJECT INFORMATION &
LIFE SAFETY PLANS

SCALE AS NOTED

OWN BY: ED

SHEET 1 OF 3

P1



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

05.03 20-12-22

05.03 20-12-22
FELDMAN ARCHITECTS
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

FELDMAN
ARCHITECTS
FELDMAN

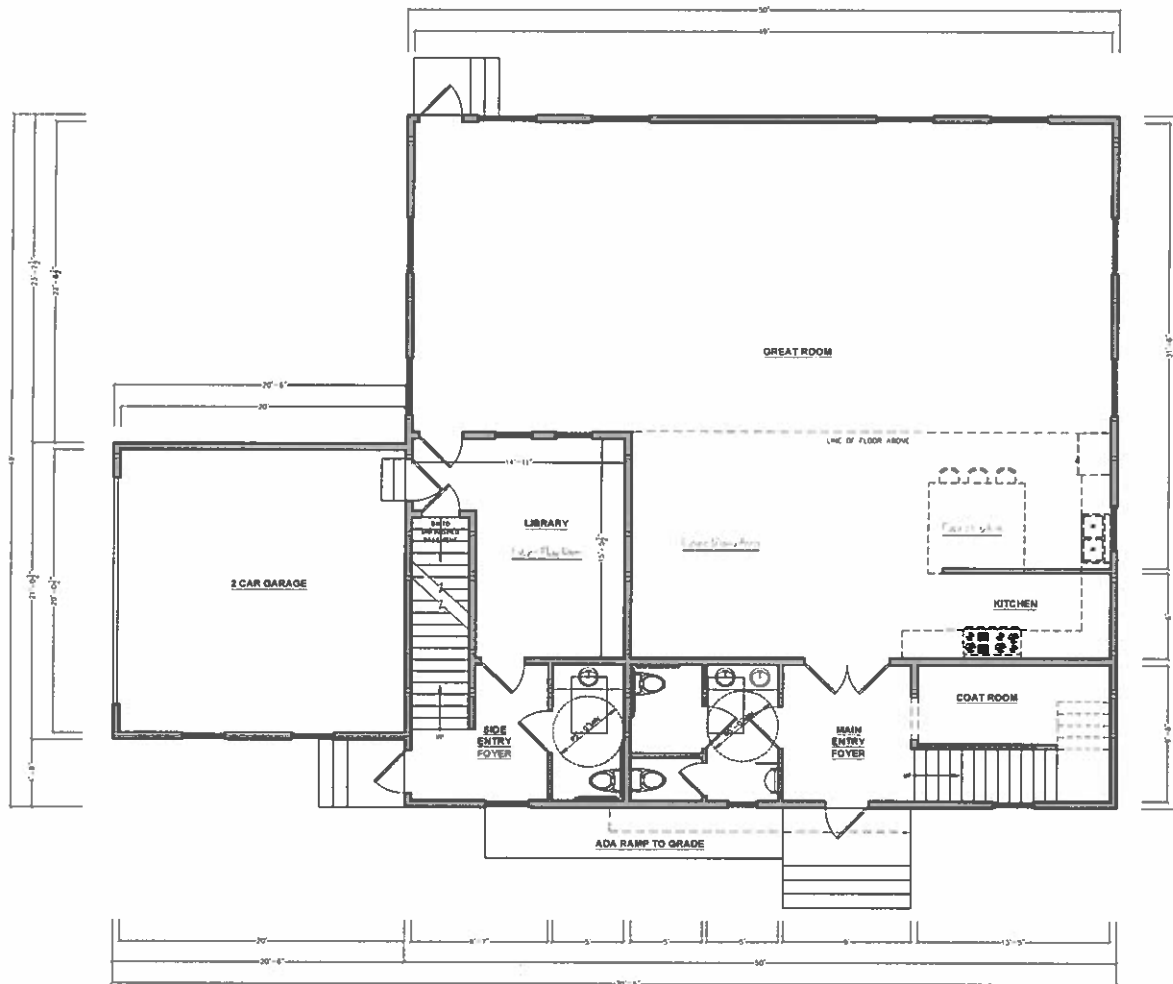
UNLAWFUL BUILDING PLAN FOR
COMMERCIAL BUILDING
3555 WEST EDWARDS ROAD
DENVER, CO 80202

EXTERIOR ELEVATIONS

SCALE: AS SHOWN
DATE: 01-10-20
SHEET: 2 OF 3

P2

THESE PLANS ARE THE PROPERTY OF FELDMAN ARCHITECTS AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FELDMAN ARCHITECTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



1 FIRST FLOOR PLAN
P3 SCALE 1/4"=1'-0"

LEGEND

- INDICATES STUD WALLS AT CONSTRUCTION
- ===== INDICATES FUTURE STUD WALLS

Resumes prepared by the architect are intended to be used for information only and are not to be used for construction. The architect shall not be responsible for the accuracy of the information provided by the client. The client shall be responsible for the accuracy of the information provided by the client.

DATE: 09-11-23

CONTRACT NO. 2023-001
PROJECT NO. 2023-001
SHEET NO. 1 OF 3
DATE: 09-11-23

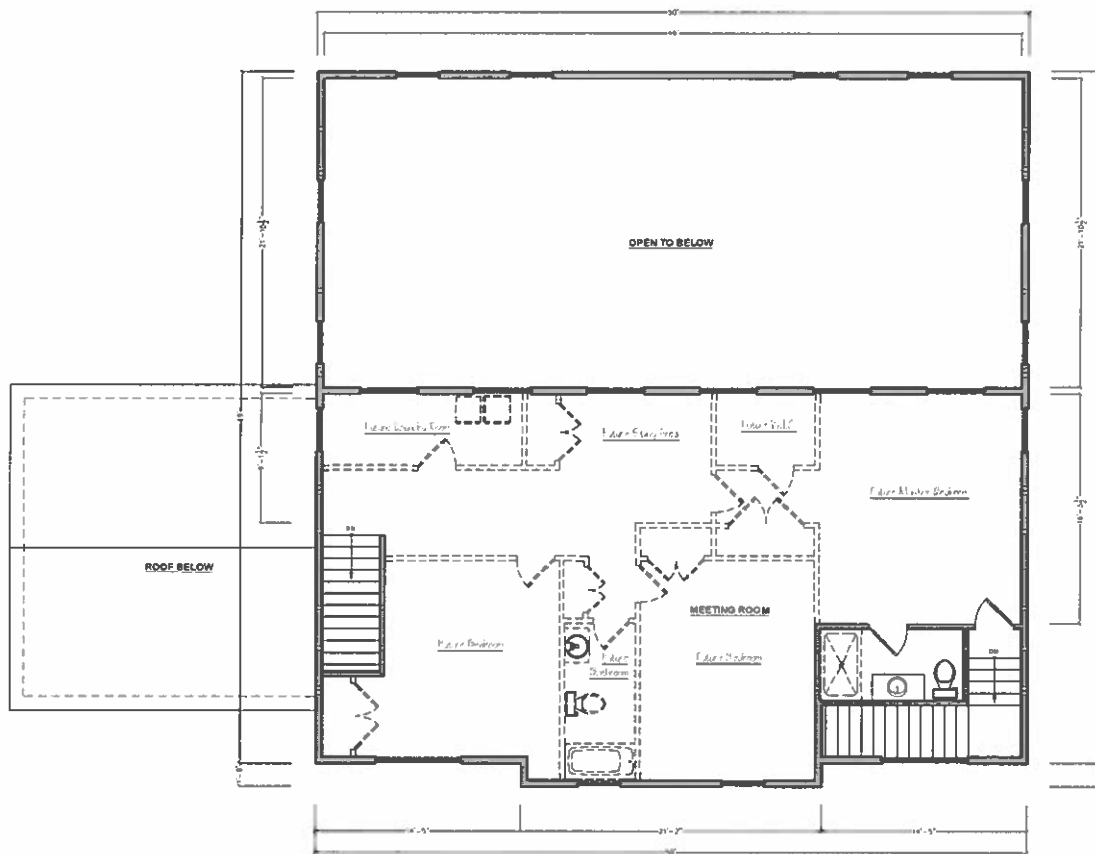
**FELDMAN
ARCHITECTS
FELDMAN**

PRELIMINARY BUILDING PLAN FOR:
CONC. BAS. AVE. BUILDING
2555 25th AVE. N.W.
BETHLEHEM, PA. 18015

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
OWN BY: EQ
SHEET 1 OF 3

P3



1 SECOND FLOOR PLAN
P4 SCALE 1/4"=1'-0"

LEGEND

- INDICATES STUD WALLS AT CONSTRUCTION
- INDICATES FUTURE STUD WALLS

Drawings prepared by the architect are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The client shall not hold or permit the use of the architect's drawings for any other purpose without the written consent of the architect.

ISSUED 05-12-23

Drawn by: J. Feldman, S.E., AIA
Checked by: J. Feldman, S.E., AIA
Designed by: J. Feldman, S.E., AIA
Project No.: 2355-2451 LODGEWOOD ROAD
Beachwood, Ohio 44105
Tel: 440-881-1111
Fax: 440-881-1112
www.feldmanarchitects.com

**FELDMAN
ARCHITECTS
FELDMAN**

FELDMAN ARCHITECTS
2355-2451 LODGEWOOD ROAD
BEACHWOOD, OHIO 44105

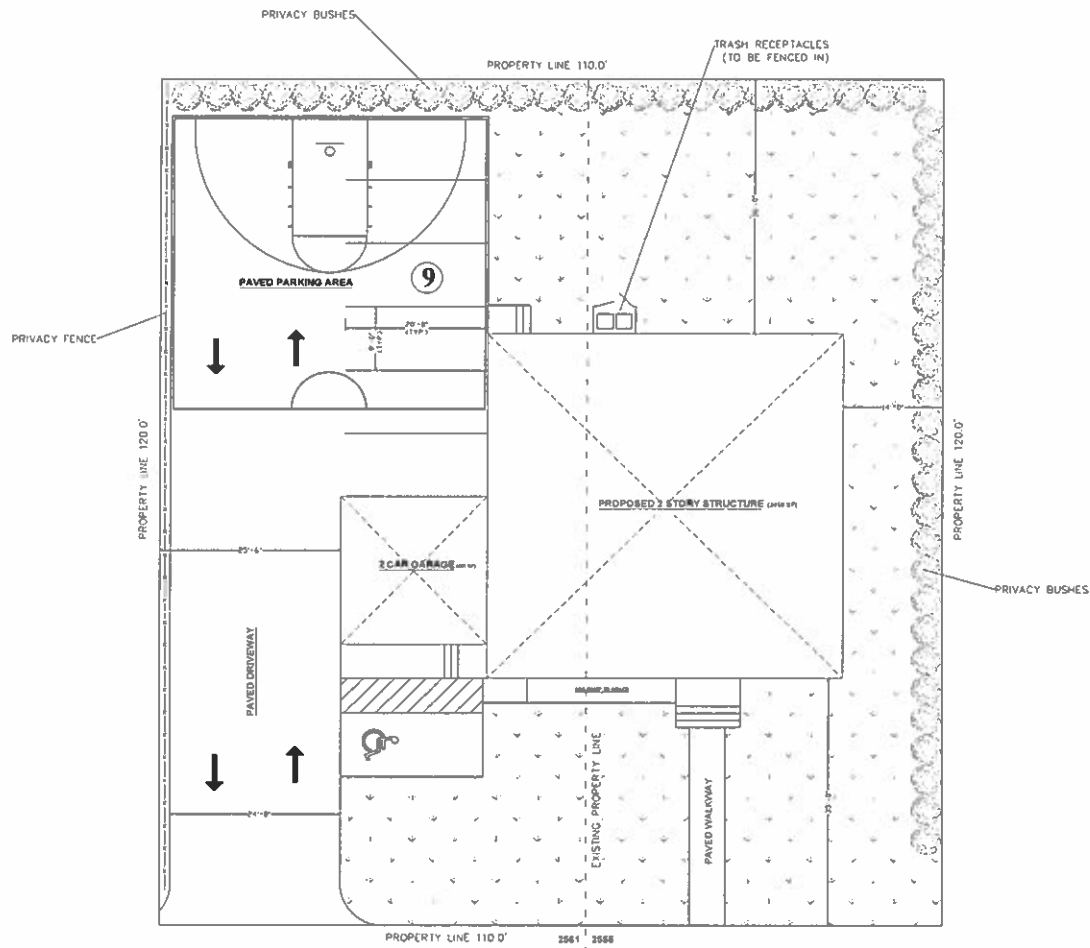
SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

DATE: 05-12-23

SHEET 4 OF 5

P4



LOCATION		
1405-1541 FENWICK ROAD CITY OF BEACHWOOD, OHIO		
ZONE, U.S.A	REQUIREMENT	PROVIDED
USE	N/A	13,300 SF
COMBINED LOT AREA	N/A	118 SF
FRONT SETBACK	30% / 31 FT	35 FT
SIDE SETBACK (LOW SIDE)	25 FT	10 FT
SIDE SETBACK (ADJACENT)	25 FT	41.5 FT
REAR SETBACK	30%	30%
MIN FLOOR AREA	2,000 SF	4,242 SF
MAX FLOOR AREA (1.7 X BUILDING AREA)	4,910 SF	3,618 FT
MAX BUILDING HEIGHT	15 FT	23.5 FT

Provisions provided by the Township are indicative of current law and may vary from time to time. The Township does not warrant the accuracy of the information provided, including the accuracy of the information provided by the Township. The Township does not warrant the accuracy of the information provided by the Township. The Township does not warrant the accuracy of the information provided by the Township.

DATE: 09-12-11

1405-1541 FENWICK ROAD
CITY OF BEACHWOOD, OHIO

FELDMAN
ARCHITECTS
FELDMAN

PRELIMINARY BUILDING PLAN FOR:
CONG. BAS. AVE/EDM.
2555-2561 EDGEWOOD ROAD
BEACHWOOD, OHIO

SITE PLAN

SCALE: 1/4" = 1'-0"

DATE: 09-12-11

SHEET 1 OF 3

S1



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: March 20, 2025

Report Date: March 7, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 5

**P & Z 2024-27 Re-Zoning 2555 Edgewood Road, Beachwood Ohio 44122
(PPN 741-08-036) and 2561 Edgewood Road, Beachwood
Ohio 44122 (PPN 741-08-037) from U-1 Single Family
Residential District to U-5 Public and Institutional District.**

There are no engineering Comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 03/04/2025
Re: P&Z # 2024-27 2555 Edgewood Rd and 2561 Edgewood Rd (Rezoning)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

INTRODUCED BY:

ORDINANCE NO. 2025-12

AN ORDINANCE REZONING 3663 PARK EAST DRIVE, BEACHWOOD, OHIO 44122 PPN# 742-29-017, FROM U-4C INTEGRATED MIXED USE, MULTI-FAMILY RESIDENTIAL, OFFICE RETAIL, RECREATION BUSINESS DISTRICT TO U-9 MOTOR SERVICE DISTRICT

WHEREAS, Harriet, LLC has requested the rezoning of 3663 Park East Drive, Beachwood, Ohio 44122 PPN# 742-29-017 from U-4C Integrated Mixed Use to U-9 Motor Service District; and

WHEREAS, Council places this request on first reading and refers the proposed Rezoning to the Planning and Zoning Commission for study and a report and recommendation in accordance with BCO 1107.01.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council of the City of Beachwood, having received a request for the rezoning of 3663 Park East Drive, Beachwood, Ohio 44122 PPN# 742-29-017 from U-4C Integrated Mixed Use to U-9 Motor Service District, places said rezoning request on first reading and refers the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

Upon receipt of the Planning and Zoning Commission's report and recommendation, Council will place the rezoning request on second reading and will schedule a public hearing.

The public hearing shall occur no less than 30 days after receipt of the Planning and Zoning Commission's report and recommendation.

This Ordinance shall be read by Council on three separate occasions, and its passage shall cause the proposed rezoning to become effective upon operation of law.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2025.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2025 and filed it with the Clerk.

Mayor



25325 Fairmount Blvd. • Beachwood, Ohio 44122

Phone (216)292-1914 • Fax (216)292-1917

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3/20/2025

OWNER OF BUILDING: 3663 Park East My Place LLC

PHONE: 414-748-1009

STREET ADDRESS: 2019 Center Street

CITY/STATE/ZIP: Cleveland, OH 44113

APPLICANT: Harriet LLC

PHONE: 440-478-9037

COMPANY OR FIRM: _____

EMAIL: jb@driveclassic.com

STREET ADDRESS: 8470 Tyler Boulevard

CITY/STATE/ZIP: Mentor, OH 44060

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Jim Brown; jb@driveclassic.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3663 Park East Drive

SUITE # _____

TENANT NAME: Classic Lexus

PERMANENT PARCEL # 742 29 017 PRESENT USE: vacant PROPOSED USE: Auto Dealership

PURPOSE OF APPLICATION: Rezone vacant property to prior zoning classification for automobile dealership use

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☒ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (must indicate a hardship):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

***** CONTINUED ON NEXT PAGE *****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

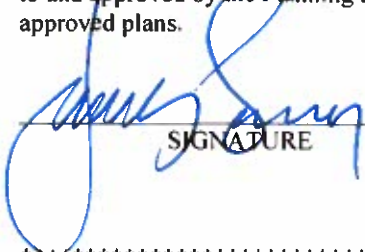
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

James Brown
PRINTED NAME

3.20.25
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

3663 PARK EAST MY PLACE LLC 2019 CENTER ST CLEVELAND, OH 44113

Description

60 SP 1785.36FT NP & PT VAC ST

Property Class

HOTELS

Parcel Number

742-29-017

Taxset

Beachwood

Tax Year

2024 Pay 2025 ▼

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Summary By Tax Year 2024 Pay 2025

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

Assessed Values

Land Value	\$2,283,090
Building Value	\$2,051,320
Total Value	\$4,334,410
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$263,770.52
Less 920 Reduction	\$104,244.60
Sub Total	\$159,525.92
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$560.88
Half Year Net Taxes	\$160,086.80

Market Values

Land Value	\$6,523,100
Building Value	\$5,860,900
Total Value	\$12,384,000

Rates

Full Rate	121.71
920 Reduction Rate	.395209
Effective Rate	73.609058

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$511,640.11

Payments

\$351,553.31

Balance Due

\$160,086.80**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	Prior year tax - 2023	\$170,050.41	\$170,050.41	\$.00
	Prior year penalty - 2023	\$17,005.04	\$17,005.04	\$.00
	DELQ BALANCE	\$187,055.45	\$187,055.45	\$.00
	1st half tax	\$159,525.92	\$159,525.92	\$.00
	1ST HALF BALANCE	\$159,525.92	\$159,525.92	\$.00
	2nd half tax	\$159,525.92	\$.00	\$159,525.92
	2ND HALF BALANCE	\$159,525.92	\$.00	\$159,525.92
C170100Y-NEORS - DELINQUENT WASTEWATER				
	Prior year tax - 2023	\$2,216.50	\$2,216.50	\$.00
	Prior year SPA fee - 2023	\$22.17	\$22.17	\$.00
	DELQ BALANCE	\$2,238.67	\$2,238.67	\$.00
C100030C-SEWER MAINTENANCE				
	Prior year tax - 2023	\$280.31	\$280.31	\$.00
	DELQ BALANCE	\$280.31	\$280.31	\$.00

1st half tax - 2024	\$280.44	\$280.44	\$.00
1ST HALF BALANCE	\$280.44	\$280.44	\$.00
2nd half tax - 2024	\$280.44	\$.00	\$280.44
2ND HALF BALANCE	\$280.44	\$.00	\$280.44

**C170100Z-NEORS - DELINQUENT
STORMWATER**

Prior year tax - 2023	\$1,425.50	\$1,425.50	\$.00
Prior year penalty - 2023	\$142.55	\$142.55	\$.00
Prior year SPA fee penalty - 2023	\$1.43	\$1.43	\$.00
Prior year SPA fee - 2023	\$14.26	\$14.26	\$.00
DELQ BALANCE	\$1,583.74	\$1,583.74	\$.00

C100030S-Sewer Maintenance

Prior year tax - 2023	\$280.31	\$280.31	\$.00
Prior year penalty - 2023	\$28.03	\$28.03	\$.00
DELQ BALANCE	\$308.34	\$308.34	\$.00
1st half tax - 2024	\$280.44	\$280.44	\$.00
1ST HALF BALANCE	\$280.44	\$280.44	\$.00
2nd half tax - 2024	\$280.44	\$.00	\$280.44
2ND HALF BALANCE	\$280.44	\$.00	\$280.44

Total Balance

Charges	Payments	Balance Due
\$511,640.11	\$351,553.31	\$160,086.80

PAY BY CREDIT OR DEBIT CARD

Log

View Map

Updated :03/20/2025 04:26:54 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU

Online payments are not accepted for parcels in foreclosure, bankruptcy, or with a tax lien status. Please contact Taxpayer Services (216) 443-7400 Option 1.

 Search for Property Taxes	 Search for Manufactured Home Taxes
---	---

SEARCH BY

Parcel Number

742-29-017

Search

Search results for Parcel Number: "742-29-017"

2024 Property Tax

Claim Parcel

Parcel Number 742-29-017

3663 PARK EAST MY PLACE LLC

Privacy - Terms

 SIGN IN / REGISTER

☐ Delinquent Balance \$0.00

\$0.00

☐ First Half Balance \$0.00

☐ Second Half Balance \$160,086.80

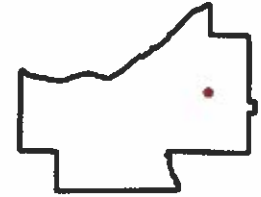
☐ Total Balance \$160,086.80

 2025 Point & Pay

[Support](#) [Terms & Conditions](#) [Accessibility Policy](#) [Privacy Policy](#) [Select Language](#) ▼



Cuyahoga County GIS Viewer



Date Created: 3/20/2025

Legend

- ☐ Municipalities
- ☐ Right Of Way
- ☐ Platted Centerline
- ☐ Parcel
- ☐ Private Road



200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

Exhibit A
Legal Description

Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio and known as being a part of Original Lot 60 of Warrensville Township and being further bounded and described as follows:

Beginning at the point of intersection of the centerline of Richmond Road and the centerline of Chagrin Boulevard;

Thence South 89° 51' 20" East along the centerline of said Chagrin Boulevard a distance of 917.00 feet to a point, said point being the intersection of said Chagrin Boulevard and the centerline of Park East Drive as dedicated in Volume 219, Page 35 of the Cuyahoga County Records;

Thence South 00° 08' 40" West along the centerline of Park East Drive a distance of 473.00 feet to a point of curvature;

Thence along the arc of said curve deflecting to the left 282.65 feet, said curve having a radius of 550.00 feet and a chord which bears South 14° 34' 40" East 279.55 feet to a point of reverse curvature;

Thence along the arc of said curve deflecting to the right 205.56 feet, said curve having a radius of 400.00 feet and a chord which bears South 14° 34' 40" East 203.31 feet to its point of tangency;

Thence South 00° 08' 40" West along said centerline of Park East Drive a distance of 193.75 feet to a point;

Thence South 89° 51' 20" East a distance of 30.00 feet to an iron pin found on the Easterly right-of-way of said Park East Drive, said point being the true place of beginning of the parcel herein described;

Thence North 87° 46' 00" East along the Southerly line of land conveyed to Parkway Medical Building Associates Partnership as recorded in Deed Volume 84-0130, Page 49 of the Cuyahoga County Records a distance of 613.88 feet to an iron pin set in the Westerly right-of-way of Interstate 271;

Thence South 03° 33' 59" West along said Westerly right-of-way of Interstate 271 a distance of 13.19 feet to an iron pin found;

Thence South 02° 30' 14" East along said Westerly right-of-way of Interstate 271 a distance of 459.78 feet to an iron pin set;

Thence along an arc of a curve and continuing along said Westerly right-of-way of Interstate 271 a distance of 278.94 feet to an iron pin found at the Northeast corner of land conveyed to Park East Realty Company as recorded in Deed Volume 88-3594, Page 1 of the Cuyahoga County Records, said curve having a radius of 12,477.67 feet and a chord which bears South 00° 17' 15" West at 278.95 feet;

Thence North 82° 00' 59" West along the Northerly line of said Park East Realty Company land a distance of 636.59 feet to an iron pin found on the Easterly line of aforesaid Park East Drive;

Thence North 00° 08' 40" East along the Easterly right-of-way of said Park East Drive a distance of 639.07 feet to the place of beginning, containing 9.9930 acres, be the same more or less but subject to all legal highways.

Permanent Parcel No.: 742-29-017

Property Address: 3663 Park East Drive, Beachwood, Ohio 44122

Permanent Parcel Number: 742-29-017

[Exhibit A to Assignment of Leases and Rents]

3663 Park East My Place LLC

March 31, 2025

Via E-Mail (jb@classicautocampus.com)

James Brown
8470 Tyler Blvd.
Mentor, Ohio 44060

Re: *3663 Park East My Place LLC*

Dear James:

I am writing this letter in my capacity as the Managing Member of 3663 Park East My Place LLC. Until further written notice by me, this letter shall serve as authorization for you to appear before the City of Beachwood for purposes of applying for and requesting zoning approvals for the property owned by 3663 Park East My Place LLC having an address of 3663 Park East Drive, Beachwood, Ohio 44122.

Very truly yours,

/s/ Chad Kertesz

CK:c2

Chad Kertesz, Managing Member

INTRODUCED BY:

ORDINANCE NO. 2025-13

AN ORDINANCE AMENDING THE CITY OF BEACHWOOD, OHIO PLANNING AND ZONING CODE BY AMENDING BEACHWOOD CODIFIED ORDINANCE SECTION 1111.02(M)(2) TITLED "CLASSIFICATION OF USES"

WHEREAS, City Planner, George Smerigan has suggested an amendment to the City of Beachwood Planning and Zoning Code Section 1111.02(M)(2); and

WHEREAS, City Council desires to refer the requested amendment to the Planning and Zoning Commission for study, report, and recommendation in accordance with Beachwood Codified Ordinance Section 1107.01.

NOW , THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio that:

Section 1: The Council of the City of Beachwood, having received a request to amend the City's Planning and Zoning Code, the details of which are attached hereto and incorporated herein as **Exhibit "A"**, hereby places the proposed amendments on first reading and refers the matter to the Planning and Zoning Commission for its review, report, and recommendation. Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall schedule a public hearing to be held at Beachwood City Hall, Council Chambers. The proposed Amendments shall be read by Council on three separate occasions.

Section 2: The Clerk of Council is directed to advertise notice of the public hearing in a newspaper of general circulation in the City for a period of not less than thirty (30) days prior to the public hearing, setting forth the substance of the proposed amendment.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the day of _____, 2025.

Clerk

Approval: I have approved this legislation this__ day of_____, 2025 and filed it with the Clerk.

Mayor

AMEND SECTION 1111.02 CLASSIFICATION OF USES BY AMENDING SECTION 1111.02(M)(4) TO READ AS FOLLOWS.

1111.02 CLASSIFICATION OF USES.

For the purpose of this Zoning Code, the various uses to which buildings and premises can be devoted are divided into groups, classes and subdivisions as set forth in the following classification. These uses, hereinafter classified as Class U-1, Class U-2, Class U-2A, Class U-3, Class U-3A, Class U-4A, Class U-4B, Class U-5, Class U-7, Class U-7A, Class U-8, Class U-8A, Class U-9 and Class U-10, are permitted under regulations herein set forth in the respective use districts allotted to such uses. Uses classified as Class U-6 are prohibited entirely.

(m) Class U-9 Uses.

- (1) Gasoline service station limited to sites with frontage on Chagrin Boulevard only.
- (2) Motels and hotels.
- (3) Restaurants: Restaurants may be permitted outdoor dining areas and/or curbside pickup provided that they first obtain a site development plan approval. The number of outdoor seats and/or spaces dedicated for curbside pickup shall be as authorized on the approved site development plan.
- (4) Automobile agencies limited to sites with frontage on Chagrin Boulevard, Central Parkway, Park East Drive, and Orange Place only.
- (5) Banks.
- (6) Office buildings.
- (7) Child day care center pursuant to Section 1155.02.
- (8) Adult day care center pursuant to Section 1155.03
- (9) Licensed health care facilities with a Conditional Use Permit.
- (10) Professional medical offices.



5595 Transportation Boulevard, Suite 100
Cleveland, Ohio 44125

Phone 216.518.5544
www.gpdgroup.com

Chris Arrietta, Public Works Director
City of Beachwood
23355 Mercantile Road
Beachwood, Ohio 44122

March 21, 2025

RE: Timberlane/Green Sanitary Relief Sewer, Phase 2

Dear Mr. Arrietta:

Bids were opened on March 14, 2025, for the above referenced project. Four (4) bids were received and are listed below:

1. TriMor Construction	\$ 2,942,455.00
2. Fabrizi Construction	\$ 2,985,466.00
3. CATTs Construction	\$ 3,018,321.05
4. DiGioia Construction	\$ 3,183,451.50

The Engineer's Estimate for the project was \$3,423,190.00

The project is specified to be completed in 120 calendar days.

The scope of work on this project is to complete the installation of a sanitary relief sewer that began with Phase 1. Phase 1 of this project was from the Cedar Road and Campus Road intersection to Green Road to Ranch Road. Phase 2 will begin in the intersection of Green Road and Greenlawn Avenue, where a future connection was left for Phase 2. The relief sewer will travel east on Greenlawn to Beachwood Blvd. Then South on Beachwood Blvd. to Timberlane Drive, where it will intercept an existing collector sanitary sewer.

The NEORSD has approved the design of this project, and they are contributing 50% of the cost up to \$3,000,000 (or \$1.5 million max.). The final cost of the project will determine the NEORSD exact contribution to the project, which will be reimbursable to the city after the city pays the contractor.

The Cuyahoga County Sanitary Engineer has also approved the project, and they will be providing the inspection of the sewer installation.

Greenlawn Avenue will be closed to through traffic for this project, and a detour route will be posted. The contractor will accommodate local residents for access to their homes.

The low bid for the project was submitted by TriMor Construction. TriMor has successfully completed numerous projects for the City and they are capable of completing this project on time and within budget.

It is therefore our recommendation to award a contract to TriMor Construction, as the lowest and best bid, at \$2,942,455.00 for the Timberlane/Green Sanitary Relief Sewer Phase 2.

Enclosed is a bid tab of all bids received for this project.

Very truly yours,

GPD Group



Joseph R. Ciuni, P.E., P.S.
City Engineer

cc: Mayor Justin Berns
File 2022119.04

BEACHWOOD PUBLIC WORKS DEPARTMENT

INTER-OFFICE MEMORANDUM

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: April 25, 2025

RE: Council Agenda Item: Timberlane and Green Sanitary Relief Sewer Phase 2

Mayor,

On March 14, 2025, bids were opened for phase 2 of the Green and Timberlane Sanitary Relief Sewer Project and TriMor Construction was the lowest and best bid with a total amount of \$2,942,455.

The scope of work includes the connection to the existing sanitary relief sewer on Green Road and Greenlawn Avenue that was installed in Phase 1 of the project. The relief sewer will then head eastbound on Greenlawn Avenue to Beachwood Boulevard, then continue southbound and tie into an existing sanitary mainline sewer at the intersection of Timberlane Road and Beachwood Boulevard. The duration of this project is expected to last 120 days.

The Northeast Ohio Regional Sewer District has approved this project and will be contributing 50% of the total project cost with a maximum contribution of \$1,500,000.00 through the Municipal Community Infrastructure Program.

TriMor Construction has successfully completed multiple projects for the City in the past and it is our recommendation to move forward and approve the contract for a total cost of \$2,942,455.00. Attached for your review are the bid tabulations submitted from the contractors. Please let me know if you have any questions in regards to this project.

A RESOLUTION ACCEPTING A CERTAIN BID FROM TRI-MOR CORPORATION, FOR THE TIMBERLANE / GREEN SANITARY RELIEF SEWER PHASE 2 PROJECT; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, four (4) bids were received by the Clerk on March 14, 2025, for the Timberlane / Green Sanitary Relief Sewer Phase 2 Project, pursuant to advertisement for competitive bidding as required by law; and

WHEREAS, the bid of Tri-Mor Corporation was the lowest and best bid received; and

WHEREAS, the Public Works Director and City Engineer has recommended that Council accept the bid of Tri-Mor Corporation for the Timberlane / Green Sanitary Relief Sewer Phase 2 Project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: Based upon the recommendation of the Public Works Director and the City Engineer, the bid of Tri-Mor Corporation, as further outlined in the Bid Specification Sheet, at set for the in Exhibit "A" a copy of which is attached hereto and incorporated herein, is found to be the lowest and best bid received for the Timberlane/Green Sanitary Relief Sewer Phase 2 , in an amount not to exceed Two Million Nine Hundred Forty-Two Thousand Four Hundred Fifty-Five Dollars and No Cents (\$2,942,455.00).

Section 2: The Mayor is authorized to enter into a contract on behalf of the City of Beachwood, Ohio with said Company.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees, relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 4: This Resolution is declared to be an urgent measure necessary for the preservation of the public peace, health, safety, or the efficient operation of the City; and for the further reason that the work may begin as soon as possible; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 7th day of April, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 8th day of April, 2025.

Clerk

Approval: I have approved this legislation this 8th day of April, 2025 and filed it with the Clerk.

Mayor

INVITATION TO BID LEGAL NOTICE

Sealed bid proposals will be **received** by the Clerk of Council of the City of Beachwood, Cuyahoga County, Ohio, at the City of Beachwood Law Department, 25325 Fairmount Boulevard, Beachwood, Ohio 44122 **until 1:00 P.M. local time, on Friday, March 14th, 2025** for the work designated below (the “Work”). The bids will be publicly opened immediately thereafter and read in Conference Room A:

TIMBERLANE / GREEN SANITARY RELIEF SEWER PHASE II

The bids will be publicly opened and read in Conference Room A at 1:00 P.M. Each bid must contain the following:

- 1) The full name and names of the party or parties;
- 2) Fully Executed Non Collusion Affidavit;
- 3) In the case of a corporation not chartered in Ohio, with a proper certificate that such corporation is authorized to do business in Ohio (Articles of Incorporation – listing principals); and
- 4) Be accompanied by a certified or cashiers’ check on a solvent bank made payable to the order of the City of Beachwood in an amount not less than ten percent (10%) of the total amount of the bid, or by a bid bond equal to ten percent (10%) of the total amount of the bid, drawn in favor of the Clerk of Council of the City of Beachwood.

Copies of the Specifications, Instructions to Bidders, Forms of Proposals and other contract documents are on file at the office of the Clerk of Council of the City of Beachwood. These documents may only be obtained through the office of GPD Group by emailing Nick Fini at nfini@gpdgroup.com and requesting a digital copy. Digital documents will be provided free of charge. Questions or inquiries should be directed to GPD Group at (216) 927-8658. **No questions will be answered after 1 p.m. on March 10, 2025.**

Each bidder must ensure that all employees and applicants for employment are not discriminated against because of their race, creed, color, sex, national origin, or disability. The City of Beachwood is an Equal Opportunity Employer and encourages Minority Business Enterprises, Women Business Enterprises and Small Business Enterprises to submit bids or Proposals for this project.

The bid check or bid bond, as the case may be, will be held as a guarantee that, if the bid proposal is accepted, a contract will be entered into between the bidder and the City of Beachwood, and if not, the amount represented thereby, shall be forfeited to the City of Beachwood as liquidated damages.

The chosen bidder must provide the following required documentation prior to contract execution:

- 1) Evidence of General Liability Insurance from a company licensed by the State of Ohio in the amount of One Million Dollars (\$1,000,000.00) for any accidental occurrence arising out of any act or omission by the Contractor which causes bodily harm or property damage, and shall cause the City to be named as an additional insured on the policy; and
- 2) Evidence of Workers’ Compensation coverage.

The City of Beachwood reserves the right to consider criteria other than price, to reject any and all proposals and to waive any informality in the bids received. Council will accept the lowest and best bid in accordance with law.

A pre-bid meeting will be held at the Department of Public Works, 23355 Mercantile Road, Beachwood, OH 44122, on Thursday, March 6, 2025 at 10:00 am. Attendance is encouraged but not mandatory.

Whitney M. Crook, Clerk of Council
City of Beachwood, Ohio

Council Authorized to bid on: October 7, 2024
To be published in the Sun News: February 20, February 27, and March 6, 2025

City of Beachwood

BID OPENING

DAY/DATE: 3 / 14 / 2025 TIME: 1:00 P.M. LOCATION HELD: Conference Room A
month/day/year

FOR (ITEM OR PROJECT): BIDDERS FOR TIMBERLANE/GREEN SANITARY RELIEF SEWER PHASE II

PERSON OPENING BIDS:

Whitney Crook, Clerk of Council

<u>BIDDER NAME</u>	<u>BID BOND</u> (Properly Executed & Signed)	<u>NON-COLLUSION AFFIDAVIT</u> (Properly Executed)	<u>BID AMOUNT</u>
CHATS Construction	✓	✓	\$ 3,018,231.05
Tri-mor	✓	✓	\$ 2,942,455.00
Digiola-Suburban LLC	✓	✓	\$ 3,183,431.50
Fabrizi	✓	✓	\$ 2,985,446.00
			\$
			\$
			\$

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
ROADWAY	1	201	CLEARING AND GRUBBING	LS	1	CATTS	\$ 1,393.00	\$ 1,393.00
						FABRIZI	\$ 8,500.00	\$ 8,500.00
						TRI MOR	\$ 10,000.00	\$ 10,000.00
						DIGIOIA	\$ 15,000.00	\$ 15,000.00
						ENGINEER	\$ 20,000.00	\$ 20,000.00
	2	202	CLEARING AND GRUBBING Average CATCH BASIN OR INLET REMOVED	EA	12	CATTS	\$ 251.00	\$ 3,012.00
						FABRIZI	\$ 350.00	\$ 4,200.00
						TRI MOR	\$ 400.00	\$ 4,800.00
						ENGINEER	\$ 500.00	\$ 6,000.00
						DIGIOIA	\$ 1,000.00	\$ 12,000.00
	3	202	CATCH BASIN OR INLET REMOVED Average MANHOLE REMOVED	EA	1	TRI MOR	\$ 500.20	\$ 6,002.40
						ENGINEER	\$ 400.00	\$ 400.00
						ENGINEER	\$ 500.00	\$ 500.00
						FABRIZI	\$ 850.00	\$ 850.00
						DIGIOIA	\$ 1,000.00	\$ 1,000.00
	4	202	MANHOLE REMOVED Average PIPE REMOVED, 24" DIAMETER AND UNDER	FT	135	CATTS	\$ 1,131.00	\$ 1,131.00
						ENGINEER	\$ 776.20	\$ 776.20
						FABRIZI	\$ 10.00	\$ 1,350.00
						TRI MOR	\$ 20.00	\$ 2,700.00
						CATTS	\$ 27.00	\$ 3,645.00
	5	202	PIPE REMOVED, 24" DIAMETER AND UNDER Average WALK REMOVED, AS PER PLAN	SF	15000	DIGIOIA	\$ 47.00	\$ 6,345.00
						ENGINEER	\$ 50.00	\$ 6,750.00
						ENGINEER	\$ 30.80	\$ 4,158.00
						FABRIZI	\$ 1.00	\$ 15,000.00
						TRI MOR	\$ 1.00	\$ 15,000.00
	6	202	WALK REMOVED, AS PER PLAN Average CURB REMOVED, AS PER PLAN	FT	3800	CATTS	\$ 1.50	\$ 22,500.00
DIGIOIA						\$ 2.00	\$ 30,000.00	
ENGINEER						\$ 3.50	\$ 52,500.00	
ENGINEER						\$ 1.80	\$ 27,000.00	
FABRIZI						\$ 6.00	\$ 22,800.00	

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
ROADWAY	7	202	ABANDON MISC.: PIPE 24" AND UNDER	FT	58	FABRIZI	\$ 5.00	\$ 290.00
						ENGINEER	\$ 25.00	\$ 1,450.00
						TRI MOR	\$ 25.00	\$ 1,450.00
						CATTS	\$ 26.50	\$ 1,537.00
						DIGIOIA	\$ 57.00	\$ 3,306.00
	8	206	ABANDON MISC.: PIPE 24" AND UNDER Average				\$ 27.70	\$ 1,606.60
			CEMENT	TON	90	CATTS	\$ 180.00	\$ 16,200.00
						ENGINEER	\$ 181.00	\$ 16,290.00
						FABRIZI	\$ 205.00	\$ 18,450.00
						DIGIOIA	\$ 215.00	\$ 19,350.00
			CEMENT Average			TRI MOR	\$ 220.00	\$ 19,800.00
	9	206	CEMENT STABILIZED SUBGRADE, 12 INCHES DEEP, AS PER PLAN	SY	3200	ENGINEER	\$ 200.20	\$ 18,018.00
						TRI MOR	\$ 5.20	\$ 16,640.00
						FABRIZI	\$ 10.00	\$ 32,000.00
						DIGIOIA	\$ 11.00	\$ 35,200.00
						CATTS	\$ 11.30	\$ 36,160.00
							\$ 13.00	\$ 41,600.00
	10	206	CEMENT STABILIZED SUBGRADE, 12 INCHES DEEP, AS PER PLAN Average				\$ 10.10	\$ 32,320.00
			TEST ROLLING	HR	2	FABRIZI	\$ 115.00	\$ 230.00
						ENGINEER	\$ 130.00	\$ 260.00
			TEST ROLLING Average			TRI MOR	\$ 200.00	\$ 400.00
						DIGIOIA	\$ 212.00	\$ 424.00
						CATTS	\$ 250.00	\$ 500.00
							\$ 181.40	\$ 362.80
	11	206	MIXTURE DESIGN FOR CHEMICALLY STABILIZED SOILS, AS PER PLAN	LS	1	DIGIOIA	\$ 3,700.00	\$ 3,700.00
						FABRIZI	\$ 4,000.00	\$ 4,000.00
						CATTS	\$ 5,000.00	\$ 5,000.00
						ENGINEER	\$ 5,000.00	\$ 5,000.00
						TRI MOR	\$ 5,500.00	\$ 5,500.00
			MIXTURE DESIGN FOR CHEMICALLY STABILIZED SOILS, AS PER PLAN Average				\$ 4,640.00	\$ 4,640.00
	12	608	5" CONCRETE WALK, AS PER PLAN	SF	15000	TRI MOR	\$ 8.00	\$ 120,000.00
						CATTS	\$ 9.50	\$ 142,500.00
						FABRIZI	\$ 9.65	\$ 144,750.00
						DIGIOIA	\$ 11.00	\$ 165,000.00
						ENGINEER	\$ 12.00	\$ 180,000.00
			5" CONCRETE WALK, AS PER PLAN Average				\$ 10.03	\$ 150,450.00

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
ROADWAY	13	608	WALKWAY, MISC.: CURB RAMP	EA	12	FABRIZI	\$ 650.00	\$ 7,800.00
						TRI MOR	\$ 1,800.00	\$ 21,600.00
						ENGINEER	\$ 2,000.00	\$ 24,000.00
						DIGIOIA	\$ 2,040.00	\$ 24,480.00
						CATTS	\$ 2,800.00	\$ 33,600.00
	14	609	WALKWAY, MISC.: CURB RAMP Average CURB, TYPE 6, CLASS QC MS, AS PER PLAN	FT	3800	FABRIZI	\$ 1,858.00	\$ 22,296.00
						TRI MOR	\$ 17.00	\$ 64,600.00
						FABRIZI	\$ 19.50	\$ 74,100.00
						CATTS	\$ 26.00	\$ 98,800.00
						DIGIOIA	\$ 40.00	\$ 152,000.00
	15	623	CURB, TYPE 6, CLASS QC MS, AS PER PLAN Average MONUMENT ASSEMBLY ADJUSTED TO GRADE, AS PER PLAN	EA	2	ENGINEER	\$ 45.00	\$ 171,000.00
						FABRIZI	\$ 29.50	\$ 112,100.00
						ENGINEER	\$ 400.00	\$ 800.00
						DIGIOIA	\$ 650.00	\$ 1,300.00
						CATTS	\$ 740.00	\$ 1,480.00
	16	SPECIAL	MONUMENT ASSEMBLY ADJUSTED TO GRADE, AS PER PLAN Average ROADWAY PULVERIZATION, 18" DEEP	SY	3200	FABRIZI	\$ 830.00	\$ 1,660.00
						ENGINEER	\$ 2.60	\$ 8,320.00
						FABRIZI	\$ 2.85	\$ 9,120.00
						TRI MOR	\$ 9.00	\$ 28,800.00
						DIGIOIA	\$ 11.00	\$ 35,200.00
	17	SPECIAL	ROADWAY PULVERIZATION, 18" DEEP Average POTHOLING	EA	4	CATTS	\$ 13.50	\$ 43,200.00
						FABRIZI	\$ 7.79	\$ 24,928.00
						DIGIOIA	\$ 490.00	\$ 1,960.00
						CATTS	\$ 500.00	\$ 2,000.00
						FABRIZI	\$ 900.00	\$ 3,600.00
	18	SPECIAL	POTHOLING Average RIGID BULKHEAD	EA	7	TRI MOR	\$ 1,000.00	\$ 4,000.00
						ENGINEER	\$ 1,500.00	\$ 6,000.00
						FABRIZI	\$ 878.00	\$ 3,512.00
						CATTS	\$ 200.00	\$ 1,400.00
						ENGINEER	\$ 205.00	\$ 1,435.00
			RIGID BULKHEAD Average			ENGINEER	\$ 500.00	\$ 3,500.00
						TRI MOR	\$ 500.00	\$ 3,500.00
						DIGIOIA	\$ 605.00	\$ 4,235.00
						FABRIZI	\$ 402.00	\$ 2,814.00
						CATTS	\$ 205.00	\$ 1,435.00

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
ROADWAY	19	SPECIAL	SEWER CCTV INSPECTION, AS DIRECTED	FT	600	CATTS	\$ 4.30	\$ 2,580.00
						ENGINEER	\$ 5.00	\$ 3,000.00
						DIGIOIA	\$ 5.50	\$ 3,300.00
						FABRIZI	\$ 6.00	\$ 3,600.00
						TRI MOR	\$ 6.00	\$ 3,600.00
EROSION CONTROL	20	SPECIAL	SEWER CCTV INSPECTION, AS DIRECTED Average				\$ 5.36	\$ 3,216.00
			LAWN RESTORATION, AS PER PLAN	SY	3800	TRI MOR	\$ 8.00	\$ 30,400.00
						FABRIZI	\$ 8.75	\$ 33,250.00
						CATTS	\$ 12.00	\$ 45,600.00
						DIGIOIA	\$ 14.20	\$ 53,960.00
	21	SPECIAL	LAWN RESTORATION, AS PER PLAN Average				\$ 25.00	\$ 95,000.00
			EROSION & SEDIMENT CONTROL	LS	1	FABRIZI	\$ 2,500.00	\$ 2,500.00
						TRI MOR	\$ 5,000.00	\$ 5,000.00
						CATTS	\$ 10,000.00	\$ 10,000.00
						DIGIOIA	\$ 12,400.00	\$ 12,400.00
DRAINAGE	22	605	EROSION & SEDIMENT CONTROL Average				\$ 20,000.00	\$ 20,000.00
			6" SHALLOW PIPE UNDERDRAINS	FT	3680	FABRIZI	\$ 9,980.00	\$ 9,980.00
						TRI MOR	\$ 13.00	\$ 47,840.00
						ENGINEER	\$ 15.00	\$ 55,200.00
						DIGIOIA	\$ 18.00	\$ 66,240.00
	23	611	6" SHALLOW PIPE UNDERDRAINS Average				\$ 20.00	\$ 73,600.00
			6" CONDUIT, TYPE F FOR UNDERDRAIN OUTLETS	FT	120	FABRIZI	\$ 16.80	\$ 61,824.00
						TRI MOR	\$ 15.00	\$ 1,800.00
						DIGIOIA	\$ 15.00	\$ 1,800.00
						ENGINEER	\$ 19.00	\$ 2,280.00
	24	611	6" CONDUIT, TYPE F FOR UNDERDRAIN OUTLETS Average				\$ 20.00	\$ 2,400.00
			12" CONDUIT, TYPE B, AS PER PLAN, 706.02	FT	126	FABRIZI	\$ 20.00	\$ 2,400.00
						TRI MOR	\$ 17.80	\$ 2,136.00
						DIGIOIA	\$ 155.00	\$ 19,530.00
						FABRIZI	\$ 240.00	\$ 30,240.00
			12" CONDUIT, TYPE B, AS PER PLAN, 706.02 Average				\$ 245.00	\$ 30,870.00
						CATTS	\$ 281.00	\$ 35,406.00
						ENGINEER	\$ 300.00	\$ 37,800.00
							\$ 244.20	\$ 30,769.20

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
DRAINAGE	25	611	12" CONDUIT, TYPE B, AS PER PLAN, 706.08	FT	68	TRI MOR	\$ 200.00	\$ 13,600.00
						DIGIOIA	\$ 240.00	\$ 16,320.00
						ENGINEER	\$ 300.00	\$ 20,400.00
						CATTS	\$ 315.00	\$ 21,420.00
						FABRIZI	\$ 345.00	\$ 23,460.00
			12" CONDUIT, TYPE B, AS PER PLAN, 706.08 Average				\$ 280.00	\$ 19,040.00
	26	611	24" CONDUIT, TYPE B, AS PER PLAN, 706.08	FT	10	FABRIZI	\$ 309.00	\$ 3,090.00
						ENGINEER	\$ 400.00	\$ 4,000.00
						TRI MOR	\$ 700.00	\$ 7,000.00
						DIGIOIA	\$ 810.00	\$ 8,100.00
						CATTS	\$ 1,136.00	\$ 11,360.00
			24" CONDUIT, TYPE B, AS PER PLAN, 706.08 Average				\$ 671.00	\$ 6,710.00
	27	611	CATCH BASIN, NO. 3, AS PER PLAN	EA	2	ENGINEER	\$ 3,500.00	\$ 7,000.00
						DIGIOIA	\$ 4,700.00	\$ 9,400.00
						TRI MOR	\$ 5,000.00	\$ 10,000.00
						FABRIZI	\$ 5,155.00	\$ 10,310.00
						CATTS	\$ 6,245.00	\$ 12,490.00
			CATCH BASIN, NO. 3, AS PER PLAN Average				\$ 4,920.00	\$ 9,840.00
	28	611	CATCH BASIN, NO. 3A, AS PER PLAN	EA	10	FABRIZI	\$ 3,500.00	\$ 35,000.00
						DIGIOIA	\$ 3,900.00	\$ 39,000.00
						TRI MOR	\$ 3,900.00	\$ 39,000.00
						ENGINEER	\$ 4,000.00	\$ 40,000.00
						CATTS	\$ 4,000.00	\$ 40,000.00
			CATCH BASIN, NO. 3A, AS PER PLAN Average				\$ 3,860.00	\$ 38,600.00
29	611	MANHOLE ADJUSTED TO GRADE, AS PER PLAN	EA	20	CATTS	\$ 1,050.00	\$ 21,000.00	
					TRI MOR	\$ 1,300.00	\$ 26,000.00	
					ENGINEER	\$ 1,400.00	\$ 28,000.00	
					DIGIOIA	\$ 1,700.00	\$ 34,000.00	
					FABRIZI	\$ 1,755.00	\$ 35,100.00	
		MANHOLE ADJUSTED TO GRADE, AS PER PLAN Average				\$ 1,441.00	\$ 28,820.00	
30	SPECIAL	24" AND UNDER WYE FITTING	EA	2	ENGINEER	\$ 1,500.00	\$ 3,000.00	
					CATTS	\$ 2,000.00	\$ 4,000.00	
					TRI MOR	\$ 5,000.00	\$ 10,000.00	
					FABRIZI	\$ 8,005.00	\$ 16,010.00	
					DIGIOIA	\$ 11,200.00	\$ 22,400.00	
		24" AND UNDER WYE FITTING Average				\$ 5,541.00	\$ 11,082.00	

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
DRAINAGE	31	SPECIAL	24" AND UNDER WYE FITTING, AS DIRECTED	EA	8	ENGINEER	\$ 1,500.00	\$ 12,000.00
						CATTS	\$ 2,000.00	\$ 16,000.00
						TRI MOR	\$ 5,000.00	\$ 40,000.00
						FABRIZI	\$ 8,005.00	\$ 64,040.00
						DIGIOIA	\$ 8,800.00	\$ 70,400.00
	32	SPECIAL	24" AND UNDER WYE FITTING, AS DIRECTED Average CATCH BASIN CLEANING, AS DIRECTED	EA	5	FABRIZI	\$ 275.00	\$ 1,375.00
						CATTS	\$ 325.00	\$ 1,625.00
						ENGINEER	\$ 400.00	\$ 2,000.00
						TRI MOR	\$ 400.00	\$ 2,000.00
						DIGIOIA	\$ 1,600.00	\$ 8,000.00
PAVEMENT	33	SPECIAL	CATCH BASIN CLEANING, AS DIRECTED Average MISCELLANEOUS METAL	LB	5000	ENGINEER	\$ 600.00	\$ 3,000.00
						DIGIOIA	\$ 2.00	\$ 10,000.00
						CATTS	\$ 2.05	\$ 10,250.00
						TRI MOR	\$ 2.30	\$ 11,500.00
						FABRIZI	\$ 2.50	\$ 12,500.00
	34	254	MISCELLANEOUS METAL Average PAVEMENT PLANING, ASPHALT CONCRETE, 3 INCH (BEACHWOOD BLVD.)	SY	2570	FABRIZI	\$ 2.37	\$ 11,850.00
						DIGIOIA	\$ 4.00	\$ 10,280.00
						ENGINEER	\$ 4.40	\$ 11,308.00
						CATTS	\$ 5.00	\$ 12,850.00
						TRI MOR	\$ 5.00	\$ 12,850.00
35	254	PAVEMENT PLANING, ASPHALT CONCRETE, 3 INCH (BEACHWOOD BLVD.) Average PAVEMENT PLANING, ASPHALT CONCRETE, 4 INCH (GREENLAWN AVE.)	SY	3400	TRI MOR	\$ 5.00	\$ 12,850.00	
					FABRIZI	\$ 4.68	\$ 12,027.60	
					DIGIOIA	\$ 4.00	\$ 13,600.00	
					TRI MOR	\$ 4.40	\$ 14,960.00	
					ENGINEER	\$ 5.00	\$ 17,000.00	
36	407	PAVEMENT PLANING, ASPHALT CONCRETE, 4 INCH (GREENLAWN AVE.) Average NON-TRACKING TACK COAT (0.1 GAL./SY)	GAL	1260	CATTS	\$ 5.50	\$ 18,700.00	
					ENGINEER	\$ 6.00	\$ 20,400.00	
					FABRIZI	\$ 4.98	\$ 16,932.00	
					DIGIOIA	\$ 3.00	\$ 3,780.00	
					TRI MOR	\$ 3.30	\$ 4,158.00	
		NON-TRACKING TACK COAT (0.1 GAL./SY) Average			CATTS	\$ 4.00	\$ 5,040.00	
					ENGINEER	\$ 4.00	\$ 5,040.00	
					CATTS	\$ 4.20	\$ 5,292.00	
					ENGINEER	\$ 4.20	\$ 5,292.00	
						\$ 3.70	\$ 4,662.00	

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
PAVEMENT	37	441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446), PG64-22, 1 1/4 INCH	CY	218	FABRIZI	\$ 235.00	\$ 51,230.00
						DIGIOIA	\$ 260.00	\$ 56,680.00
						CATTS	\$ 270.00	\$ 58,860.00
			ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446), PG64-22, 1 1/4 INCH Average			TRI MOR	\$ 280.00	\$ 61,040.00
						ENGINEER	\$ 350.00	\$ 76,300.00
							\$ 279.00	\$ 60,822.00
	38	441	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448), 1 3/4 INCH, AS PER PLAN	CY	305	FABRIZI	\$ 185.00	\$ 56,425.00
						DIGIOIA	\$ 200.00	\$ 61,000.00
						TRI MOR	\$ 221.00	\$ 67,405.00
			ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448), 1 3/4 INCH, AS PER PLAN Average			ENGINEER	\$ 230.00	\$ 70,150.00
						CATTS	\$ 250.00	\$ 76,250.00
							\$ 217.20	\$ 66,246.00
	39	451	REINFORCED CONCRETE PAVEMENT, MISC.: 6" FIBER REIN. CONC. PAVT, CLASS QC MS (APRC	SY	1650	FABRIZI	\$ 93.00	\$ 153,450.00
						ENGINEER	\$ 100.00	\$ 165,000.00
						TRI MOR	\$ 100.00	\$ 165,000.00
			REINFORCED CONCRETE PAVEMENT, MISC.: 6" FIBER REIN. CONC. PAVT, CLASS QC MS (APRONS/DRIVES) Average			CATTS	\$ 101.00	\$ 166,650.00
						DIGIOIA	\$ 144.00	\$ 237,600.00
							\$ 107.60	\$ 177,540.00
	40	SPECIAL	FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT, GREENLAWN AVENUE	SY	1720	CATTS	\$ 35.00	\$ 60,200.00
						TRI MOR	\$ 40.00	\$ 68,800.00
						FABRIZI	\$ 52.00	\$ 89,440.00
			FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT, GREENLAWN AVENUE Average			DIGIOIA	\$ 60.00	\$ 103,200.00
						ENGINEER	\$ 200.00	\$ 344,000.00
							\$ 77.40	\$ 133,128.00
TRAFFIC CONTROL	41	SPECIAL	FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT, BEACHWOOD BOULEVARD	SY	350	TRI MOR	\$ 95.00	\$ 33,250.00
						FABRIZI	\$ 120.00	\$ 42,000.00
						DIGIOIA	\$ 140.00	\$ 49,000.00
			FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT, BEACHWOOD BOULEVARD Average			CATTS	\$ 170.00	\$ 59,500.00
						ENGINEER	\$ 225.00	\$ 78,750.00
							\$ 150.00	\$ 52,500.00
	42	630	SIGNING, MISC.: SIGN REMOVAL AND REERECTION	LS	1	CATTS	\$ 3,000.00	\$ 3,000.00
						FABRIZI	\$ 4,000.00	\$ 4,000.00
						ENGINEER	\$ 4,000.00	\$ 4,000.00
			SIGNING, MISC.: SIGN REMOVAL AND REERECTION Average			DIGIOIA	\$ 5,700.00	\$ 5,700.00
						TRI MOR	\$ 6,000.00	\$ 6,000.00
							\$ 4,540.00	\$ 4,540.00

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
TRAFFIC CONTROL	43	644	STOP LINE	FT	57	FABRIZI	\$ 10.00	\$ 570.00
						TRI MOR	\$ 10.00	\$ 570.00
						CATTS	\$ 11.00	\$ 627.00
						DIGIOIA	\$ 15.00	\$ 855.00
						ENGINEER	\$ 16.00	\$ 912.00
	44	644	CROSSWALK LINE, 12"	FT	427	FABRIZI	\$ 12.40	\$ 706.80
						TRI MOR	\$ 6.00	\$ 2,562.00
						CATTS	\$ 6.00	\$ 2,562.00
						ENGINEER	\$ 6.15	\$ 2,626.05
						DIGIOIA	\$ 6.50	\$ 2,775.50
SANITARY SEWER	45	646	CROSSWALK LINE, 12" Average	FT	107	FABRIZI	\$ 6.43	\$ 2,745.61
						TRI MOR	\$ 13.00	\$ 1,391.00
						CATTS	\$ 14.00	\$ 1,498.00
						ENGINEER	\$ 15.00	\$ 1,605.00
						DIGIOIA	\$ 16.50	\$ 1,765.50
	46	611	15" CONDUIT, TYPE B, AS PER PLAN, 748.02	FT	1735	FABRIZI	\$ 38.00	\$ 4,066.00
						DIGIOIA	\$ 19.30	\$ 2,065.10
						ENGINEER	\$ 405.00	\$ 702,675.00
						FABRIZI	\$ 415.00	\$ 720,025.00
						CATTS	\$ 476.00	\$ 825,860.00
	47	611	15" CONDUIT, TYPE B, AS PER PLAN, 748.02 Average	EA	7	CATTS	\$ 515.00	\$ 893,525.00
						TRI MOR	\$ 585.00	\$ 1,014,975.00
						DIGIOIA	\$ 479.20	\$ 831,412.00
						ENGINEER	\$ 8,200.00	\$ 57,400.00
						FABRIZI	\$ 8,559.00	\$ 59,913.00
	48	SPECIAL	MANHOLE, MISC.: PRECAST 48" DIA. MANHOLE	EA	2	TRI MOR	\$ 10,000.00	\$ 70,000.00
						ENGINEER	\$ 12,000.00	\$ 84,000.00
						CATTS	\$ 15,000.00	\$ 105,000.00
						DIGIOIA	\$ 10,751.80	\$ 75,262.60
						TRI MOR	\$ 950.00	\$ 1,900.00
			MANHOLE, MISC.: PRECAST 48" DIA. MANHOLE Average			FABRIZI	\$ 1,500.00	\$ 3,000.00
						DIGIOIA	\$ 1,680.00	\$ 3,360.00
						ENGINEER	\$ 2,000.00	\$ 4,000.00
						CATTS	\$ 2,100.00	\$ 4,200.00
						TRI MOR	\$ 1,646.00	\$ 3,292.00
			FLOW CHANNEL RECONSTRUCTION Average			FABRIZI	\$ 1,500.00	\$ 3,000.00
						DIGIOIA	\$ 1,680.00	\$ 3,360.00
						ENGINEER	\$ 2,000.00	\$ 4,000.00
						CATTS	\$ 2,100.00	\$ 4,200.00
						TRI MOR	\$ 1,646.00	\$ 3,292.00

1
TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
SANITARY SEWER	49	SPECIAL	15" AND UNDER WYE FITTING, AS DIRECTED	EA	8	CATTS	\$ 400.00	\$ 3,200.00
						ENGINEER	\$ 1,500.00	\$ 12,000.00
						TRI MOR	\$ 1,800.00	\$ 14,400.00
						FABRIZI	\$ 5,205.00	\$ 41,640.00
						DIGIOIA	\$ 7,220.00	\$ 57,760.00
							\$ 3,225.00	\$ 25,800.00
	50	SPECIAL	15" AND UNDER WYE FITTING, AS DIRECTED Average SEWER LATERAL REPAIR	FT	300	CATTS	\$ 25.00	\$ 7,500.00
						FABRIZI	\$ 30.00	\$ 9,000.00
						ENGINEER	\$ 65.00	\$ 19,500.00
						TRI MOR	\$ 75.00	\$ 22,500.00
						DIGIOIA	\$ 91.00	\$ 27,300.00
							\$ 57.20	\$ 17,160.00
	51	SPECIAL	SEWER LATERAL REPAIR Average SEWER LATERAL REPLACEMENT, BEACHWOOD BOULEVARD, AS DIRECTED	FT	250	FABRIZI	\$ 170.00	\$ 42,500.00
						TRI MOR	\$ 170.00	\$ 42,500.00
						CATTS	\$ 190.00	\$ 47,500.00
						ENGINEER	\$ 200.00	\$ 50,000.00
						DIGIOIA	\$ 217.00	\$ 54,250.00
							\$ 189.40	\$ 47,350.00
	52	SPECIAL	SEWER LATERAL REPLACEMENT, BEACHWOOD BOULEVARD, AS DIRECTED Average SEWER LATERAL REPLACEMENT, GREENLAWN AVENUE	FT	1100	ENGINEER	\$ 150.00	\$ 165,000.00
						TRI MOR	\$ 170.00	\$ 187,000.00
						FABRIZI	\$ 173.00	\$ 190,300.00
						CATTS	\$ 195.00	\$ 214,500.00
						DIGIOIA	\$ 200.00	\$ 220,000.00
							\$ 177.60	\$ 195,360.00
	53	SPECIAL	SEWER LATERAL REPLACEMENT, GREENLAWN AVENUE Average SANITARY SEWER BYPASS PUMPING (FLOW CONTROL)	LS	1	FABRIZI	\$ 2,000.00	\$ 2,000.00
						TRI MOR	\$ 5,500.00	\$ 5,500.00
						CATTS	\$ 6,500.00	\$ 6,500.00
						ENGINEER	\$ 15,000.00	\$ 15,000.00
						DIGIOIA	\$ 21,000.00	\$ 21,000.00
							\$ 10,000.00	\$ 10,000.00
WATER WORK	54	638	SANITARY SEWER BYPASS PUMPING (FLOW CONTROL) Average VALVE BOX ADJUSTED TO GRADE, AS PER PLAN	EA	21	DIGIOIA	\$ 125.00	\$ 2,625.00
						ENGINEER	\$ 500.00	\$ 10,500.00
						FABRIZI	\$ 550.00	\$ 11,550.00
						TRI MOR	\$ 600.00	\$ 12,600.00
						CATTS	\$ 700.00	\$ 14,700.00
							\$ 495.00	\$ 10,395.00

TIMBERLANE / GREEN SANITARY RELIEF SEWER - PHASE 2

CITY OF BEACHWOOD

BID TAB - UNIT \$ ANALYSIS

14 MARCH 2025 @ 1:00 PM

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
WATER WORK	55	SPECIAL	LEAD WATER SERVICE REPLACEMENT, AS DIRECTED	FT	150	FABRIZI	\$ 30.00	\$ 4,500.00
						CATTS	\$ 45.00	\$ 6,750.00
						TRI MOR	\$ 85.00	\$ 12,750.00
						ENGINEER	\$ 125.00	\$ 18,750.00
						DIGIOIA	\$ 142.00	\$ 21,300.00
MAINTENANCE OF TRAFFIC	56	614	LEAD WATER SERVICE REPLACEMENT, AS DIRECTED Average LAW ENFORCEMENT OFFICER WITH PATROL CAR FOR ASSISTANCE	HR	24	FABRIZI	\$ 85.40	\$ 2,049.60
						ENGINEER	\$ 65.00	\$ 1,560.00
						TRI MOR	\$ 80.00	\$ 1,920.00
						DIGIOIA	\$ 90.00	\$ 2,160.00
						CATTS	\$ 93.00	\$ 2,232.00
	57	614	LAW ENFORCEMENT OFFICER WITH PATROL CAR FOR ASSISTANCE Average DETOUR SIGNING	LS	1	FABRIZI	\$ 110.00	\$ 110.00
						CATTS	\$ 87.60	\$ 87.60
						ENGINEER	\$ 6,000.00	\$ 6,000.00
						DIGIOIA	\$ 6,000.00	\$ 6,000.00
						TRI MOR	\$ 10,000.00	\$ 10,000.00
	58	614	DETOUR SIGNING Average PORTABLE CHANGEABLE MESSAGE SIGN, AS PER PLAN	SNMT	18	FABRIZI	\$ 9,400.00	\$ 169,200.00
						ENGINEER	\$ 950.00	\$ 17,100.00
						DIGIOIA	\$ 1,000.00	\$ 18,000.00
						TRI MOR	\$ 1,000.00	\$ 18,000.00
						CATTS	\$ 1,170.00	\$ 21,060.00
INCIDENTALS	59	614	PORTABLE CHANGEABLE MESSAGE SIGN, AS PER PLAN Average MAINTAINING TRAFFIC	LS	1	FABRIZI	\$ 1,024.00	\$ 1,024.00
						DIGIOIA	\$ 4,500.00	\$ 4,500.00
						TRI MOR	\$ 6,200.00	\$ 6,200.00
						CATTS	\$ 15,000.00	\$ 15,000.00
						ENGINEER	\$ 18,505.00	\$ 18,505.00
	60	623	MAINTAINING TRAFFIC Average CONSTRUCTION LAYOUT STAKES AND SURVEYING, AS PER PLAN	LS	1	FABRIZI	\$ 50,000.00	\$ 50,000.00
						DIGIOIA	\$ 18,841.00	\$ 18,841.00
						CATTS	\$ 6,100.00	\$ 6,100.00
						ENGINEER	\$ 8,500.00	\$ 8,500.00
						TRI MOR	\$ 10,000.00	\$ 10,000.00
			CONSTRUCTION LAYOUT STAKES AND SURVEYING, AS PER PLAN Average			TRI MOR	\$ 10,000.00	\$ 10,000.00
						DIGIOIA	\$ 25,000.00	\$ 25,000.00
						CATTS	\$ 11,920.00	\$ 11,920.00
						ENGINEER	\$ 11,920.00	\$ 11,920.00
						DIGIOIA	\$ 11,920.00	\$ 11,920.00

BIDDER	BID AMOUNT
TRI MOR	\$2,942,455.00
FABRIZI	\$2,985,446.00
CATTS	\$3,018,231.05
DIGIOIA	\$3,183,451.50
ENGINEER	\$3,423,190.00

CATEGORY	REFERENCE	CMS	DESCRIPTION	UNIT	QUANTITY	BIDDER	UNIT \$	TOTAL PRICE
INCIDENTALS	61	624	MOBILIZATION	LS	1	TRI MOR	\$ 40,000.00	\$ 40,000.00
						CATTS	\$ 54,289.00	\$ 54,289.00
						DIGIOIA	\$ 103,000.00	\$ 103,000.00
						ENGINEER	\$ 150,000.00	\$ 150,000.00
						FABRIZI	\$ 287,760.00	\$ 287,760.00
	62	SPECIAL	MOBILIZATION Average PRECONSTRUCTION VIDEO	LS	1		\$ 127,009.80	\$ 127,009.80
						DIGIOIA	\$ 490.00	\$ 490.00
						CATTS	\$ 600.00	\$ 600.00
						FABRIZI	\$ 650.00	\$ 650.00
						TRI MOR	\$ 1,375.00	\$ 1,375.00
	63	SPECIAL	PRECONSTRUCTION VIDEO Average AS-BUILT DRAWINGS	LS	1	ENGINEER	\$ 1,650.00	\$ 1,650.00
							\$ 953.00	\$ 953.00
						FABRIZI	\$ 2,100.00	\$ 2,100.00
						CATTS	\$ 3,700.00	\$ 3,700.00
						TRI MOR	\$ 4,600.00	\$ 4,600.00
	64	SPECIAL	AS-BUILT DRAWINGS Average UTILITY ALLOWANCE, AS DIRECTED	ALLOW	1	ENGINEER	\$ 5,000.00	\$ 5,000.00
						DIGIOIA	\$ 9,800.00	\$ 9,800.00
							\$ 5,040.00	\$ 5,040.00
						FABRIZI	\$ -	\$ 50,000.00
						ENGINEER	\$ -	\$ 50,000.00
	65	SPECIAL	UTILITY ALLOWANCE, AS DIRECTED Average CONTINGENCY ALLOWANCE	ALLOW	1	CATTS	\$ -	\$ 50,000.00
						TRI MOR	\$ -	\$ 50,000.00
						DIGIOIA	\$ -	\$ 50,000.00
							\$ -	\$ 50,000.00
							\$ -	\$ 50,000.00
			CONTINGENCY ALLOWANCE Average				\$ -	\$ 50,000.00
						FABRIZI	\$ -	\$ 315,000.00
						ENGINEER	\$ -	\$ 315,000.00
						CATTS	\$ -	\$ 315,000.00
						TRI MOR	\$ -	\$ 315,000.00
						DIGIOIA	\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00
							\$ -	\$ 315,000.00

**CONTRACT WITH TRI-MOR CORPORATION FOR TIMBERLANE / GREEN
SANITARY RELIEF SEWER PHASE 2 PROJECT; AND DECLARING THIS TO BE
AN URGENT MEASURE**

This Contract is entered into by and between TRI-MOR CORPORATION, 8530 N. Boyle Parkway, Twinsburg, Ohio 44087 ("Contractor") and the CITY OF BEACHWOOD, OHIO, 25325 Fairmount Boulevard, Beachwood, Ohio 44122 ("City");

WHEREAS, the Clerk of Council, pursuant to a Motion passed by Council on **October 7, 2024**, advertised for bids for the work and/or services, hereinafter described, on **February 20, February 27 and March 6, 2025** which bids were due on or before **1:00 o'clock P.M. on Friday, March 14, 2025**, at which time all bids were publicly opened and immediately tabulated and filed for public inspection with the Clerk of Council; and

WHEREAS, Council received the tabulation of the bids at a Public meeting held on **April 7, 2025**, at which time Council adopted **Resolution No. 2025-** approving the bid of the Contractor to be the lowest and best bid ("Bid") and awarding this Contract.

WITNESSETH, that in consideration of the Contractor being recommended by the Public Works Director and chosen by the City, and for the money considerations provided herein, the parties covenant and agree as follows:

1. Based upon the recommendation of the Public Works Director and City Engineer, and as approved by City Council, the Mayor is authorized to enter into this Contract for the Timberlane / Green Sanitary Relief Sewer Phase 2 Project with the Contractor, in an amount not to exceed Two Million Nine Hundred Forty-Two Thousand Four Hundred Fifty-Five Dollars and No Cents (\$2,942,455.00). ~~which includes a Three Hundred Fifteen Thousand Dollar and No Cents (\$315,000.00) Contingency.~~

2. The Contractor shall provide labor and materials for the Timberlane / Green Sanitary Relief Sewer Phase 2 Project as submitted in its bid proposal and in accordance with the City's specifications. Before commencing any work, Contractor shall submit an action plan for approval by the Beachwood Police Department showing the means the Contractor will use to comply with the Supervision and Safety requirements contained in the specifications. All work shall be completed in accordance with a time schedule approved by the Public Works Director.

3. The Contractor shall furnish the Public Works Director and City Finance Director with a record of services rendered monthly, not later than five (5) days following the end of each month of the activity on forms approved by the Finance Director.

4. The Contractor is an independent contractor, having discretion over the means, methods and details of the services to be performed consistent with the overall goals and policies of the Public Works Department of the City of Beachwood, and shall provide all equipment, materials and labor necessary to perform the services. Contractor shall provide any necessary training of its employees. Contractor shall be responsible for arranging for Workers' Compensation coverage or equivalent for its employees, and shall deliver to the City a copy of a certificate showing compliance with such laws and shall comply with all laws applicable in the City of Beachwood or the State of Ohio. Contractor shall be responsible for verifying that the most current wage rates are utilized and for any changes in the prevailing wage rates or classifications throughout its performance of this Contract.

5. The City shall be entitled to cancel this Contract upon giving a five (5) days written notice to the Contractor for failure of the Contractor to comply with any of the provisions of this Contract or to furnish satisfactory work in connection with the required services. The City shall be entitled to terminate this Contract immediately upon a determination by the Public Works Director or Safety Director of the City that any act or omission arising from the work jeopardizes the safety or health of any person. The Contractor shall perform all work in accordance with all Federal, State and local laws and regulations governing such services. The Contractor shall operate during times approved and specified by the City.

6. Contractor shall provide labor and materials for the Timberlane / Green Sanitary Relief Sewer Phase 2 Project without any sub-contractors and will provide proper supervision and supervisory personnel in connection therewith.

7. Contractor shall furnish the City with evidence of general liability insurance from a company licensed by the State of Ohio in the amount of One Million Dollars (\$1,000,000.00) for any accidental occurrence arising out of any act or omission by the Contractor which causes bodily harm or property damage, and shall cause the City to be named as an additional insured on the policy. Contractor agrees to fully defend, indemnify and hold the City harmless from any and all claims, demands or causes of action for personal injury, property damage or otherwise arising from the services provided under this Contract, and whether involving employee claims or third party claims.

8. Ohio law prohibits any state agency or political subdivision from awarding a Contract, in excess of twenty-five thousand dollars (\$25,000.00), for goods, services, or construction to any person against whom a finding of recovery has been issued by the Auditor of State, if that finding is unresolved. Contractor certifies that an unresolved finding for recovery has not been issued against Contractor and attached is a completed Findings For Recovery Certification.

9. This Contract consists of this instrument and the component parts attached hereto, all of which are incorporated herein as if fully rewritten, numbered and signed by the parties. Such documents, unless waived in writing by the Law Director, shall include, but are not limited to, plans and drawings, specifications, warranties, performance bond approved by the City Law Director, proof of satisfactory liability insurance, proof of workers' compensation coverage in accordance with the laws of Ohio, the laws of the City of Beachwood, copies of advertisement, bid tabulations and purchase orders.

10. It shall be the responsibility of Contractor to obtain a copy of the purchase order issued by the City for the approved amount of this Contract. Furthermore, it shall be the responsibility of Contractor. to track remaining funds available and to not invoice the City for any amounts not approved by the terms of this Contract. Any alterations to this Contract shall conform to BCO 121.09(a). Invoices that exceed the approved amount of this Contract will not be paid by the City.

11. In the event of dispute, the Contractor first shall be required to and shall have the right to appeal directly to the Council of the City of Beachwood, and a decision by Council shall be a condition precedent to the institution of any litigation in a court of competent jurisdiction. Any legal action arising out of this Contract shall be brought only in a court of competent jurisdiction sitting in Cuyahoga County, Ohio.

12. This Contract may be executed by electronic mail, facsimile and in counterparts, each of which shall be deemed an original and all of which shall be deemed to be one and the same instrument.

13. Contractor acknowledges that no modifications can be made to this Contract without prior written action and prior approval by the Mayor and City Council.

14. This Contract represents the entire agreement between the parties, will be governed by the laws of the State of Ohio, and shall be binding upon both parties. This Contract cannot be assigned by the Contractor without the prior written permission of the City.

IN WITNESS WHEREOF, the parties have set their hand to this Contract on the dates next to their respective signatures.

TRI-MOR CORPORATION

CITY OF BEACHWOOD

By:_____

By:_____

Title:_____

Justin Berns, Mayor

Date:_____

Date:_____

Approved as to form:

R. Todd Hunt
Director of Law
Nathalie E. Supler
Assistant Law Director
Matthew A. Kurz
Assistant Law Director
25325 Fairmount Boulevard
Beachwood, Ohio 44122
216-595-5462
Date: _____

CERTIFICATE OF THE DIRECTOR OF FINANCE

To the Mayor/Director of Public Safety:

I hereby certify that the amount required to meet the City's obligations under this Contract has been lawfully appropriated and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrance.

Larry Heiser
Director of Finance
Date: _____

FINDINGS FOR RECOVERY CERTIFICATION

I am aware that Ohio law, under certain circumstances, prohibits a political subdivision from awarding a Contract for goods, services or construction to any person against whom a finding of recovery has been issued by the Auditor of State, if that finding is unresolved. I hereby certify that an unresolved finding for recovery has not been issued against Tri-Mor Corporation

SIGNATURE

PRINTED NAME

TITLE

DATE

INTRODUCED BY:

AMENDED RESOLUTION NO. 2025-24

A RESOLUTION IN SUPPORT OF SAVING NEIGHBORHOOD SOCIAL SECURITY ADMINISTRATION OFFICES; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, neighborhood Social Security Administration (“SSA”) offices and employees have faithfully served the public in communities across the country since 1935; and

WHEREAS, Social Security benefits are the best protection against falling into poverty for Americans since its inception in 1935; and

WHEREAS, local Social Security offices, staffed with trained civil Servants across the nation provide service to millions of Americans each year, in person and by telephone; and

WHEREAS, 20 percent of the staff in local SSA offices are veterans; and

WHEREAS, 9.7 million Americans receiving Social Security benefits are veterans; and

WHEREAS, millions of veterans and their families depend on their monthly checks from Social Security for housing and food; and

WHEREAS, older adults are the fastest growing population of homeless persons, including thousands of veterans and families; and

WHEREAS, more than 11,000 Americans reach retirement age each day; and

WHEREAS, staffing at the Social Security Administration has fallen to a 50-year low while workloads have increased; and

WHEREAS, the current Administration has announced a plan that includes significant staff reductions, alongside proposals to reduce federal taxes on high-income individuals, which would result in a shift of federal funding away from community programs; and

WHEREAS, cutting costs leads to closing neighborhood Social Security offices and dozens of such closings have already been announced; and

WHEREAS, millions of Americans depend on nearby offices for: filing for benefits; resolving problems with payments and work records; generating Social Security Numbers; and providing replacement Social Security cards, income and award letters, and applications for retirement, disability and Supplemental Security Income (“SSI”); and

WHEREAS, more than 79 million Americans receive Medicaid, and the U.S. House budget resolution for 2025 proposes significant funding reductions to the program, while also including provisions for tax reductions affecting high-income earners; and

WHEREAS, Medicare, which serves over 68 million Americans, has also been identified for potential funding reductions in proposals put forth by the current Administration, coinciding with proposed tax cuts for higher-income individuals; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: This Council opposes the closing local Social Security offices and SSA staffing cuts.

Section 2: This Council supports robust staffing of and maintaining local office facilities to serve the public in a timely manner in this community and all communities across the state and nation.

Section 3: This Council opposes any cuts in Medicaid, Medicare and Social Security benefits.

Section 4: This Council supports House Bills, introduced March 5, 2025, “Keeping Our Field Offices Open Act”, “Protecting Americans Social Security Data Act” and S. 770, “The Social Security Expansion Act”.

Section 5: It is found and determined that all formal actions and deliberations of Council and its committees, relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 6: This Resolution is declared to be an urgent measure necessary for the preservation of the public peace, health, safety, or the efficient operation of the City; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 7th day of April, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 8th day of April, 2025.

Clerk

Approval: I have approved this legislation this 8th day of April, 2025 and filed it with the Clerk.

Mayor