



Beachwood City Council Meeting
Tuesday, September 2, 2025, 7:00 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda

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

1. Roll Call
2. Reports
 - a. Mayor
 - b. Council Member (non-agenda items)
 - c. Department Directors
3. **Presentation – Cuyahoga County Board of Developmental Disabilities**
Mr. Tom Majkrzak, Finance Manager, Cuyahoga County Board of Developmental Disabilities, will provide a brief overview of services available to individuals in the community.
4. **Public Hearings:**
Ordinance No. 2025-5 An Ordinance Amending Various Sections of the City of Beachwood, Ohio Planning and Zoning Code
Placed on First Reading and Referred to the Planning & Zoning Commission: February 3, 2025
Referred to City Council from the Planning & Zoning Commission: April 10, 2025
Placed on Second Reading and Referred to Public Hearing: July 14, 2025
Public Hearing held on: September 2, 2025

Ordinance No. 2025-18 An Ordinance Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1107.01 titled "Amendment Procedures"
Place on First Reading and Referred to the Planning & Zoning Commission: May 5, 2025
Referred to back from the Planning & Zoning Commission: June 26, 2025
Placed on Second Reading and Refer to a Public Hearing: July 14, 2025
Public Hearing held on: September 2, 2025

5. 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)**)

Consent Agenda

Approval of Minutes

Committee of the Whole Meeting held on July 28, 2025

Special City Council Meeting held on August 4, 2025

Ordinances

1. 2025-28

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. 2025-39

A Resolution excusing the absence of Councilman Alec Isaacson from the July 17, 2025 Meeting; and declaring this to be an urgent measure

Old Business (Regular Agenda)

Resolutions

1. 2025-34

A Resolution accepting the Planning and Zoning Commission's recommendation for Variances located at 23250 Chagrin Boulevard, Beachwood, Ohio; and declaring this to be an urgent measure

Placed on First Reading: July 14, 2025

Placed on Second Reading: August 4, 2025

Place on Third: September 2, 2025

New Business (Regular Agenda)

Ordinances

1. 2025-29

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

2. 2025-30

An Ordinance Levying Special Assessments for the cost of Abating Nuisances at certain properties within the City of Beachwood, Ohio; and declaring this to be an urgent measure

Resolutions

1. 2025-40

A Resolution authorizing Change Order No. 1 for the 2025 Concrete Patch Program; and declaring this to be an urgent measure

2. 2025-41

A Resolution awarding the Request for Qualifications (RFQ) for Design Services for the Richmond/Chagrin I271 Bridge Project (PID #114409) to Osborn Engineering; and declaring this to be an urgent measure

3. 2025-42

A Resolution accepting a Certain Bid from Pioneer Cladding & Glazing Systems, Inc. for the City Hall Glazing and Replacement Project, including all Alterantes; waiving the Bid Bond requirement; 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, September 15, 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, CPM



**BEACHWOOD CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING MINUTES
MONDAY, JULY 28, 2025, 6:00 PM
BEACHWOOD CITY HALL, CONFERENCE ROOM A
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:00 PM by Council President Alec Isaacson

Roll Call

Present – Ms. DeLong, Mr. Isaacson, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Stern,
Ms. Taylor

Others Present – Mayor Berns, Mr. Hunt, Mr. Lombardi, Mr. Smerigan, Ms. Turick

1. Mayor's Report

None.

2. Executive Session discussion to consult with City Attorney and discuss threat of imminent court action:

Move by A. Isaacson, seconded by D. Shoykhet, at 6:00 P.M. to enter Executive Session.

Votes to Commence Executive Session

ROLL CALL:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

Back on the Record at 6:48 P.M.

Mr. Mintz departed the meeting at approximately 6:45 PM

Moved by A. Isaacson, seconded by P. Smith, at 6:48 PM to adjourn Executive Session.

Votes to Adjourn Executive Session

ROLL CALL:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

3. Any other matters coming before the Committee of the Whole

None.

Adjournment

Adjourn at 6:48 PM

Clerk

Mayor

**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**



**SPECIAL CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 4, 2025, 6:00 PM
AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS,
25325 FAIRMOUNT BOULEYARD,
BEACHWOOD, OHIO 44122**

Called to order at 6:00 PM by Council President Alec Isaacson

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

1. Roll Call
Present - Ms. DeLong, Mr. Isaacson, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Stern
Absent - None
Others Present - Mayor Berns, Mr. Arrietta, Mr. Ciuni, Chief Grispino, Mr. Heiser, Chief Holtzman, Mr. Hunt, M. Lombardi, Mr. Roenigk, Mr. Rose, Mr. Schroeder, Ms. Turick
2. Remarks from Beachwood School Superintendent, Dr. Robert Hardis and members of the Beachwood Board of Education

Dr. Robert Hardis, Superintendent
Megan Walsh, President
Matthew Brown, Treasurer

3. 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

4. Reports

a. Mayor

Mayor Berns expressed his appreciation to Dr. Hardis and the members of the Beachwood Board of Education for attending tonight's meeting and expressed his gratitude for the strong collaboration and relationship between the City and the schools.

He reminded the community that the first day of school is quickly approaching and spoke about the importance of safety, urging everyone to be mindful of speed limits and to stop for school buses.

Mayor Berns then announced the selection of the development team for the Fairmount Temple property project.

He concluded by inviting residents to attend National Night Out, which will be held on Tuesday, August 5, 2025, at City Hall.

b. Council Members (non-agenda items)

Councilwoman Stern noted the upcoming start of the school year and shared concern after observing children riding bikes and scooters in the community without helmets. She emphasized the importance of safety and encouraged families to remind children to wear proper protective gear.

Council President Isaacson also spoke about the importance of helmet safety and echoed the need for continued awareness to help protect children in the community.

c. Department Directors

Mr. Schroeder spoke about the upcoming National Night Out event and the Back-to-School event. He also highlighted the Dog Paddle at BFAC, reminding residents that registration is required. Mr. Schroeder then concluded his report with comments in response to earlier citizen remarks.

Mr. Arrietta provided a progress report on various public works projects currently underway throughout the City.

Police Chief Grispino also spoke about National Night Out, noting its role in strengthening community engagement. He then announced that the Beachwood Police Department has joined the nationwide Blue Envelope Program, an initiative designed to improve communication between individuals on the autism spectrum and law enforcement during interactions. Chief Grispino explained that the Blue Envelope contains essential driver documents and displays key information on the front for officers, helping to foster a safer and more understanding environment. The program's goals include streamlining communication, supporting preparedness for individuals with autism and their families, and building positive connections between the community and law enforcement.

Mr. Heiser provided a Finance update.

Consent Agenda

Approval of Minutes:

Committee of the Whole held on July 8, 2025

Economic Development Committee Meeting held on July 8, 2025

Regular Council Meeting held on July 14, 2025

Ordinances

1. 2025-26

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

Moved by: A. Stern, Seconded by: D. Shoykhet

Voice Vote

On the Suspension:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Old Business (Regular Agenda)

Resolutions

1. 2025-34

A Resolution accepting the Planning and Zoning Commission's recommendation for Variances located at 23250 Chagrin Boulevard, Beachwood, Ohio; and declaring this to be an urgent measure.

Placed on First Reading: July 14, 2025

Placed on Second Reading: August 4, 2025

Moved by: A. Isaacson Seconded by: D. Shoykhet

Voice Vote

On the Adoption:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED-

PLACED ON

SECOND READING

New Business (Regular Agenda)

Ordinances

1. 2025-27

An Ordinance confirming the Appointment of Dr. Chelton C. Flanagan as a Member of the Civil Service Commission for City of Beachwood, Ohio; and declaring this to be an urgent measure

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

Voice Vote

On the Suspension:

Yes: 7
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 7
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Oath of Office

Oath of Office administered to Dr. Chelton C. Flanagan by Mayor Justin Berns

Resolutions

Discussion regarding Change Order #1 for the Timberlane/Green Sanitary Relief Sewer Phase II Project for Water Main Replacement Work

Mr. Ciuni spoke about this item
Mr. Heiser also spoke about this item

1. 2025-38

A Resolution authorizing Change Order No. 1 for the Timberlane/Green Sanitary Relief Sewer Phase II Project for Water Main Replacement Work, waiving competitive bidding; and declaring this to be an urgent measure

Moved by: J. Mintz, Seconded by: J. DeLong

Voice Vote

On the Suspension:

Yes: 7
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 7
No: 0
Abstain: 0
Not Voting: 0
MOTION ADOPTED

Deer Management Update presented by City Administrator, Tina Turick

Ms. Turick gave presentation

Any other matters coming before City Council

None

Adjournment

Adjourn to the next Regular City Council Meeting at 7:22 PM

Approved:

Clerk

Mayor

Next Regular Council Meeting will be held on: Tuesday, September 2, 2025 at 7 PM in Council Chambers. For all updates regarding Council Meetings, please [visit:](http://www.BeachwoodOhio.com)
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, CPM**

**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:

For Supplies and Services	September 2nd, 2025	\$	102,165.92
GPD	Engineering Services	\$	58,272.07
Michael Wildermuth	Plan Review Service	\$	750.00
Code Consultation	Plan Review Services	\$	1,812.50
Roetzel	Legal Services	\$	10,310.00
Sixmo	Plan Review Services	\$	781.25
Squire Patton Boggs	Professional Services	\$	3,217.50
Tactical Planning	Plan Review	\$	1,200.00
Commission on Accreditation	Invoice	\$	5,500.00
Cuyahoga Co. Board of Health	Invoice	\$	3,034.50
Nerone & Sons Construction	Invoice	\$	13,037.09
Ohio BWC	Invoice	\$	4,251.01

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 2nd of September 2025 and presented to the Mayor.

Clerk

Approval: I have approved this legislation this 3rd day of September 2025 and filed it with the Clerk.

Mayor

Summary of Engineering Invoices September 2, 2025 Professional Service Ordinance

Invoice #	Invoice Date	Original Amount	Adjustment	Payment Amount	Fund	Billed	Out	2025 ENCUMBRANCES		2023
2025119.06-2	7/11/2025	\$4,237.00	\$0.00	\$4,237.00	Capital			X		ok
2025119.02-7	7/11/2025	\$3,776.00	\$0.00	\$3,776.00	Capital			X		ok
2025119.01-6	7/11/2025	\$3,336.25	\$0.00	\$3,336.25	General			X		ok
2025119.05-24	7/11/2025	\$295.00	\$0.00	\$295.00	Capital				X	ok
2025119.04-23	7/11/2025	\$14,956.93	\$0.00	\$14,956.93	Capital			X		ok
2025119.07-1	7/11/2025	\$540.50	\$0.00	\$540.50	General			X		ok
2025119.90-7	7/30/2025	\$3,323.38	\$0.00	\$3,323.38	General			X		ok
2025119.08-1	8/6/2025	\$5,883.00	\$0.00	\$5,883.00	Capital			X		ok
2025119.06-3	8/6/2025	\$9,079.38	\$0.00	\$9,079.38	Capital			X		ok
2025119.02-8	8/6/2025	\$919.25	\$0.00	\$919.25	Capital			X		ok
2025119.01-7	8/6/2025	\$5,041.00	\$0.00	\$5,041.00	General			X		ok
2025119.07-2	8/6/2025	\$2,832.63	\$0.00	\$2,832.63	General			X		ok
2025120.03-1	8/6/2025	\$1,408.50	\$0.00	\$1,408.50	General			X		ok
2025120.02-5	8/6/2025	\$2,643.25	\$0.00	\$2,643.25	Deposits	Fuchs Mizrahi School		X		ok
			\$0.00	\$0.00						

Total To Pay \$58,272.07

Total Capital Fund \$39,146.56
Total General Fund \$16,482.26
Total Deposits \$2,643.25
Total Street Const. Mant. \$0.00
Less: Billable Charges (\$2,643.25)
Net Paid by City: \$55,628.82



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

Invoice
RECEIVED

AUG 13 2025

FINANCE DEPT

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

July 11, 2025

Invoice No: 2025119.06 - 2

Invoice Total \$4,237.00

Project 2025119.06 Beachwood - Timberlane - Green Phase2 - CA

Checking shop drawings, pre-con, answer RFIs, and review schedule.

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Construction Admin.

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	18.00	148.50	2,673.00
Sr. Project Manager			
Fini, Nicholas	4.50	123.00	553.50
Sr. Engineer			
Stonitsch, Erik	1.00	113.75	113.75
Design Engineer			
Libert, Alicia	7.50	105.50	791.25
Saunders, Andrew	1.00	105.50	105.50
Totals	32.00		4,237.00
Total Labor			4,237.00
Total this Task			\$4,237.00

Billing Limits

	Current	Prior	To-Date
Total Billings	4,237.00	9,478.38	13,715.38
Limit			45,000.00
Remaining			31,284.62

Total this Invoice \$4,237.00

Outstanding Invoices

Number	Date	Balance
1	6/6/2025	9,478.38
Total		9,478.38

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 7-23-25
P/O: 2025-01385

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
06/06/25	2025119.06-1	2025119.06	05/30/25	SERVICE	\$9,478.38
07/11/25	2025119.06-2	2025119.06	06/27/25	SERVICE	\$4,237.00

\$13,715.38



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

Invoice
RECEIVED

AUG 13 2025

FINANCE DEPT

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

July 11, 2025

Invoice No: 2025119.02 - 7

Invoice Total **\$3,776.00**

Project 2025119.02 Beachwood - 2025 Road Program

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Design
Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	7.00	148.50	1,039.50	
Sr. Project Manager				
Fini, Nicholas	7.50	123.00	922.50	
Totals	14.50		1,962.00	
Total Labor				1,962.00
			Total this Task	\$1,962.00

Task 200 Construction Administration w/o Inspecti
Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Fini, Nicholas	1.50	123.00	184.50	
Design Engineer				
Libert, Alicia	3.00	105.50	316.50	
Totals	4.50		501.00	
Total Labor				501.00
			Total this Task	\$501.00

Task 300 Concrete Repair Project - TIF
Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	6.00	148.50	891.00

APPROVED FOR PAYMENT

BY: *[Signature]*
DATE: 7-23-25
P/O: 2025-00287

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

Project	2025119.02	Beachwood - 2025 Road Program	Invoice	7
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Design Engineer				
Bartlett, Margaret	4.00	105.50	422.00	
Totals	10.00		1,313.00	
Total Labor				1,313.00
		Total this Task		\$1,313.00

Billing Limits	Current	Prior	To-Date	
Total Billings	3,776.00	75,140.02	78,916.02	✓
Limit			105,000.00	
Remaining			26,083.98	
		Total this Invoice	\$3,776.00	✓

Outstanding Invoices

Number	Date	Balance
6	6/6/2025	8,540.50
Total		8,540.50

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
01/10/25	2025119.02-1	2025119.02	12/21/24	SERVICE	\$24,456.89
02/14/25	2025119.02-2	2025119.02	01/31/25	SERVICE	\$14,869.75
03/14/25	2025119.02-3	2025119.02	02/28/25	SERVICE	\$5,623.25
04/10/25	2025119.02-4	2025119.02	03/28/25	SERVICE	\$13,339.25
05/09/25	2025119.02-5	2025119.02	04/25/25	SERVICE	\$8,310.38
06/06/25	2025119.02-6	2025119.02	05/30/25	SERVICE	\$8,540.50
07/11/25	2025119.02-7	2025119.02	06/27/25	SERVICE	\$3,776.00

\$78,916.02



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

Invoice

RECEIVED

AUG 13 2025

FINANCE DEPT

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

July 11, 2025
Invoice No:

2025119.01 - 6

Invoice Total \$3,336.25

Project 2025119.01 Beachwood - General Engineering
Professional Services from May 31, 2025 to June 27, 2025

Task 100 General Meeting Attendance
Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	1.00	148.50	148.50	
Ciuni, Joseph	4.00	148.50	594.00	
Traffic, Engineering and Connector Road meetings.				
Totals	5.00		742.50	
Total Labor				742.50
Total this Task				\$742.50

Task 200 General Engineering(Under \$2,500.00 Fee)
Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	1.00	148.50	148.50	
Cost Estimates for TIF at Chagrin/Richmond and Cedar/Richmond.				
Ciuni, Joseph	2.00	148.50	297.00	
Cost estimates for TIF funding at Cedar/Richmond and Richmond/Chagrin.				
Ciuni, Joseph	2.00	148.50	297.00	
Cost estimates for TIF Projects.				
Ciuni, Joseph	1.00	148.50	148.50	
CWD applications.				
Ciuni, Joseph	1.00	148.50	148.50	
Park East Cost Estimates.				
Ciuni, Joseph	1.00	148.50	148.50	
TIF Costs Estimates.				
Sr. Project Manager				
Gaspar, David	4.00	123.00	492.00	
Beachwood estimate. Mall and Richmond Rd.				
Gaspar, David	3.50	123.00	430.50	
Beachwood Mall/Richmond est.				

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

APPROVED FOR PAYMENT

DATE: 7-23-25
P/O: 2025-00117

Project	2025119.01	Beachwood - General Engineering	Invoice	6
	Gasper, David	3.50	123.00	430.50
	Beachwood Mall/Richmond Rd estimate.			
	Design Engineer			
	Bartlett, Margaret	.50	105.50	52.75
	TMDL Performance Standards Review.			
	Totals	19.50		2,593.75
	Total Labor			2,593.75
			Total this Task	\$2,593.75
			Total this Invoice	<u>\$3,336.25</u>

Outstanding Invoices

Number	Date	Balance
5	6/6/2025	2,350.50
Total		2,350.50

Billings to Date

	Current	Prior	Total
Labor	3,336.25	10,667.88	14,004.13
Totals	3,336.25	10,667.88	14,004.13

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
02/14/25	2025119.01-1	2025119.01	01/31/25	BUILDING	\$988.50
03/14/25	2025119.01-2	2025119.01	02/28/25	BUILDING	\$1,749.50
04/10/25	2025119.01-3	2025119.01	03/28/25	BUILDING	\$2,880.50
05/09/25	2025119.01-4	2025119.01	04/25/25	BUILDING	\$2,698.88
06/06/25	2025119.01-5	2025119.01	05/30/25	BUILDING	\$2,350.50
07/11/25	2025119.01-6	2025119.01	06/27/25	SERVICE	\$3,336.25

\$14,004.13



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

Invoice

RECEIVED

AUG 13 2025

FINANCE DEPT

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

July 11, 2025

Invoice No:

2023119.05 - 24

Invoice Total \$295.00

Project 2023119.05 Beachwood -Timberlane-Green Construction

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

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Construction Admin.

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Lanni, Joseph	1.00	123.00	123.00
Construction Coordinator			
Hollo, Gary	2.00	86.00	172.00
Totals	3.00		295.00
Total Labor			295.00
Total this Task			\$295.00

Billing Limits

	Current	Prior	To-Date
Total Billings	295.00	153,769.01	154,064.01 ✓
Limit			155,000.00
Remaining			935.99
Total this Invoice			\$295.00 ✓

Outstanding Invoices

Number	Date	Balance
23	6/9/2025	52.75
Total		52.75

Billings to Date

	Current	Prior	Total
Labor	295.00	149,404.01	149,699.01
Expense	0.00	4,365.00	4,365.00
Totals	295.00	153,769.01	154,064.01 ✓

SVC
APPROVED FOR PAYMENT
7-23-25
2023-01261
DATE: _____
P/O: _____

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
04/14/23	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
06/09/25	2023119.05-23	2023119.05	05/30/25	SERVICE	\$52.75
07/11/25	2023119.05-24	2023119.05	06/27/25	SERVICE	\$295.00

\$154,064.01



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

Invoice
RECEIVED
AUG 14 2025

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

July 11, 2025
Invoice No:

2022119.04 - 23

FINANCE DEPT

I DO HEREBY CERTIFY THERE ARE (AND WERE)
AT THE TIME OF RENDERING OF SERVICES)
SUFFICIENT FUNDS LAWFULLY APPROPRIATED
OR IN THE PROCESS OF COLLECTION TO
SUPPORT THE PROPOSED EXPENDITURE
REFERENCED IN THE ATTACHED DOCUMENTS

Invoice
Total \$14,956.93

Project 2022119.04 Beachwood -Timberlane/Green San Relief

P.O. #2022-00316

Max Not to Exceed \$307,997.00

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Design
Professional Personnel

	Hours	Rate	Amount
Project Principal			
Hewitt, James	1.00	148.50	148.50
Sr. Project Manager			
Fini, Nicholas	2.00	123.00	246.00
Ford, Ashley	.50	123.00	61.50
Design Engineer			
Getz, Collin	48.00	105.50	5,064.00
Staff Engineer/Architect			
Flores, Daniel	14.00	94.25	1,319.50
Sr. Designer			
Woycitzky, Robert	85.00	88.75	7,543.75
Eng./Arch. Intern/Coop			
Kapinski, Matthew	9.50	61.50	584.25
Totals	160.00		14,967.50
Total Labor			14,967.50
Total this Task			\$14,967.50

Billing Limits	Current	Prior	To-Date
Total Billings	14,967.50	307,990.07	322,957.57
Limit			322,947.00
Adjustment			-10.57

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 7-23-25
P/O: 2024-02590-6.93
2025-01638-14950.00

Total this Invoice \$14,956.93

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
02/11/22	2022119.04-1	2022119.04	01/28/22	SERVICE	\$687.50
03/09/22	2022119.04-2	2022119.04	02/25/22	SERVICE	\$15,295.00
03/31/22	2022119.04-3	2022119.04	03/25/22	SERVICE	\$7,334.00
05/06/22	2022119.04-4	2022119.04	04/29/22	SERVICE	\$4,167.00
06/07/22	2022119.04-5	2022119.04	05/27/22	SERVICE	\$8,685.75
06/30/22	2022119.04-6	2022119.04	06/24/22	SERVICE	\$18,407.25
08/11/22	2022119.04-7	2022119.04	07/29/22	SERVICE	\$28,986.81
09/02/22	2022119.04-8	2022119.04	08/26/22	SERVICE	\$20,897.50
10/14/22	2022119.04-9	2022119.04	09/30/22	SERVICE	\$42,046.54
11/11/22	2022119.04-10	2022119.04	10/28/22	SERVICE	\$44,786.25
12/09/22	2022119.04-11	2022119.04	11/25/22	SERVICE	\$29,165.47
01/13/23	2022119.04-12	2022119.04	12/31/22	SERVICE	\$39,366.00
02/10/23	2022119.04-13	2022119.04	01/27/23	SERVICE	\$13,740.25
03/10/23	2022119.04-14	2022119.04	02/24/23	SERVICE	\$3,295.50
04/14/23	2022119.04-15	2022119.04	03/31/23	SERVICE	\$3,489.50
04/12/24	2022119.04-16	2022119.04	03/29/24	SERVICE	\$10,039.25
05/10/24	2022119.04-17	2022119.04	04/26/24	SERVICE	\$2,627.50
06/14/24	2022119.04-18	2022119.04	05/31/24	SERVICE	\$2,689.25
09/13/24	2022119.04-19	2022119.04	08/30/24	SERVICE	\$1,726.00
10/11/24	2022119.04-20R	2022119.04	09/27/24	SERVICE	\$2,039.50
12/13/24	2022119.04-21	2022119.04	11/29/24	SERVICE	\$7,544.50
01/10/25	2022119.04-22	2022119.04	12/21/24	SERVICE	\$973.75
07/11/25	2022119.04-23	2022119.04	06/27/25	SERVICE	\$14,956.93

\$322,947.00



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

Invoice

RECEIVED

AUG 18 2025

FINANCE DEPT

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

July 11, 2025
Invoice No:

2025119.07 - 1

Invoice Total \$540.50

Project 2025119.07 Beachwood - 23608 Ranch Road

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Survey and Easement

Professional Personnel

	Hours	Rate	Amount	
Office Survey Technician 3				
Arnold, Casey	1.00	95.00	95.00	
Totals	1.00		95.00	
Total Labor				95.00
Total this Task				\$95.00

Task 110 Sewer Design

Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	3.00	148.50	445.50	
Totals	3.00		445.50	
Total Labor				445.50
Total this Task				\$445.50

Total this Invoice \$540.50

Billings to Date

	Current	Prior	Total
Labor	540.50	0.00	540.50
Totals	540.50	0.00	540.50

APPROVED FOR PAYMENT
BY: *C. Ciuni*
DATE: *7-23-25*
P/O: *2025-00117*

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
07/11/25	2025119.07-1	2025119.07	06/27/25	SERVICE	\$540.50

\$540.52



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: Chief Daniel Grispio
2700 Richmond Road
Beachwood, OH 44122

July 30, 2025
Invoice No:

2025119.90

RECEIVED

AUG 13 2025

FINANCE DEPT

Invoice Total	\$3,323.38
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Project 2025119.90 Beachwood - Traffic Services 2025
Letter Proposal
Max Not to Exceed \$36,000.00

Professional Services from June 28, 2025 to July 25, 2025

Task 056 July Traffic Services

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Hobbs, Michael	1.00	148.50	148.50
Sr. Project Manager			
Ferrell, Brett	9.00	123.00	1,107.00
Westbrooks, Kevin	8.00	123.00	984.00
Staff Engineer/Architect			
Tondra, Brandon	11.50	94.25	1,083.88
Totals	29.50		3,323.38
Total Labor			3,323.38

Total this Task \$3,323.38

Billing Limits	Current	Prior	To-Date
Total Billings	3,323.38	13,810.64	17,134.02
Limit			36,000.00
Remaining			18,865.98

Total this Invoice \$3,323.38

Outstanding Invoices

Number	Date	Balance
6	7/5/2025	3,238.00
Total		3,238.00

Pol
APPROVED FOR PAYMENT
BY: D.C. RESEK
DATE: 07-31-2025
P/O: 2025-00307

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
04/03/25	2025119.90-3	2025119.90	03/28/25	POLICE	\$1,875.38
05/06/25	2025119.90-4	2025119.90	04/25/25	POLICE	\$1,711.63
06/08/25	2025119.90-5	2025119.90	05/30/25	POLICE	\$3,638.25
07/05/25	2025119.90-6	2025119.90	06/27/25	POLICE	\$3,238.00
07/30/25	2025119.90-7	2025119.90	07/25/25	POLICE	\$3,323.38

\$17,134.00



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

Invoice
RECEIVED
AUG 14 2025
FINANCE DEPT

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

August 06, 2025
Invoice No: 2025119.08 - 1

Invoice Total \$5,883.00

Project 2025119.08 Beachwood - Greenlawn Water Line Replacement
Professional Services from June 28, 2025 to July 25, 2025

Task 100 Water Main Design
Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Fini, Nicholas	3.50	123.00	430.50	
Design Engineer				
Bartlett, Margaret	40.00	105.50	4,220.00	
Hamkar, Mohammad Hassan	2.00	105.50	211.00	
Saunders, Andrew	8.00	105.50	844.00	
CAD Drafter				
Wolfe, Steven	2.50	71.00	177.50	
Totals	56.00		5,883.00	
Total Labor				5,883.00
		Total this Task		\$5,883.00

Billing Limits	Current	Prior	To-Date
Total Billings	5,883.00	0.00	5,883.00 ✓
Limit			6,000.00
Remaining			117.00 ✓
		Total this Invoice	\$5,883.00

SJC
APPROVED FOR PAYMENT
BY: [Signature]
DATE: 8-13-25
NO: 2025-01601

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
08/06/25	2025119.08-1	2025119.08	07/25/25	SERVICE	\$5,883.00

\$5,883.00



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

Invoice

RECEIVED

AUG 14 2025

FINANCE DEPT

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

August 06, 2025

Invoice No: 2025119.06 - 3

Invoice Total \$9,079.38

Project 2025119.06 Beachwood - Timberlane - Green Phase2 - CA

Checking shop drawings, pre-con, answer RFIs, and review schedule.

Professional Services from June 28, 2025 to July 25, 2025

Task 100 Construction Admin.

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	24.00	148.50	3,564.00
Sr. Project Manager			
Wojciechowski, Kevin	.50	123.00	61.50
Sr. Engineer			
Stonitsch, Erik	2.50	113.75	284.38
Design Engineer			
Bartlett, Margaret	21.00	105.50	2,215.50
Libert, Alicia	10.00	105.50	1,055.00
Saunders, Andrew	18.00	105.50	1,899.00
Totals	76.00		9,079.38
Total Labor			9,079.38

Total this Task \$9,079.38

Billing Limits

	Current	Prior	To-Date
Total Billings	9,079.38	13,715.38	22,794.76
Limit			45,000.00
Remaining			22,205.24

Total this Invoice \$9,079.38

Outstanding Invoices

Number	Date	Balance
2	7/11/2025	4,237.00
Total		4,237.00

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 8-13-25
P/O: 2025-01385

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
06/06/25	2025119.06-1	2025119.06	05/30/25	SERVICE	\$9,478.38
07/11/25	2025119.06-2	2025119.06	06/27/25	SERVICE	\$4,237.00
08/06/25	2025119.06-3	2025119.06	07/25/25	SERVICE	\$9,079.38

\$22,794.76



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

Invoice
RECEIVED
AUG 14 2025
FINANCE DEPT

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

August 06, 2025
Invoice No: 2025119.02 - 8

Invoice Total \$919.25

Project 2025119.02 Beachwood - 2025 Road Program
Professional Services from June 28, 2025 to July 25, 2025

Task 200 Construction Administration w/o Inspecti
Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	4.00	148.50	594.00	
Sr. Project Manager				
Fini, Nicholas	.50	123.00	61.50	
Design Engineer				
Libert, Alicia	2.50	105.50	263.75	
Totals	7.00		919.25	
Total Labor				919.25
Total this Task				\$919.25

Billing Limits	Current	Prior	To-Date
Total Billings	919.25	78,916.02	79,835.27
Limit			105,000.00
Remaining			25,164.73
Total this Invoice			\$919.25

Outstanding Invoices

Number	Date	Balance
7	7/11/2025	3,776.00
Total		3,776.00

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 8-13-25
P/O: 2025-00287

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
01/10/25	2025119.02-1	2025119.02	12/21/24	SERVICE	\$24,456.89
02/14/25	2025119.02-2	2025119.02	01/31/25	SERVICE	\$14,869.75
03/14/25	2025119.02-3	2025119.02	02/28/25	SERVICE	\$5,623.25
04/10/25	2025119.02-4	2025119.02	03/28/25	SERVICE	\$13,339.25
05/09/25	2025119.02-5	2025119.02	04/25/25	SERVICE	\$8,310.38
06/06/25	2025119.02-6	2025119.02	05/30/25	SERVICE	\$8,540.50
07/11/25	2025119.02-7	2025119.02	06/27/25	SERVICE	\$3,776.00
08/06/25	2025119.02-8	2025119.02	07/25/25	SERVICE	\$919.25

\$79,835.27



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

Invoice

RECEIVED

AUG 14 2025

FINANCE DEPT

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

August 06, 2025

Invoice No: 2025119.01 - 7

Invoice Total \$5,041.00

Project 2025119.01 Beachwood - General Engineering

Professional Services from June 28, 2025 to July 25, 2025

Task 100 General Meeting Attendance

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	3.00	148.50	445.50
Traffic Mtg. and Engineering mtg.			
Totals	3.00		445.50
Total Labor			445.50
Total this Task			\$445.50

Task 200 General Engineering(Under \$2,500.00 Fee)

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	2.00	148.50	297.00
CWD applications.			
Sr. Project Manager			
Fini, Nicholas	1.50	123.00	184.50
Fini, Nicholas	1.00	123.00	123.00
CWD applications.			
Fini, Nicholas	2.00	123.00	246.00
CWD submittals.			
Fini, Nicholas	2.00	123.00	246.00
CWD SWMR and Park East estimate.			
Fini, Nicholas	1.00	123.00	123.00
CWD SWMR.			
Design Engineer			
Bartlett, Margaret	13.50	105.50	1,424.25
Bartlett, Margaret	2.00	105.50	211.00
CWD SWMR Estimates.			
Saunders, Andrew	6.00	105.50	633.00
Bryden Rd CWD SWMR Application.			

APPROVED FOR PAYMENT

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

DATE: 8-13-25
P/O: 2025-00117

Project	2025119.01	Beachwood - General Engineering	Invoice	7
Saunders, Andrew		.50 105.50	52.75	
Bryden's CWD SWMR Application.				
Saunders, Andrew		5.00 105.50	527.50	
CWD SWMR Applications for the 4 streets Beachwood wanted to apply for.				
Saunders, Andrew		3.00 105.50	316.50	
Somerset Dr CWD SWMR Application.				
Saunders, Andrew		2.00 105.50	211.00	
Somerset Drive SWMR Application.				
Totals		41.50	4,595.50	
Total Labor				4,595.50
			Total this Task	\$4,595.50
			Total this Invoice	<u>\$5,041.00</u> ✓

Outstanding Invoices

Number	Date	Balance
6	7/11/2025	3,336.25
Total		3,336.25

Billings to Date

	Current	Prior	Total
Labor	5,041.00	14,004.13	19,045.13
Totals	5,041.00	14,004.13	19,045.13

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/14/25	2025119.01-1	2025119.01	01/31/25	BUILDING	\$988.50
03/14/25	2025119.01-2	2025119.01	02/28/25	BUILDING	\$1,749.50
04/10/25	2025119.01-3	2025119.01	03/28/25	BUILDING	\$2,880.50
05/09/25	2025119.01-4	2025119.01	04/25/25	BUILDING	\$2,698.88
06/06/25	2025119.01-5	2025119.01	05/30/25	BUILDING	\$2,350.50
07/11/25	2025119.01-6	2025119.01	06/27/25	BUILDING	\$3,336.25
08/06/25	2025119.01-7	2025119.01	07/25/25	BUILDING	\$5,041.00

\$19,045.13



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

Invoice
RECEIVED

AUG 14 2025

FINANCE DEPT

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

August 06, 2025

Invoice No: 2025119.07 - 2

Invoice **\$2,832.63**
Total

Project 2025119.07 Beachwood - 23608 Ranch Road

Professional Services from June 28, 2025 to July 25, 2025

Task 100 Survey and Easement
Professional Personnel

	Hours	Rate	Amount
Field Survey Technician 3			
Novak, Rick	10.00	115.00	1,150.00
Survey Project Manager			
Leech, Ryan	4.00	123.00	492.00
Treat, Adam	1.00	123.00	123.00
Staff Designer			
Proctor Jr, Jeremy	4.50	72.25	325.13
Totals	19.50		2,090.13
Total Labor			2,090.13
Total this Task			\$2,090.13

Task 110 Sewer Design
Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	5.00	148.50	742.50
Totals	5.00		742.50
Total Labor			742.50
Total this Task			\$742.50

Total this Invoice **\$2,832.63**

Outstanding Invoices

Number	Date	Balance
1	7/11/2025	540.50
Total		540.50

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 8-13-25
P/O: 2025-00117

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

Project	2025119.07	Beachwood - 23608 Ranch Road	Invoice	2
---------	------------	------------------------------	---------	---

Billings to Date

	Current	Prior	Total
Labor	2,832.63	540.50	3,373.13
Totals	2,832.63	540.50	3,373.13

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
07/11/25	2025119.07-1	2025119.07	06/27/25	SERVICE	\$540.50
08/06/25	2025119.07-2	2025119.07	07/25/25	SERVICE	\$2,832.63

\$3,373.13



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

Invoice

RECEIVED

AUG 18 2025

FINANCE DEPT

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

August 06, 2025

Invoice No:

2025120.03 - 1

Invoice Total \$1,408.50

Project 2025120.03 Beachwood - 23700 Commerce Park - Storm Sewer Inspection

Professional Services from June 28, 2025 to July 25, 2025

Task 100 Plan Review and Inspection as requested

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	1.00	148.50	148.50
Inspector			
Dickard, Rodney	20.00	63.00	1,260.00
Totals	21.00		1,408.50
Total Labor			1,408.50
Total this Task			\$1,408.50
Total this Invoice			\$1,408.50

Billings to Date

	Current	Prior	Total
Labor	1,408.50	0.00	1,408.50
Totals	1,408.50	0.00	1,408.50

Bldg
APPROVED FOR PAYMENT
BY: _____
DATE: 8-7-25
P/O: 2025-00051

GPD Associates Invoices
BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
08/06/25	2025120.03-1	2025120.03	07/25/25	BUILDING	\$1,408.50

\$1,408.50



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

Invoice
RECEIVED
AUG 13 2025
FINANCE DEPT

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

Handwritten:
Nordell School
#2023-01825

August 06, 2025
Invoice No: 2025120.02 - 5

Invoice Total \$2,643.25

Project 2025120.02 Beachwood - Fuchs Mizrachi School

Professional Services from June 28, 2025 to July 25, 2025

Task 100 Plan Review and Inspection as requested

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	1.00	148.50	148.50
Design Engineer			
Libert, Alicia	1.50	105.50	158.25
Sr. Designer			
Woycitzky, Robert	10.00	88.75	887.50
Inspector			
Dickard, Rodney	23.00	63.00	1,449.00
Totals	35.50		2,643.25
Total Labor			2,643.25

Total this Task \$2,643.25

Billing Limits	Current	Prior	To-Date
Total Billings	2,643.25	3,213.38	5,856.63 ✓
Limit			10,000.00
Remaining			4,143.37
Total this Invoice			\$2,643.25

Outstanding Invoices

Number	Date	Balance
4	7/11/2025	410.75
Total		410.75

Handwritten: Bldg
APPROVED FOR PAYMENT
BY: _____
DATE: 8-7-25
TO: 783.000. 53130 - NO PD

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
03/14/25	2025120.02-1	2025120.02	02/28/25	BUILDING	\$1,652.50
04/10/25	2025120.02-2	2025120.02	03/28/25	BUILDING	\$511.88
06/06/25	2025120.02-3	2025120.02	05/30/25	BUILDING	\$638.25
07/11/25	2025120.02-4	2025120.02	06/27/25	BUILDING	\$410.75
08/06/25	2025120.02-5	2025120.02	07/25/25	BUILDING	\$2,643.25

\$5,856.63



MICHAEL H. WILDERMUTH, AIA, ARCHITECT

August 4, 2025

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

RECEIVED
AUG 13 2025
FINANCE DEPT

Re: Building Department
INVOICE
Plan Review Services for July 2025

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

Plan Review for the month of July 2025..... \$750.00
Cost Breakdown Sheet Attached

Total amount due.....\$750.00

Respectfully,

Michael H. Wildermuth

All General Fund

Michael H. Wildermuth, AIA
Master Plans Examiner

APPROVED FOR PAYMENT

BY: _____

DATE: 8-4-25

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

		June 2025		
MHW	Beachwood	Job Name	Time	
Job No	Receipt No.			
CB2524-01 7-21-2025	2025-05125 HS	Incredible Foods Hood Suppression	2.0 H	\$250.00
CB2525-01 7-23-2025	2025-03360 FP	Tremco FP	2.0H	\$250.00
CB2526-01 8-3-2025	2025-03483 FA	TUMI FA	2.0H	\$250.00
		Total	6.0 H	\$750.00

RECEIVED
AUG 13 2025
FINANCE DEPT

August 1, 2025

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

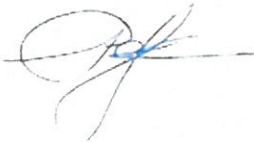
RE: *Building Department Plan Review*

INVOICE FOR PROFESSIONAL SERVICES RENDERED:

Plan review for the month of July 2025 \$1,812.50
(See attached sheet for breakdown)

Total amount due
One Thousand Eight Hundred Twelve Dollars and Fifty Cents \$1,812.50

Please make check payable to "Code Consultation & Plan Review Services, LLC." Thank you.



Paul Kowalczyk, MPE #798

APPROVED FOR PAYMENT
BY: _____
DATE: 8-1-25
P/O: 2025-00054

783 Deposit \$1031.25
101 General \$781.25

City of Beachwood
Plan Examination Services
July 2025 Invoice

Beachwood Plan Review No.:	PK Plan Review No.:	Project:	Time:	Charge:
2025-00887	BW25-20 7/2/25	Cleveland Clinic Admin. Building 3 3050 Science Park Drive Fire Alarm System Alterations	1 hour 30 min.	\$187.50
2025-04533	BW25-21 7/5/25	Parkway Medical Center 3609 Park East Drive Fire Alarm System Addition	1 hour 15 min.	\$156.25
2025-01503	BW25-09.1 7/5/25	Funshi 2101 Richmond Road Interior Alterations - Revision	15 min.	\$31.25
2025-04635	BW25-22 7/9/25	Cleveland Clinic Family Health Center 26900 Cedar Road Wellness Relocation	4 hours	\$500.00
2025-02847	BW25-23 7/11/25	Fuchs Mizrahi School Expansion 26600 Shaker Blvd. Fire Alarm System	2 hours	\$250.00
2025-03578	BW25-16.2 7/16/25	Statement Nail & Wax Lounge 3365 Richmond Road Interior Alterations – Revision 2	45 min.	\$93.75
2025-05098	BW25-24	Raymond James 3300 Enterprise Parkway, Suite 200 Interior Alterations	4 hours	\$500.00
2025-05098	BW25-25	HQ Building 3300 Enterprise Parkway, 2 nd Floor Fire Sprinkler System Alterations	45 min.	\$93.75
Total:				\$1,812.50

Paul Kowalczyk, MPE #798



ARCHITECTURE

RECEIVED

AUG 13 2025

FINANCE DEPT

Invoice

Date 7/31/2025

Invoice # PE1143

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 Sherree Wilson at 740 809-2400 ext. 118

P.O. Number

Payment Terms

Net 30

Description	Prior Billed	Current Billing
PR2025-03706 - HF Sinclair FS		125.00
2025-02288 - Pharmacy Call Center FA		250.00
2025-02288 - Pharmacy Call Center FS		250.00
2024-08546 - Austin Powder FA		156.25

Total Due : **\$781.25**

783 Deposit \$656.25
101 General \$125.00

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 8-1-25
P/O: 2025-00054

Brian Roenigk, Building Commissioner

Project Name: Austin Powder
Project Address: 25800 Science Park Dr
Project Description: Fire Alarm
Area of Work: 24,500 sq. ft.

Sub-Total	\$	156.25
-----------	----	--------

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

Page 51 of 158

PLAN EXAMINATION FEE CALCULATION

City of Beachwood
25325 Fairmount Blvd

Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: 2025-02288 FA

Plans Examiner: Patrick E. Thornton, Master Plans Examiner, ID # 1499
Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of Initial Review: July 14, 2025

Project Name: Pharmacy Call Center FA
Project Address: 3175 Science Park
Project Description: Fire Alarm Alterations
Area of Work: 11090

Initial Submittal:

Initial Review Date: July 14, 2025

2	hours @	\$125.00	\$	250.00
---	---------	----------	----	--------

Estimated Reimbursables: \$ _____

Sub-Total	\$	250.00
-----------	----	--------

Subsequent Review:

Review Date: _____

hours @ \$125.00 \$

Estimated Reimbursables: \$

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

Current Grand Total	\$ 250.00
---------------------	-----------

Brian Roenigk, Building Commissioner

Project Name: Pharmacy Call Center Fire Suppression
Project Address: 3175 Science Park
Project Description: Fire Suppression Alterations
Area of Work: 11,090 sf

Sub-Total	\$	250.00
-----------	----	--------

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

Page 53 of 158

PLAN EXAMINATION FEE CALCULATION

City of Beachwood

25325 Fairmount Blvd

Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: PR2025-03706

Plans Examiner: Patrick E. Thornton, Master Plans Examiner, ID # 1499
Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of Initial Review: July 7, 2025

Project Name: HF Sinclair Fire Suppression
Project Address: 3201 Enterprise Parkway, Suite 330
Project Description: Fire Suppression Alterations
Area of Work: 1567 sf

Initial Submittal:

Initial Review Date: July 7, 2025

1 hours @ \$125.00 \$ 125.00

Estimated Reimbursables: \$ _____

Sub-Total	\$	125.00
-----------	----	--------

Subsequent Review:

Review Date: _____

_____ hours @ \$125.00 \$ _____

Estimated Reimbursables: \$ _____

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

Current Grand Total	\$ 125.00
---------------------	-----------

RECEIVED

AUG 07 2025

SQUIRE
PATTON BOGGS

FINANCE DEPT

1000 Key Tower
127 Public Square
Cleveland, OH 44114
United States
Tel: +1.216.479.8500
Fax: +1.216.479.8780

City of Beachwood
Attn: Larry Heiser
Finance Director
2700 Richmond Road
Beachwood, Ohio 44122

Invoice Number: 10634658
Invoice Date: 07/28/25
Matter Number: 011736.00148

Economic Development Matters

INVOICE SUMMARY

Fees:	\$ 3,217.50
Disbursements:	\$ 0.00
Amount Due for this Invoice:	\$ 3,217.50

PAYMENT INSTRUCTIONS

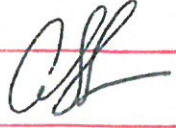
Remit Check Payments to:

Remit Wire Payments to:

Direct Billing Inquiries to:

BY: _____

DATE: _____

P.O. 2025-00291 



1000 Key Tower
127 Public Square
Cleveland, OH 44114
United States
Tel: +1.216.479.8500
Fax: +1.216.479.8780

City of Beachwood
Attn: Larry Heiser
Finance Director
2700 Richmond Road
Beachwood, Ohio 44122

Invoice Number: 10634658
Invoice Date: 07/28/25
Matter Number: 011736.00148

REMITTANCE COPY

Economic Development Matters

INVOICE SUMMARY

Fees:	\$ 3,217.50
Disbursements:	\$ 0.00
Amount Due for this Invoice:	\$ 3,217.50

PAYMENT INSTRUCTIONS

Remit Check Payments to:

Remit Wire Payments to:

Direct Billing Inquiries to:

RECEIVED

AUG 13 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1509733
Client/Matter: 144096.0003
Billing Atty: RTH
July 28, 2025

Re: ROUTINE LEGAL SERVICES

Invoice Total

\$ 5,692.50

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: 
DATE: 7/31/2025
P/O: 2025-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

RECEIVED

AUG 18 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE
For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1509734
Client/Matter: 144096.0004
Billing Atty: RTH
July 28, 2025

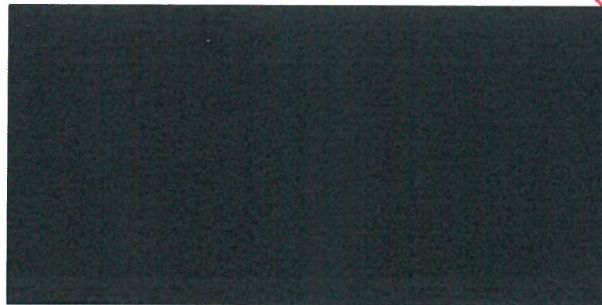
Re: **EXCESS ROUTINE LEGAL SERVICES**

Invoice Total

\$ 2,040.00

GO GREEN!
TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: 
DATE: 7/31/2025
P/O: 9025-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

RECEIVED

AUG 13 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID # [REDACTED]

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1509735
Client/Matter: 144096.0005
Billing Atty: RTH
July 28, 2025

Re: **SPECIAL LEGAL SERVICES**

Invoice Total

\$ 2,144.00

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,

EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: *[Signature]*
DATE: 7/31/2025
P/O: 2025-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

RECEIVED

AUG 13 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1509736

Client/Matter: 144096.0007

Billing Atty: RTH

July 28, 2025

Re: 

Invoice Total

\$ 167.50

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,

EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: 
DATE: 7/31/2025
P/O: 2025-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

RECEIVED

AUG 13 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID [REDACTED]

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1509737
Client/Matter: 144096.0010
Billing Atty: RTH
July 28, 2025

Re: [REDACTED]

Invoice Total

\$ 266.00

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: *[Signature]*
DATE: *7/31/2025*
P/O: *2025-00166*
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

Tactical Planning, LLC

RECEIVED

AUG 06 2025

FINANCE DEPT

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

INVOICE

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

August 5, 2025

FED ID # [REDACTED]

P.O. 2024-02559

INV # BW-2510

For professional planning services rendered with regard to preparation of RFQ/RFP for development of the former Fairmount Temple property in accordance with P.O. 2024-02559 as follows:

Follow-up Meetings w/ City Officials (6/18/25 and 7/1/25)

G. Smerigan	3.0 Hours	@	\$120.00 / hour	\$360.00
-------------	-----------	---	-----------------	----------

Meeting with Mayor and Development Team Re: LOI (7/7/25)

G. Smerigan	2.0 Hours	@	\$120.00 / hour	\$240.00
-------------	-----------	---	-----------------	----------

Meeting with Development Team Re: Development Agreement and TIF (7/30/25)

G. Smerigan	2.0 Hours	@	\$120.00 / hour	\$240.00
-------------	-----------	---	-----------------	----------

Preparation of Draft Development Agreement

G. Smerigan	3.0 Hours	@	\$120.00 / hour	\$360.00
-------------	-----------	---	-----------------	----------

TOTAL DUE THIS INVOICE

\$1,200.00

Thank you,

Approved: 8/5/25



George Smerigan
Managing Member

RECEIVED

JUL 23 2025



9532 LIBERIA AVENUE
SUITE 813
MANASSAS, VA 20110
(703) 352-4225

FINANCE DEPT

Invoice

07/14/2025

INV46547

Bill To:

Beachwood Police Department
Accounts Payable
2700 Richmond Road
Beachwood OH 44122

Ship To:

Beachwood Police Department
Accounts Payable
2700 Richmond Road
Beachwood OH 44122

Purchase Order No.	Customer ID	Ship Method	Payment Terms	Ship
	N290		Net 30	07/14/2025
Quantity	Item Code	Description	Price Each	Amount
1	0030500010100	On-Site Fee	\$5,500.00	\$5,500.00

Per Agreement

Total \$5,500.00

PAYMENT REMITTANCE:
BOX 424064
WASHINGTON, DC 20042-4064

APPROVED FOR PAYMENT

BY:

D.C. Resek

DATE:

07.17.2025

P/O:

2025-01608

RECEIVED
JUL 29 2025
FINANCE DEPT

CUYAHOGA COUNTY BOARD OF HEALTH
CATCH BASIN LARVICIDING TREATMENT STATEMENT

Invoice No: 001

Date: 07/11/2025

Number of catch basins treated	595
Fee per catch basin	\$5.10
Total Due	\$3,034.50

P.O 0012025

Issued to: City of Beachwood
25325 Fairmont Blvd.
Beachwood, Ohio 44122

Issued On: 07/11/2025

MAKE THE CHECKS PAYABLE TO: CUYAHOGA COUNTY BOARD OF HEALTH

Please remit payment and a copy of this invoice to:

Cuyahoga County Board of Health
5550 Venture Drive
Parma, Ohio 44130



PURCHASE ORDER

Page: 1
P.O. Number: 2025-01687
P.O. Date: 07/28/2025
Req. Number: 25-341-0826-A
Requested By: Carol Morrison
Blanket Type:
Ship Via:
Terms:

Deliver To CITY OF BEACHWOOD
SHIPPING AND RECEIVING
23355 MERCANTILE ROAD
BEACHWOOD, OH

Vendor 00331
Cuyahoga County Board of Health
5550 VENTURE DRIVE
PARMA, OH 44130

Bill To: Accounts Payable
25325 Fairmount Blvd.
Beachwood, OH 44122

Line	Description	Account	Qty	Unit	Price/Unit	Amount
001	CATCH BASIN TREATMENTS FOR MOSQUITOS	101.341.54360	595		5.1000	\$3,034.50

Page Total: \$3,034.50

Purchase Order Total: \$3,034.50

DIRECTOR OF FINANCE CERTIFICATE

It is hereby certified that the amount required to meet and/or satisfy the contract, agreement, obligation, payment or expenditure for the above has been lawfully appropriated or authorized or directed for such purpose and is in the Treasury or is in the process of collection and is free from any obligation or certification now outstanding.

7/28/2025

DIRECTOR OF FINANCE

Date

CUYAHOGA COUNTY BOARD OF HEALTH

YOUR TRUSTED SOURCE FOR PUBLIC HEALTH INFORMATION

July 17, 2025

Chris Arrietta, Public Works Director
City of Beachwood
23355 Mercantile Rd.
Beachwood, OH 44122

Dear Chris Arrietta,

The Cuyahoga County Board of Health (CCBH) has completed the treatment of the catch basins in your community using briquettes for larval mosquito control. The application of these briquettes helps prevent the emergence of thousands of potentially disease-transmitting mosquitoes from catch basins throughout your community. Your office was contacted at the beginning of the summer to discuss the cost and any catch basin cleaning before the treatment commenced. Please see the enclosed invoice for the application of the larvicide in your community.

Since West Nile Virus (WNV) first appeared in our area in 2001, the virus has been detected in the mosquito and human population every summer. The level of infection varies from year to year based on weather conditions, larvicide application, and the level of personal precautions utilized by the public to help prevent mosquito bites.

The distribution of larvicide to help prevent adult mosquito emergence is only one part of an effective mosquito control program. Your continued partnership in helping disseminate important public education on the use of repellants and the implementation of personal protective measures also helps lessen the risk of mosquito-borne disease in your community. Please feel free to visit our website at <http://www.ccbh.net/mosquito-control/> for additional prevention information to include in local newsletters or other types of public outreach.

For 2025, the nuisance mosquito activity has been above average all year long with frequent residential mosquito complaints throughout the county. Fortunately to date, WNV activity has been off to a slow start in the adult mosquito population with only a few scattered positive traps in Ohio. No human or animal cases have been detected to date in Ohio. In Cuyahoga County, our adult mosquito surveillance indicates similar results with no positive reported WNV adult mosquito traps and no reported human cases in Cuyahoga County. That is likely to change as we go into September, when we usually see enhanced WNV activity in the adult mosquito population along with some human cases as well. Your community will be notified if WNV is detected in the mosquito population or if one of your residents is confirmed with WNV.

In 2025, CCBH applied for an Ohio EPA Mosquito Control Grant. Unfortunately, due to significant budget cuts at the Ohio EPA we did not receive funding in this highly competitive program. CCBH will continue to apply for this funding year to year to help offset the city costs for catch basin

Roderick Harris, DrPH Health Commissioner

treatments. The cost increase due to this lack of funding is approximately a 25% increase in 2025 when compared to 2024 costs. To ensure effective catch basin mosquito control, which helps protect your residents and minimizes the potential for mosquito-borne disease, we recommend that your community continue to budget your normal monetary amount and account for an approximate 6% increase for catch basin treatment in the year 2026.

If you have any questions or suggestions to help us improve our program or would like to request a presentation regarding WNV, Lyme disease, bed bugs or other vectors in your community, please contact our office.

Sincerely,



Mason Leuthaeuser, MPH, REHS
Program Manager
Environmental Public Health Services

RECEIVED

AUG 12 2025

FINANCE DEPT



Application No: 1
 Invoice No: 24259
 Period To: 7/29/2024
 Terms: Due Upon Receipt
 Invoice Date: 7/29/2024

To(OWNER): City of Beachwood
 25325 Fairmount Blvd.
 PO Box 22659
 Beachwood, OH 44122

From: NERONE & SONS, INC.
 19501 S. MILES RD.
 WARRENSVILLE HTS., OH 44128
 (216) 662-2235

Job No.: BEACHW-012
 Project: FIRE LINE REPAIR - CITY HALL
 25325 Fairmount Blvd.
 Beachwood, OH 44122

1. ORIGINAL CONTRACT SUM.....	\$ 13,037.09
2. Net change by Change Orders.....	\$ 0.00
3. CONTRACT SUM TO DATE(Line 1 +/- 2).....	\$ 13,037.09
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 13,037.09
5. RETAINAGE.....	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$ 13,037.09
(Line 4 less Line 5)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$ 0.00
(Line 6 from prior Certificate)	
8. SALES TAX.....	\$ 0.00
9. CURRENT PAYMENT DUE.....	\$ 13,037.09
10. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0.00
(Line 3 less Line 6)	

Work Completed: 07/19/24

TOTAL INVOICE AMOUNT: \$ 13,037.09

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
01	<u>PQ#2024-01659</u> Fire Line Repair	13,037.09	0.00	13,037.09	0.00	13,037.09	100	0.00	0.00
		13,037.09	0.00	13,037.09	0.00	13,037.09	100	0.00	0.00
	Totals	13,037.09	0.00	13,037.09	0.00	13,037.09	100	0.00	0.00

APPROVED
 Christopher Arrietta
 PUBLIC WORKS DIRECTOR

8/11/25

DATE

CITY OF BEACHWOOD

2025-01779

We appreciate the opportunity to work for you



**Bureau of Workers'
Compensation**

www.bwc.ohio.gov | 1-800-644-6292

Due date: 09/02/2025
Invoice date: 07/28/2025
Invoice number: 1022431007

Policy number: 20005644
Coverage status: Cancelled

#BWNFVSQ
#XX10164981#

DIANNE AMBURN
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD
BEACHWOOD OH 44122-2253

RECEIVED

AUG 13 2025

FINANCE DEPT

Important - please read!

View or download detail information for the claim costs billed on
this invoice from BWC's website, www.bwc.ohio.gov, or call
1-800-644-6292 for more details.

The due date shown only applies to items billed in the current billing cycle.

Prior balance - May Be Overdue	\$0.00
Current billing	\$4,251.01
Payments/credits	\$0.00
Amount due	\$4,251.01

Current billing cycle

Bill date	Description	Period dates	Amount
07/25/2025	Surplus Assessment		\$256.00
07/25/2025	IC Admin Cost Assessment		\$586.00
07/25/2025	BWC Admin Cost Assessment		\$345.00
07/24/2025	DWRF Claim		\$3,064.01

Please refer to the back of the invoice for additional information.

Pay online at www.bwc.ohio.gov or detach and return bottom portion with your payment.

Insured name: CITY OF BEACHWOOD

Policy number	20005644
Invoice number	1022431007
Due date	09/02/2025
Amount due	\$4,251.01
Amount enclosed	

Mail payment to:
Ohio Bureau of Workers' Compensation
P.O. Box 89492
Cleveland, Ohio 44101-6492

Make your checks payable to the Ohio Bureau of Workers' Compensation.
Include a policy number on all checks, and be sure to include this remittance with your payment.
Do not staple your check to the remittance.

200056440000010224310074000000000000425101

INTRODUCED BY:

RESOLUTION NO. 2025-39

A RESOLUTION EXCUSING THE ABSENCE OF COUNCILMAN ALEC ISAACSON FROM THE JULY 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, Councilman Isaacson was unable to attend the July 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 Councilman Alec Isaacson from the July 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. 2025-39

Attest: I hereby certify this Resolution was duly adopted on the 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this Resolution this 3rd day of September, 2025, and filed it with the Clerk.

Mayor

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood City Council

FROM: George Smerigan, City Planner

DATE: July 2, 2025

RE: **P&Z 2025-22**



Beachwood Office, LLC
23250 Chagrin Boulevard
Required Unit Mix Variance

Section 1118.04(e) limits the combined total of studio and one-bedroom units in the U-3C Planned Multi-Family Residential District to not more than fifty percent (50%) of the total number of dwelling units. It seems that the mix of units may be better established by the market place and by the type of tenant intended to be targeted by the development. Given the location of the subject site, it is anticipated that young professionals will be the target market for these dwelling units. For that target market, the most desired configuration is currently a one-bedroom unit.

The applicant is seeking to configure 120 of the proposed 144 dwelling units as either studio or one-bedroom units. That would equate to 83% of the total number of apartments. I do not believe that the Code requirement still serves a valid regulatory function and do not think that granting the variance will have any adverse impacts. The necessity to construct two- and three-bedroom apartments in a market that is not demanding them does not advance the City or accomplish a legitimate governmental purpose.

The Planning and Zoning Commission has unanimously recommended that City Council approve the variance subject to the following stipulations:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1118.04(e) with regard to required dwelling unit mix.
2. Granting a variance to Section 1118.04(e) to permit a total of 83% of the apartments to be studio and/or one-bedroom units.

INTRODUCED BY:

AMENDED RESOLUTION NO. 2025-34

A RESOLUTION ACCEPTING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION FOR A VARIANCE LOCATED AT 23250 CHAGRIN BOULEVARD, BEACHWOOD, OHIO; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, Beachwood Office, LLC has requested that the Planning and Zoning Commission recommend to City Council the approval of a variance located at 23250 Chagrin Boulevard, Beachwood, Ohio;

WHEREAS, the requested proposed unit configuration—120 of the proposed 144 dwelling units to be studio or one-bedroom units—equates to 83% of the total number of apartments, exceeding the 50% maximum established by Section 1118.04(e) of the Codified Ordinances;

WHEREAS, the Planning and Zoning Commission, on June 26, 2025, reviewed the request in P&Z Case No. 2025-22 and unanimously recommended that City Council grant the requested variance; and

WHEREAS, it is determined that literal enforcement of BCO Section 1118.04(e) would result in a practical difficulty given current market demand and the intended target demographic.

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

Section 1: Council accepts the recommendation of the Planning and Zoning Commission made on June 26, 2025, in P&Z Case No. 2025-22 and grants the following variance located at 23250 Chagrin Boulevard, Beachwood, Ohio:

- a. Pursuant to BCO Section 1159.04, it is determined that a practical difficulty will result at the subject site from the literal enforcement of BCO Section 1118.04(e) with regard to the required dwelling unit mix.
- b. A variance is granted from BCO Section 1118.04(e) to permit 83% of the total number of units to be configured as studio and/or one-bedroom units.

Section 2: The failure to comply with any one or more of the conditions, stipulations, or requirements listed in Section 1 of this Resolution and/or any other provision of the Zoning Code shall be deemed to be a violation of the Zoning Code and the Building Commissioner and any other City official are authorized to take any action that may be necessary to enforce the conditions, stipulations and requirements.

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.

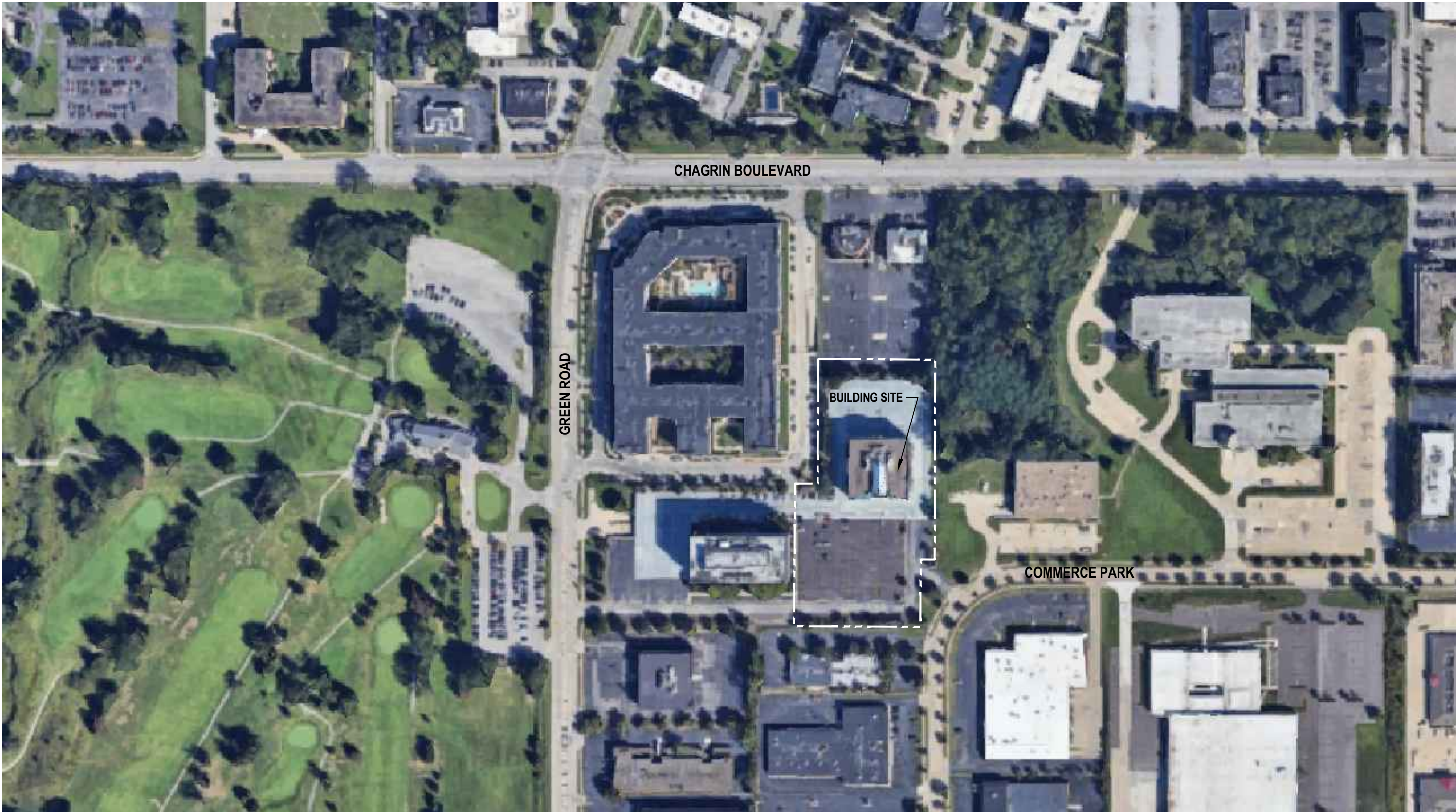
Section 4: This Resolution is hereby declared to be an urgent measure necessary for the immediate preservation of the public peace, health or safety or the efficient operation of the City, and for the further reason that the project may proceed forthwith; wherefore, this Resolution shall be in full force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

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

Clerk

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

Mayor



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.

rdla: #22135R COPYRIGHT © 2024



SITE AERIAL PLAN

SCALE: 1" = 200'



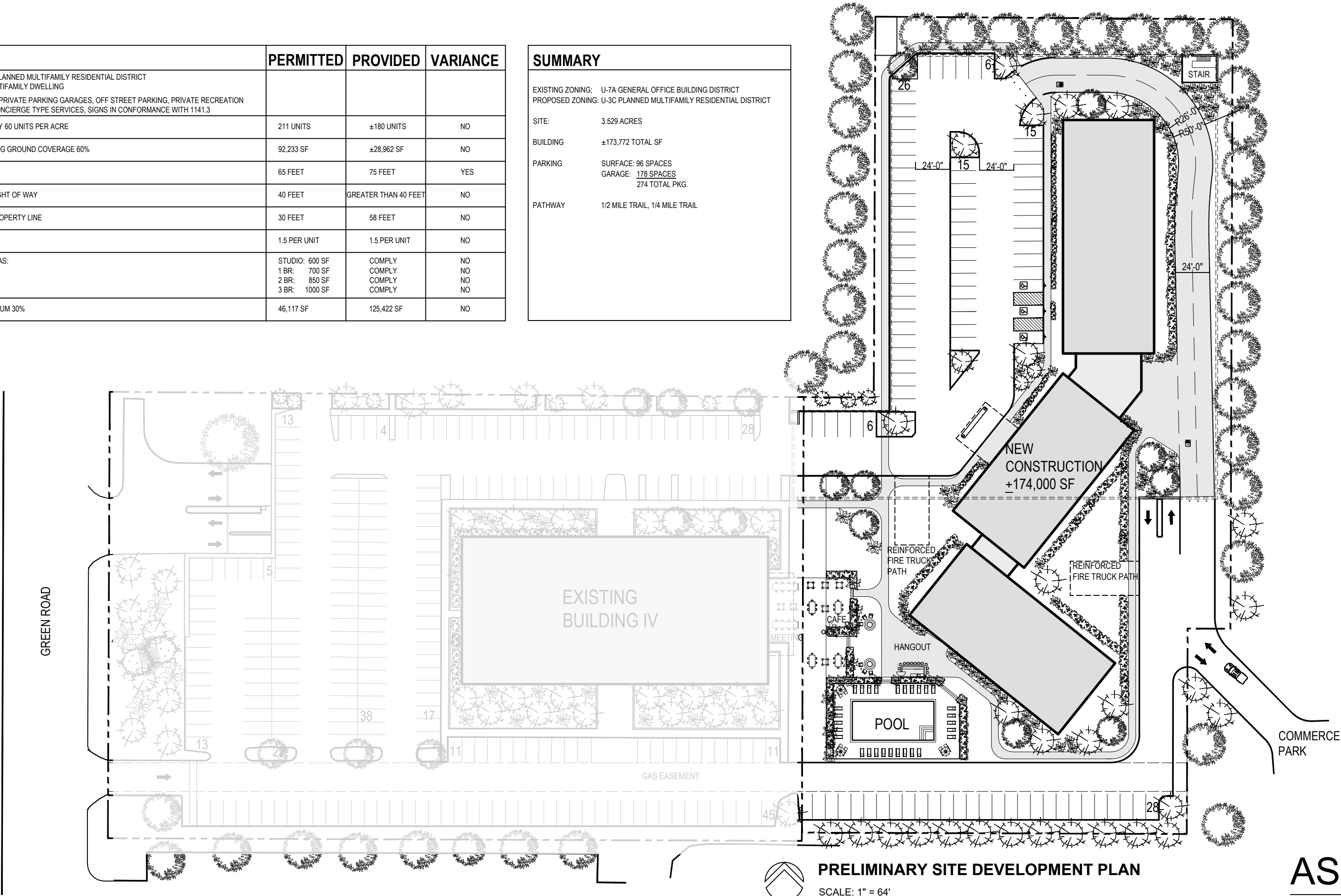
DATE: 11-21-2024



AS-1
RDL
ARCHITECTS

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			
MAXIUMUM DENSITY 60 UNITS PER ACRE	211 UNITS	±180 UNITS	NO
MAXIUMUM BUILDING GROUND COVERAGE 60%	92,233 SF	±28,962 SF	NO
MAXIUMUM 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

AS-2

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

MANSOUR GAVIN

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 *Patricia Chambers* 8/4/2022 7:10
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



* 1 1 0 1 1 3 4 *

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 15th 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.: HH 224188
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

July 14, 2025

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

**Re: Beachwood Office, LLC
Variance Request
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122**

Dear President Isaacson and Members of City Council:

My name is Valters Veidemanis and I work as a principal for the Wangard family of companies. In my capacity, I have been responsible for researching and gathering the demographic information that formed the basis of the requested variance from Beachwood Codified Ordinance Section 1183.04(e) as to the percentage of the combined total of studio and one bedroom units for the Icon East project.

Background: Our zoning is U3C. Requested variance is illustrated below:

	U3C	Planned
Studio	>600sf	>600sf
1 Bdr	>700sf	>700sf
2 Bdr	>850sf	>850sf
Unit mix	Studios+1Bdr not to exceed 50% of units	Studios + 1Bdr ~83% of units

1. Goal do develop a product that fits the demographics.

- Our goal with this project is to best cater to the needs of the community and its residents.
- Our interests are aligned with that of the city – we want to build the right product that will best serve the people that the city’s major employers are seeking to hire. Otherwise, employer growth is hindered and / or employee base resides where housing is available outside of the city.
- High level demographics and trends
 - o People marrying later, have fewer children later in life. Prefer mobility over stability, experiences over assets.
 - o Successful housing developments must consider these trends.

- Current demographics of the community are dominated by older population with median age of over 52 years and over 30% of the population older than 65.
 - We believe that the current demographics are shaped by the availability of housing (or rather the lack thereof).
 - There is a disconnect between the local demographics and the type of workforce currently sought after by major local employers.
 - We have investigated the local job market, interviewed major employers, including the Ahuja Medical Center, reviewed online hiring sites and pay ranges or those services and concluded that we have to cater our housing product to satisfy these three demographic groups:
 - **Medical support staff**
 - University Hospitals currently have hundreds of openings in their Beachwood facilities and over a thousand openings within 10 miles of Beachwood. The same can be said of Cleveland Clinic.
 - 90% of the openings are for medical support staff:
 - Nurses
 - PA, nurse practitioners
 - Other Support staff
 - Among major healthcare providers in the area, which would include University Hospitals, their medical support staff predominantly is:
 - 22-35 years old
 - Female
 - Single
 - Earn \$40-120 thousand, with highest concentration in the \$50-70 thousand range
 - The feedback to the employer is that they value housing that is
 - Safe
 - Quiet
 - Conveniently located
 - Has sufficient amenities and parking
 - They work long shifts, spend little time at their dwelling.
 - They are likely to live alone, or with a partner and prefer a one-bedroom or studio unit, depending on the income level.
 - **Young professionals / Entrepreneurs**
 - 25- to 35-year-olds who are educated, in early stages of successful careers

- Eaton Corporation would be one of the predominant employers for this category with around 100 job openings currently active in Beachwood.
 - Have attractive income levels, likely in the \$75 to \$200 thousand range.
 - Are mostly single and not intending to start a family soon.
 - Work in a hybrid environment, spending a significant amount of time working from home.
 - They are likely to live alone or with a partner in a one- or two-bedroom unit depending on their needs and income levels. Might use the second bedroom as an office.
- **Empty Nesters**
 - Catering to the elderly population who have sold out of their single-family homes.
 - Financially not constrained with significant equity built up in their homes.
 - More likely to choose a two-bedroom unit.
- Based on the above we see the following target demographic and resulting unit breakdown:

Demographic group	Projected % of all residents	Corresponding unit type
Medical support staff	70%	Studio: 25% 1 Bdr: 65% 2 Bdr: 10%
Young professionals	20%	Studio: 20% 1 Bdr: 60% 2 Bdr: 20%
Empty Nesters	10%	1 Bdr: 20% 2 Bdr: 60% 3 Bdr: 20%

Based on the above we derive the following targeted estimated unit type breakdown:

- Studios: ~23% (~35 units)
 - 1 Bdr: ~60% (90 units)
 - 2 Bdr: ~15% (23 units)
- This is further supported by income level range of each demographic group:

	Predominant income level range	Supported monthly housing expense (35% of income)
Medical support staff	\$ 50,000 - \$70,000	\$1450 - \$2050
Young professionals	\$75,000 - \$120,000	\$2200 - \$3500
Empty Nesters	Retirement, savings	-

2. Comparable projects illustrate the demand for smaller studios and one bedroom units

- Hiatus
- Raye
- Upstairs

3. Wangard track record & The Reef

- Currently nearly 1500 units in portfolio
- Continuously ranked in top 1% percent in renter experience / satisfaction
- Focus on:
 - Efficient layouts that fit the needs of the respective demographics
 - Quality design, construction and amenities
 - Top notch property management
- The Reef as a comparable project to Commerce 5
 - Near major medical hub
 - Major employers in the building: medical
 - Smaller, efficiently planned units
 - Average age: 30
 - 1.4 residents per unit
 - 0 children in the building
 - 98% occupied

Conclusion

We aim and our goal is to deliver a quality multifamily property that would be classified and marketed as “luxury”. It will cater to the needs of the residents and new hires of major local employers. The project will be fitting their lifestyles and income levels. It will provide a contemporary, safe, quiet and comfortable home with efficient unit layouts, desirable architecture and valued amenities.

To achieve our goals and to meet the market demographic, we have requested a code variance pertaining. Proportion of studio and one-bedroom units ~83% as opposed to code of no more than 50%. Without this variance, our project will not be financially feasible. Thank you for your consideration of this request and I am available to answer any follow up questions you may have.

Very truly yours,

Valters Vaidemanis

Valters Vaidemanis
Principal
Wangard Family of Companies

August 5, 2025

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

***Re: Development Project
Beachwood Office, LLC
Variance Request for Unit Mix
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122***

Dear Mr. President and Members of the City of Beachwood Council:

University Hospitals (“UH”) Ahuja Medical Center continues to expand its services and workforce to meet the needs of the growing communities we serve. The expansion of our services and the necessary workforce to provide those services has been ongoing for some time but became even more important starting in mid-2023 with the completion of what we called the UH Ahuja Phase 2 Project. The expansion almost doubled in size the medical center’s footprint with the addition of a 222,000 square foot, three story hospital pavilion addition, and 76,200 square-foot UH Drusinsky Sports Medicine Institute. With this expansion several new health and wellness services were added to serve the community. As a result, we are working to fill a significant number of open positions in and around our campus, with a primary focus on essential medical support roles, including nurses, nurse practitioners, and other clinical care providers.

Ahuja Medical Center, located within a 5-mile radius of the proposed development site, currently has job postings for approximately 100 open positions across our facilities, including Ahuja. Based on internal data and past hiring trends, we estimate that this represents up to 250 individual roles to be filled. Expanding that radius to a 10-mile radius of the proposed development site, our job postings reach as high as 625 vacancies.

Roughly 90% of these roles are in medical support functions, which are central to maintaining the high standard of care UH is known for. These positions are critical, and our ability to recruit and retain qualified candidates depends on more than just professional opportunity. Access to **modern, well-located housing options**, especially those appealing to young professionals, is a growing concern for our incoming staff.

We have found that **proximity to quality multifamily housing** plays an increasingly important role in the decision-making process of our workforce. We find that a development of this kind

featuring significant studio and one-bedroom options in Beachwood would align well with the housing preferences of our prospective employees and would strengthen our ongoing recruitment efforts.

UH welcomes and supports initiatives that enhance the region's attractiveness, including in the City of Beachwood, as a place to live and work. Moving forward, we invite the City to inquire into our workforce data, trends, and insights so that we can continue to support and contribute to your community planning efforts for quality multifamily housing for our employees.

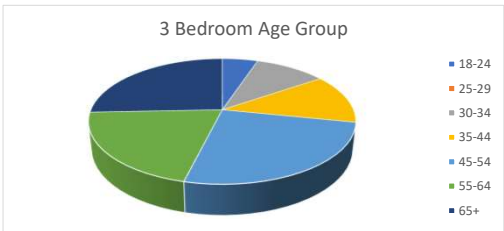
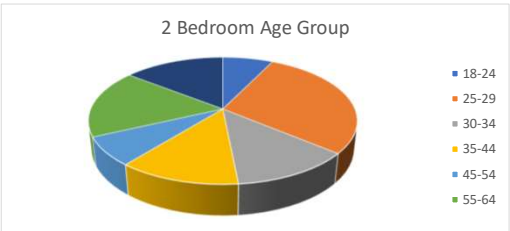
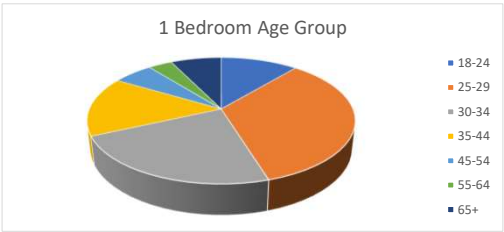
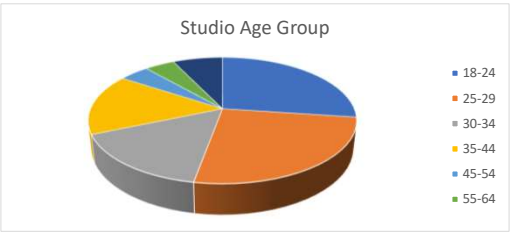
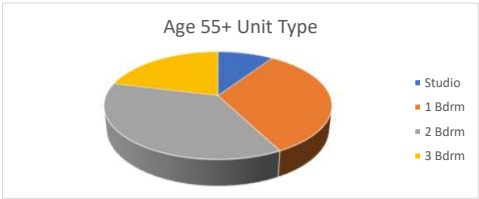
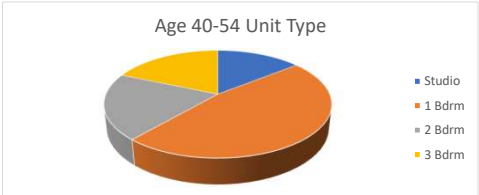
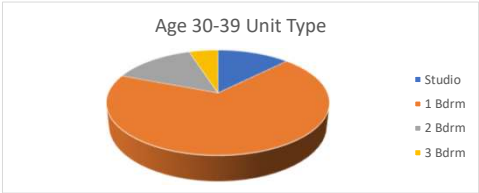
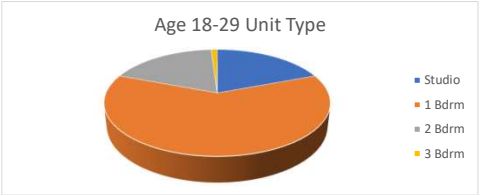
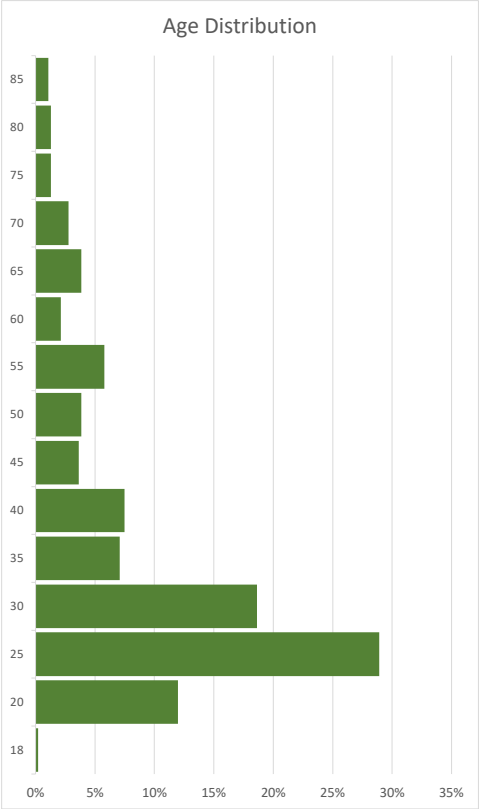
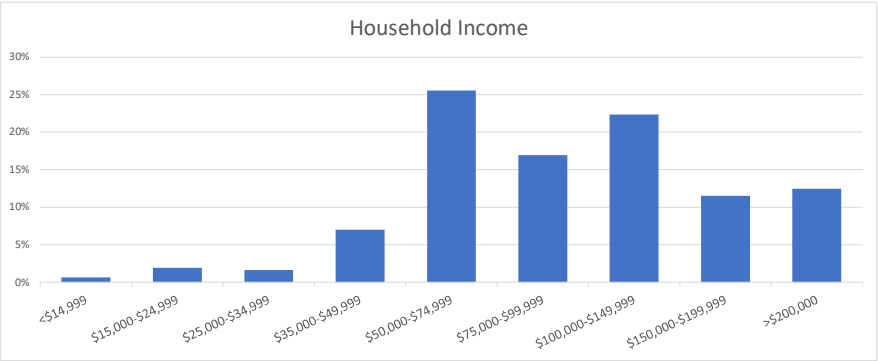
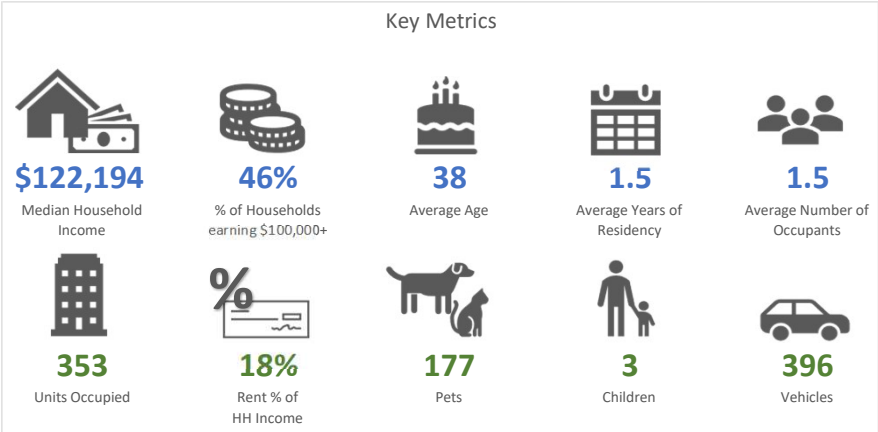
Thank you for your consideration and for supporting the long-term vitality of the community we are proud to serve.

Sincerely,

A handwritten signature in black ink, appearing to read "Percival Kane Jr.", with a stylized flourish at the end.

Percival Kane, Jr., MHA, Chief Operating Officer
UH Ahuja Medical Center

Demographic Dashboard
UPDATED 6/30/2025



Note: Income data is based on 313 units surveyed out of 353 total occupied units. Household income includes guarantor income.





August 22, 2025

Whitney.Crook@beachwoodohio.com

Alec Isaacson, President
City of Beachwood Council
25325 Fairmount Boulevard
Beachwood, Ohio 44122

**Re: *Demographic Snapshot of Comparable Wangard Projects
Beachwood Office, LLC
Variance Request
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122***

Dear President Isaacson and Members of City Council:

During our recent conversation with Mayor Berns, Stewart Wangard, and myself, we committed to providing City Council with additional information relevant to the Beachwood Commerce Park Building V development proposal. Attached is a demographic snapshot drawn from two comparably located Wangard projects in the Milwaukee area. Both properties are situated in close proximity to major regional medical centers, making them useful points of comparison for the Beachwood project.

The data illustrates the resident profile that Beachwood can be expected to attract. Key takeaways include:

- **Target Population:** The occupancy of the two projects is dominated by average- to higher-income young professionals, many of whom are employed in the healthcare industry. Five of the top six employers of residents are healthcare providers, mirroring what we anticipate for Beachwood.
- **Unit Mix:** Studios and one-bedroom apartments account for more than 76% of the total units, and demand for these smaller formats remains consistently strong.
- **Family Composition:** The resident base includes only a very small number of minors, reinforcing the strong appeal of these communities to single professionals and couples rather than families with children.
- **Performance:** Both projects are currently near full occupancy and ranked within the top 1% nationwide for resident satisfaction.

These results demonstrate that Wangard's model of providing high-quality, smaller-unit housing in proximity to major healthcare centers has proven successful in attracting younger, educated professionals. We are confident that Beachwood will follow this same path, meeting community housing needs while complementing the economic strength of the local healthcare sector.



We look forward to continuing our dialogue and welcome any questions you may have as you review the attached materials.

Very truly yours,

Valters Vaidemanis

Valters Vaidemanis
Principal
Wangard Family of Companies

Enclosure

cc: Mayor Berns
George Smerigan

**CITY OF BEACHWOOD
FINANCE DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mayor Justin Berns, Finance Chair Jillian DeLong
FROM: Larry Heiser, Finance Director *LH*
DATE: August 18, 2025
SUBJECT: 2025 Third Budget Amendment

We need to adjust the Camps general fund budget 101-512. Moving \$26,600 from "Other" to wages and benefits. Total wages increased this year, one reason is that more younger counselors were utilized and therefore more were needed due to legally required breaks after 5 hours of work, thus more "floater positions" were utilized to cover those break times. Additionally, there was an increase in the number of 1:1 aides needed for campers.

Adjust ESID Fund 283 by \$16,720.60 to account for a 2nd half property tax payment by the property owner.

Budget changes are shown in bold on Schedule A.

Please call or email if you have any questions.

INTRODUCED BY:

ORDINANCE NO. 2025-29

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

WHEREAS, City Council approved Ordinance No. 2024-77 on December 16, 2024, authorizing 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;

WHEREAS, on March 17, 2025, Council adopted Ordinance No. 2025-10 amending Ordinance No. 2024-77;

WHEREAS, on May, 19, 2025, Council adopted Ordinance No. 2025-21 amending Ordinance No. 2025-10;

WHEREAS, at this time, it is necessary to again amend appropriations to provide for current expenditures and other expenses of the City of Beachwood for the fiscal year ending December 31, 2025.

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

Section 1: Based upon the recommendation of the Finance Director, the City's appropriations, as authorized in Ordinance No. 2024-77, Ordinance No. 2025-10 and Ordinance No. 2025-21, are hereby amended to reflect the increases and/or decreases set out in the amended appropriations, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**.

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 Ordinance is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that it is necessary to amend the appropriation of sums and transfer funds to provide for the current expenses and other expenditures of the said City of Beachwood for the fiscal year ending December 31, 2025; wherefore, this Ordinance 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 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this legislation this 3rd day of September, 2025, and filed it with the Clerk.

Mayor

City of Beachwood
2025 Appropriations Exhibit A

General Fund	Department	Wages & Benefits	Other	Total
	101 Council	\$ 273,700	\$ 107,000	\$ 380,700
	121 Mayor	\$ 667,900	\$ 252,900	\$ 920,800
	122 Economic Development	\$ 199,400	\$ 449,400	\$ 648,800
	123 Human Resources	\$ 176,100	\$ 33,900	\$ 210,000
	131 Finance Department	\$ 1,657,700	\$ 7,842,600	\$ 9,500,300
	141 Law Department	\$ 420,900	\$ 582,900	\$ 1,003,800
	221 Police	\$ 12,721,100	\$ 2,064,800	\$ 14,785,900
	231 Fire	\$ 9,972,100	\$ 721,400	\$ 10,693,500
	341 Public Works Administration	\$ 7,840,000	\$ 4,709,100	\$ 12,549,100
	511 Community Services	\$ 1,333,100	\$ 747,400	\$ 2,080,500
	512 Camps	\$ 475,900	\$ 163,900	\$ 639,800
	531 Pools and Parks	\$ 438,700	\$ 518,100	\$ 956,800
	611 Building	\$ 1,152,300	\$ 270,400	\$ 1,422,700
	General Fund			\$ 55,792,700
Revolving Loan Fund	102 Revolving Loan Fund		\$ 500,000	\$ 500,000
	Total General Fund			\$ 56,292,700
Special Revenue Fund	Fund #			
	211 Street Construction Maint. & Repair	\$ -	\$ 600,000	\$ 600,000
	212 State Highway	\$ -	\$ 150,000	\$ 150,000
	231 Mayor's Court Improvement	\$ -	\$ 50,000	\$ 50,000
	241 Federal Equitable Sharing	\$ -	\$ 275,000	\$ 275,000
	243 Drug Law Enforcement	\$ -	\$ 175,000	\$ 175,000
	251 Barkwood	\$ -	\$ 4,000	\$ 4,000
	261 Blossom Lane Street Lights	\$ -	\$ 2,500	\$ 2,500
	262 George Zieger Drive Street Lights	\$ -	\$ 35,000	\$ 35,000
	271 One Ohio Opioid	\$ -	\$ 50,000	\$ 50,000
	281 American Rescue Plan Fund	\$ -	\$ -	\$ -
	282 NOPEC Grant Fund	\$ -	\$ 78,736	\$ 78,736
	283 ESID Fund	\$ -	\$ 142,178	\$ 142,178
	291 Eaton TIF Fund	\$ -	\$ 5,000,000	\$ 5,000,000
	292 Omnova TIF Fund	\$ -	\$ 189,913	\$ 189,913
	Total Special Revenue Fund			\$ 6,752,327
Debt Service Fund	Fund #			
	331 General Bond Retirement		\$ 918,000	\$ 918,000
	Total Debt Service Fund			\$ 918,000
Capital Improvement Fund	Fund #			
	441 Capital Improvement		\$ 14,550,000	\$ 14,550,000
	Total Capital Improvement			\$ 14,550,000
Internal Service Fund	Fund #			
	501 Workers' Compensation Self Insurance		\$ 150,000	\$ 150,000
	Total Internal Service Fund			\$ 150,000
Trust and Agency Funds	Fund #			
	782 Commercial Permit Tax		\$ 25,000	\$ 25,000
	783 Deposit Fund		\$ 125,000	\$ 125,000
	784 Police Pension Fund		\$ 780,000	\$ 780,000
	785 Zone Income Taxes		\$ 13,000,000	\$ 13,000,000
	786 Unclaimed Monies		\$ 10,000	\$ 10,000
	Total Trust and Agency Funds			\$ 13,940,000
	TOTAL 2025 APPROPRIATIONS			\$ 92,603,027

LAH 11 21 24

LAH 12 4 24

LAH 02 21 25

LAH 05 07 25

Increase Law \$13K, Increase Eaton TIF \$500,000, Increase NOPEC 78,736

Increase Service wages by \$70,000, Increase Capital Projects fund appropriations by \$5,000,000

Increase ESID Fund 283 by \$457.05 to reflect actual revenue received

Decrease Omnova Fund 292 by \$78,282.86

LAH 08 18 25

Increase ESID Fund by \$16,720.60 for 2nd half payment, move monies in Camp budget

CITY OF BEACHWOOD
2025

FUND	UNENCUMBERED JAN. 1, 2025 BALANCE	GEN. PROP. TAX	LOCAL GOV'T	AMENDED OTHER SOURCES	TOTAL	2025 APPROPRIATION	VARIANCE	2025 Estimated revenue
General Fund (101)	\$20,904,000	\$ 413,984	\$ 173,408.41	\$ 45,685,608	\$ 67,177,000	\$ 55,792,700	\$ 11,384,300	\$ 46,273,000
Revolving Loan Fund (102)	\$480,000			\$ 500,000	\$ 980,000	\$ 500,000	\$ 480,000	\$ 500,000
General Bond Retirement (331)	\$380,262	\$ 413,984		\$ 186,016	\$ 980,262	\$ 918,000	\$ 62,262	\$ 600,000
Police Pension (784)	\$150,000	\$ 827,968		\$ -	\$ 977,968	\$ 780,000	\$ 197,968	\$ 827,968
St. Const. Maint. & Repair (211)	\$2,690,686			\$ 745,000	\$ 3,435,686	\$ 600,000	\$ 2,835,686	\$ 745,000
State Highway (212)	\$396,668			\$ 60,000	\$ 456,668	\$ 150,000	\$ 306,668	\$ 60,000
Mayor's Ct. Improvement (231)	\$54,886			\$ 6,000	\$ 60,886	\$ 50,000	\$ 10,886	\$ 6,000
Federal Equitable Sharing (241)	\$300,712			\$ 12,000	\$ 312,712	\$ 275,000	\$ 37,712	\$ 12,000
Law Enforcement Trust (243)	\$179,255			\$ 30,000	\$ 209,255	\$ 175,000	\$ 34,255	\$ 30,000
Barkwood (251)	\$4,050			\$ 500	\$ 4,550	\$ 4,000	\$ 550	\$ 500
Blossom Street Lights (261)	\$1,973			\$ 600	\$ 2,573	\$ 2,500	\$ 73	\$ 600
Zeiger Drive Street Lights (262)	\$67,323			\$ 10,000	\$ 77,323	\$ 35,000	\$ 42,323	\$ 10,000
One Ohio Opioid Fund (271)	\$57,915			\$ 4,950	\$ 62,865	\$ 50,000	\$ 12,865	\$ 4,950
ARPA Fund (281)	\$0			\$ -	\$ -	\$ -	\$ -	\$ -
NOPEC Grant Fund (282)	\$0			\$ 78,736	\$ 78,736	\$ 78,736	\$ 0	\$ 78,736
ESID Fund (283)	\$0			\$ 142,178	\$ 142,178	\$ 142,178	\$ 0	\$ 125,457
Eaton TIF Fund (291)	\$6,748,215			\$ 4,200,000	\$ 10,948,215	\$ 5,000,000	\$ 5,948,215	\$ 4,200,000
OMNOVA TIF Fund (292)	\$0			\$ 189,913	\$ 189,914	\$ 189,913	\$ 0	\$ 189,913
Commercial Permit Fund (782)	\$584			\$ 50,000	\$ 50,584	\$ 25,000	\$ 25,584	\$ 50,000
Deposits Fund (783)	\$140,287			\$ 75,000	\$ 215,287	\$ 125,000	\$ 90,287	\$ 75,000
Zone Income Taxes (785)	\$0			\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 0	\$ 13,000,000
Unclaimed Monies (786)	\$11,735			\$ 2,500	\$ 14,235	\$ 10,000	\$ 4,235	\$ 2,500
Workers Compensation Self Insurance (501)	\$1,500,000			\$ 160,000	\$ 1,660,000	\$ 150,000	\$ 1,510,000	\$ 160,000
Capital Improvement Fund (441)	\$13,092,020			\$ 3,500,000	\$ 16,592,020	\$ 14,550,000	\$ 2,042,020	\$ 3,500,000
Total - All Funds	\$47,160,573	\$ 1,655,936	\$ 173,408	\$ 68,639,000	\$ 117,628,918	\$ 92,603,027	\$ 25,025,891	\$ 70,451,624

LAH 11 21 24: 12 4 24 : 2 21 25 : 5 7 25 : 8 19 25

CITY OF BEACHWOOD
FINANCE DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Mayor Justin Berns, Finance Chair Jillian DeLong, Council President Alec Isaacson
FROM: Larry A. Heiser, Finance Director JAH
RE: Special Assessments
DATE: August 19, 2025

I have attached a special assessment list with this memo. Total to be assessed is \$2,000. All 14 properties were declared nuisances under Beachwood Codified Ordinances. All properties have been sent invoices from the Beachwood Finance Department. The listed parcels have invoice dates from May 23, 2025, until July 16, 2025. If payment is received by the city before year end, the finance department will notify the County to remove it from abatement filing. There were 2 properties where the City had to attend to the property for a second time thus the \$250 amount.

INTRODUCED BY:

ORDINANCE NO. 2025-30

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE COST OF ABATING NUISANCES AT CERTAIN PROPERTIES WITHIN THE CITY OF BEACHWOOD, OHIO; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, pursuant to City of Beachwood Codified Ordinance Section 660.20, the Public Works Director has declared certain properties, as more fully described on the attached assessment list, to be public nuisances;

WHEREAS, by previous written notices to the subject property owners, the City ordered the violations to be corrected;

WHEREAS, the property owners failed to correct the violations; and

WHEREAS, the Public Works Director has, therefore, abated the nuisances at the subject properties.

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

Section 1: Pursuant to Beachwood Codified Ordinance Section 660.20, the Finance Director is hereby authorized to levy special assessments for the cost of abating the nuisances on the certification list, which is attached hereto and incorporated herein as **Exhibit "A"**.

Section 2: The Clerk of Council shall forthwith deliver a certified copy of this Ordinance to the County Fiscal Officer after its passage.

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 Ordinance is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City, and for the further reason that the assessments may be levied and placed on the tax duplicate prior to the deadline established by the County Fiscal Officer; wherefore, this Ordinance 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 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this legislation this 3rd day of September, 2025, and filed it with the Clerk.

Mayor

CITY OF BEACHWOOD LAWN ABATEMENT ASSESSMENT 2025		
PARCEL ID	IN	SPA AMOUNT
PARCEL #	ORDER	
14 TOTAL PARCELS		
741-03-019		125.00
741-03-026		125.00
741-04-036		125.00
741-05-112		125.00
741-06-052		125.00
741-08-129		125.00
741-09-026		250.00
741-14-066		125.00
741-15-099		125.00
741-21-032		125.00
741-31-011		125.00
741-34-026		125.00
742-08-090		125.00
742-11-019		250.00
TOTAL		2,000.00

As of 5 PM 08/19/2025 LAH

6/6/2025 741-03-019	Ali Aminian & Fouzeyah Al	2141 Halcyon	\$125
6/17/2025 741-03-026	Mingyuan Shao	2173 Halcyon	\$125
7/16/2025 741-04-036	Glowland LLC	2325 S Green	\$125
5/23/2025 741-05-112	Li Minju and Aijan Lin	23407 Beachwood Blvd	\$125
6/6/2025 741-06-052	Gaye Small	2278 Halcyon	\$125
6/6/2025 741-08-129	Sarah Mondshine	2546 Larchmont	\$125
7/16/2025 741-09-026	RDT 1991 LLC	23405 Ranch	\$125
6/6/2025 741-09-026	RDT 1991 LLC	23405 Ranch	\$125
			\$250
6/17/2025 741-14-066	Build CLE LLC	24715 Greenwich	\$125
6/17/2025 741-15-099	Mattie Weathers	25478 Maidstone	\$125
6/17/2025 741-21-032	Danny Barlev & Monica Ben	2805 Shakercrest	\$125
6/6/2025 741-31-011	Dommus Construction Group	26117 N Woodland	\$125
6/17/2025 741-34-026	Catherine Willott	26231 Shaker	\$125
6/6/2025 742-08-090	Colleen Laurent & Jermain	21819 Halworth	\$125
6/6/2025 742-11-019	Susan Stevenson OW	24700 Bryden	\$125
7/16/2025 742-11-019	Susan Stevenson OW	24700 Bryden	\$125
			\$250

BEACHWOOD PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: August 18, 2025

RE: Council Agenda Item: Concrete Patch Program – Change Order

Tri Mor Construction was awarded the bid for the 2025 Concrete Patch Program for a total cost of \$377,853.00. Since this bid was awarded, there have been several slabs of concrete along the Richmond Road and Eaton Boulevard corridor that have deteriorated from heat expansion.

The original budget for this program was set at \$500,000.00 with an Engineer's estimate of \$468,000.00. With the funds already appropriated, we are requesting an additional \$100,000.00 in funds to accommodate the repairs needed in this area.

INTRODUCED BY:

RESOLUTION NO. 2025-40

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FOR THE 2025 CONCRETE PATCH PROGRAM; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, pursuant to Ordinance No. 2025-36, the City previously accepted a certain bid from and authorized a contract with Tri-Mor Corporation in a total amount not to exceed Three Hundred Seventy-Seven Thousand Eight Hundred Fifty-Three Dollars and No/Cents (\$377,853.00) for the 2025 Concrete Patch Program; and

WHEREAS, based upon the recommendation of the Public Works Director and as set forth in the Memorandum dated August 18, 2025, a copy of which is attached hereto and incorporated herein, a change order in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) is necessary to reflect additional work, specifically the removal and replacement of several concrete slabs along the Richmond Road and Eaton Boulevard corridor that have deteriorated due to heat expansion, thereby changing the total authorized contract amount to Four Hundred Seventy-Seven Thousand Eight Hundred Fifty Three Dollars and No Cents (\$477,853.00).

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

Section 1: The Council, having been informed by the Public Works Director and with the recommendation of the Mayor, hereby approves Change Order No. 1 to the Purchase Order issued to Tri-Mor Corporation to reflect additional work in a total amount not to exceed One Hundred Thousand Dollars and No Cents (\$100,000.00) thereby changing the total authorized contract amount to Four Hundred Seventy-Seven Thousand Eight Hundred Fifty Three Dollars and No Cents (\$477,853.00).

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 declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that the work may continue in a timely manner; 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 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this legislation this 3rd day of September, 2025, and filed it with the Clerk.

Mayor

BEACHWOOD PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: August 18, 2025

RE: Council Agenda Item: RFQ Selection for the Richmond/Chagrin I271 Bridge Project (PID 114409)

Public Works has completed the review of the submittals by Ohio Department of Transportation (ODOT), pre-qualified engineering firms for the above referenced project. Based on our scoring, we have selected Osborn Engineering as the firm to provide the 3rd party review for the above referenced project.

Once approved, we will schedule a Fee Proposal Submittal and a General Scope Meeting with ODOT to further discuss the details of the project. Design for this project will be completed in 2026 and 2027 with construction beginning in 2028 and 2029.

Attached for your review is the proposal from Osborn Engineering. With your permission, I would like to place this on the next Council agenda. Please let me know if you have any questions in regards to the proposal or the project.

INTRODUCED BY:

RESOLUTION NO. 2025-41

A RESOLUTION SELECTING OSBORN ENGINEERING PURSUANT TO A REQUEST FOR QUALIFICATIONS (RFQ) FOR DESIGN SERVICES FOR THE RICHMOND/CHAGRIN I271 BRIDGE PROJECT (PID #114409) AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, the City of Beachwood Public Works Department conducted a qualifications-based selection process in accordance with the Ohio Department of Transportation (ODOT) requirements to evaluate pre-qualified engineering firms for the Richmond/Chagrin I271 Bridge Project (PID 114409);

WHEREAS, based on the scoring and evaluation of submittals, the Public Works Director recommends the selection of Osborn Engineering as the most qualified firm to provide design services for the Project;

WHEREAS, the City of Beachwood will proceed to schedule a Fee Proposal Submittal from Osborn Engineering and a General Scope Meeting with ODOT following this selection, with the goal of completing the design in late 2026 or early 2027 and construction beginning in 2028 or 2029.

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

Section 1: Council hereby accepts the recommended selection by the Public Works Director of Osborn Engineering for design services for the Richmond/Chagrin I271 Bridge Project (PID 123485) in accordance with ODOT requirements.

Section 2: The Mayor is hereby authorized to take all steps necessary to finalize the engagement of Osborn Engineering for the design phase of this Project.

Section 4: 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.

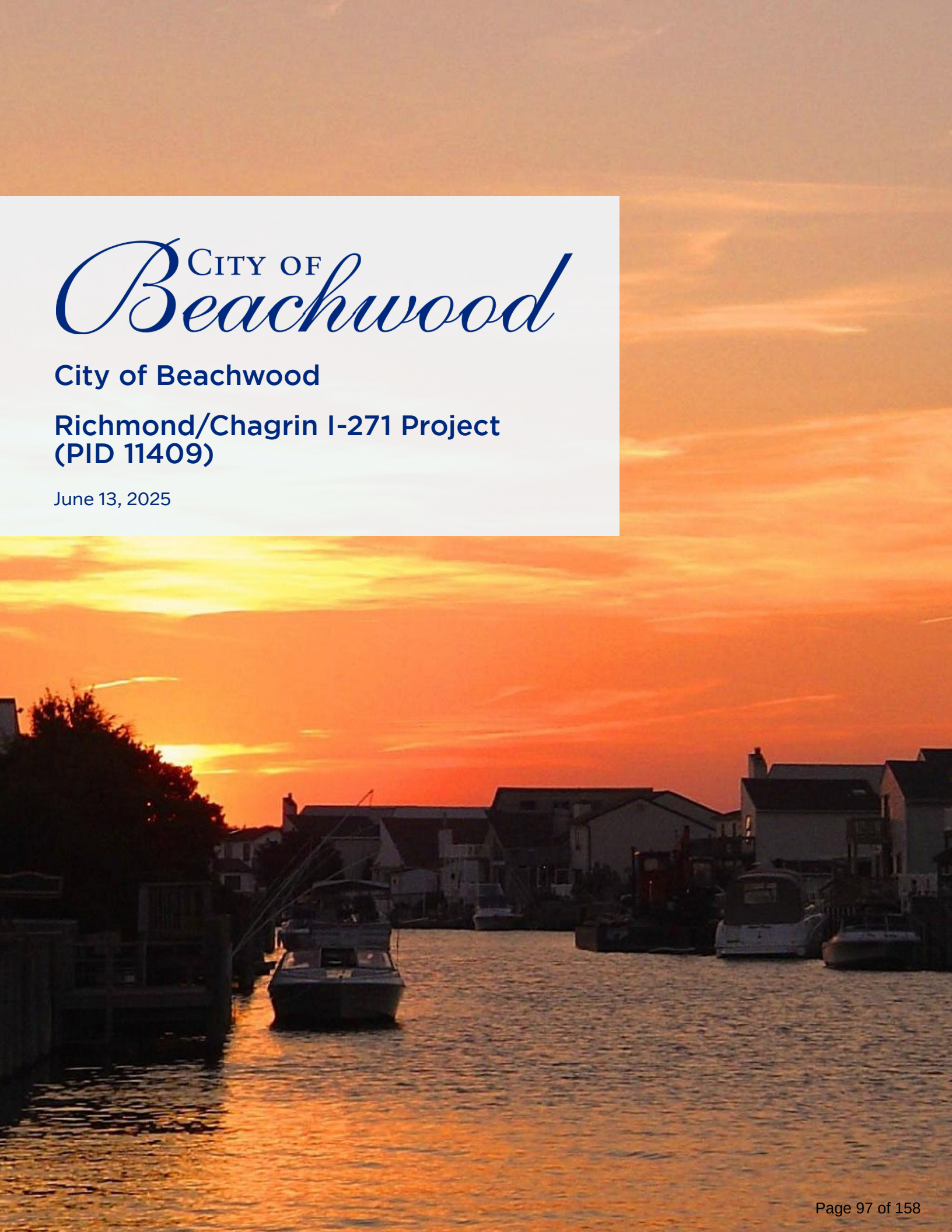
Section 3: This Resolution is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that the design work must begin promptly to meet ODOT timelines for construction in 2028 or 2029; wherefore, this Resolution 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 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this legislation this 3rd day of September, 2025, and filed it with the Clerk.

Mayor



CITY OF *Beachwood*

City of Beachwood

**Richmond/Chagrin I-271 Project
(PID 11409)**

June 13, 2025



Beachwood City Hall
25325 Fairmount Boulevard
Beachwood, Ohio 44122
Attn: Whitney Crook

June 13, 2025

RE: Third Party Review Services | Richmond / Chagrin I-271 Project

Whitney Crook,

Osborn Engineering is pleased to present our qualifications in response to the Public Announcement for Third Party Review Services for the City of Beachwood in association with the Richmond/Chagrin I-271 Project (PID 14409). We hope that you will find our qualification submission in order and look forward to discussing this project with you and your team.

Osborn has extensive experience working with municipalities on a wide variety of projects to serve their specific needs. This experience, in combination with our numerous roles as Owner's Representative for a variety of public and private clients positions us well to both anticipate and understand the specific needs of your city.

Osborn works with several municipalities on the design of new roadways, bridges, utility coordination, infrastructure, watermain, sanitary and storm projects. We take pride in listening to the specific needs of our clients, providing our input and recommendations to the scope and proceeding through successful design and management of construction documents and specifications. With a team approach to working with our clients, Osborn has developed several lasting relationships that we've built over our firm's 133-year history on.

We are currently the City Engineer for Seven Hills and understand the need for timely and professional review of documents to advise the city in their approach and execution of construction projects. During my career, I have also served as city engineer for the City of Warrensville Heights, City of Mayfield Heights, City of Brooklyn, and Village of Madison. In this role I have served as the design engineer and owners' representative for ODOT projects for each of these municipalities under the previous regulations related to federally funded projects. I am confident that I can successfully serve as Third Party Reviewer to the City of Beachwood on this project and be able to provide professional advice and guidance throughout the remaining design review phase and construction of the proposed resurfacing project.

If selected, we can provide a menu-based pricing option for this project in order to allow flexibility with needs of the City, ODOT, and stakeholders.

We look forward to talking with you about this project and ask that if you have any questions during your review of our qualifications that you reach out to me at your convenience.

Sincerely,

OSBORN ENGINEERING

A blue ink handwritten signature, appearing to read "DJ", is written over the Osborn Engineering logo.

Daniel J. Gerson, PE, PS
Director of Municipal Engineering

Table of Contents

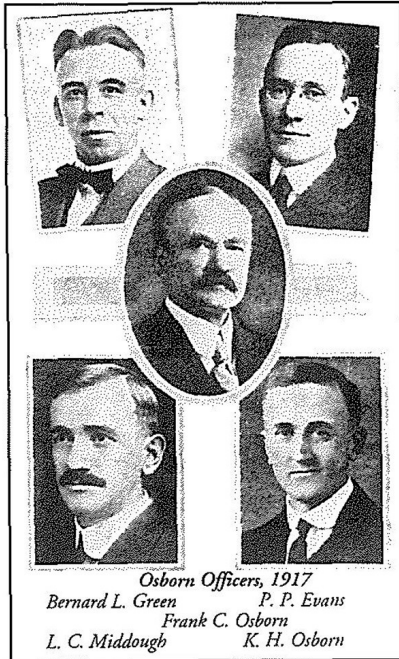
- 1. History of Firm**
- 2. Key Personnel**
- 3. Representative Projects**
- 4. ODOT Prequalifications**
- 5. References**



OSBORN
ENGINEERING

HISTORY OF FIRM

Osborn's History

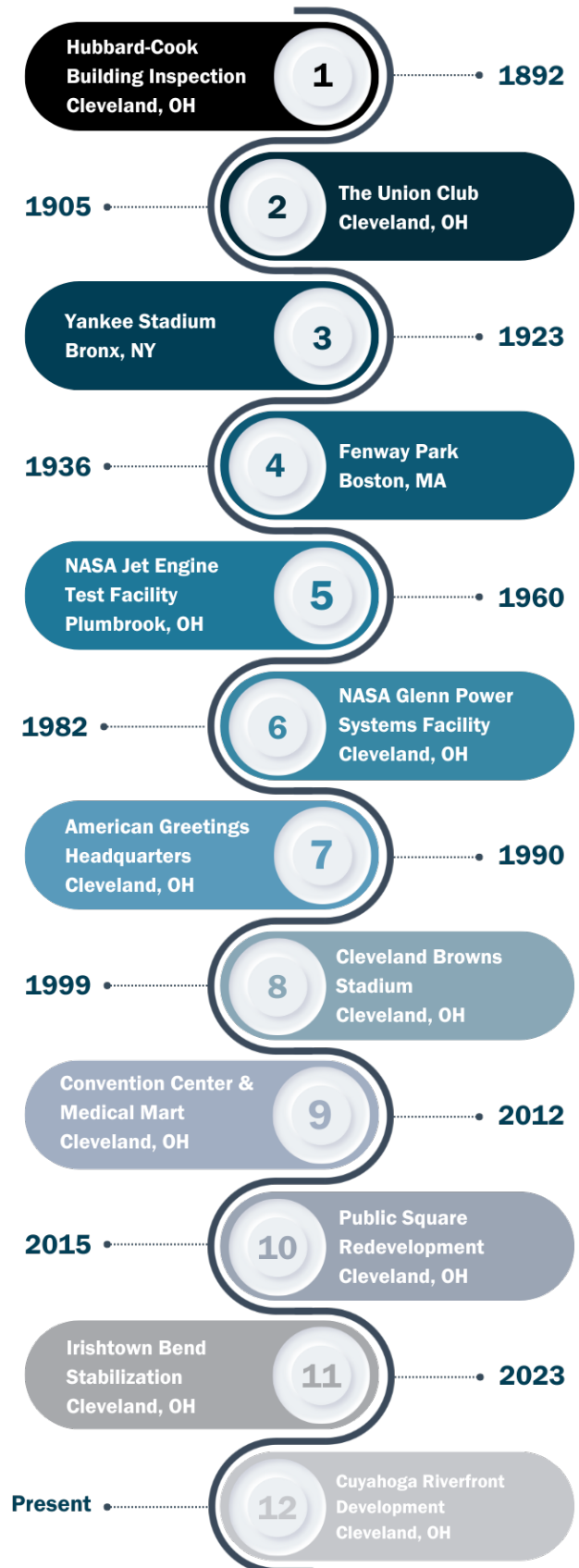


Osborn Engineering, Cleveland's oldest engineering firm, was founded on July 1, 1892 by Frank C. Osborn, formerly chief engineer for Cleveland's King Bridge Co. Osborn's diversified company offered a wide range of civil and structural engineering services, including the design, plans, estimates, and construction supervision for roofs, buildings, bridges, railways,

and highways. These diverse services enabled Osborn to survive the economic depression of the 1890s and positioned the firm to take advantage of expanding infrastructure requirements in the 20th century.

Over 133 years have passed since Frank Osborn founded the company which still bears his name. Mr. Osborn believed that an engineering firm's reputation was built on the character of its employees and by providing the latest advancements in engineering to its clients. Frank Osborn's vision lives on in today's company and current employees, who are dedicated to solving problems and designing systems, components and processes to help our clients succeed.

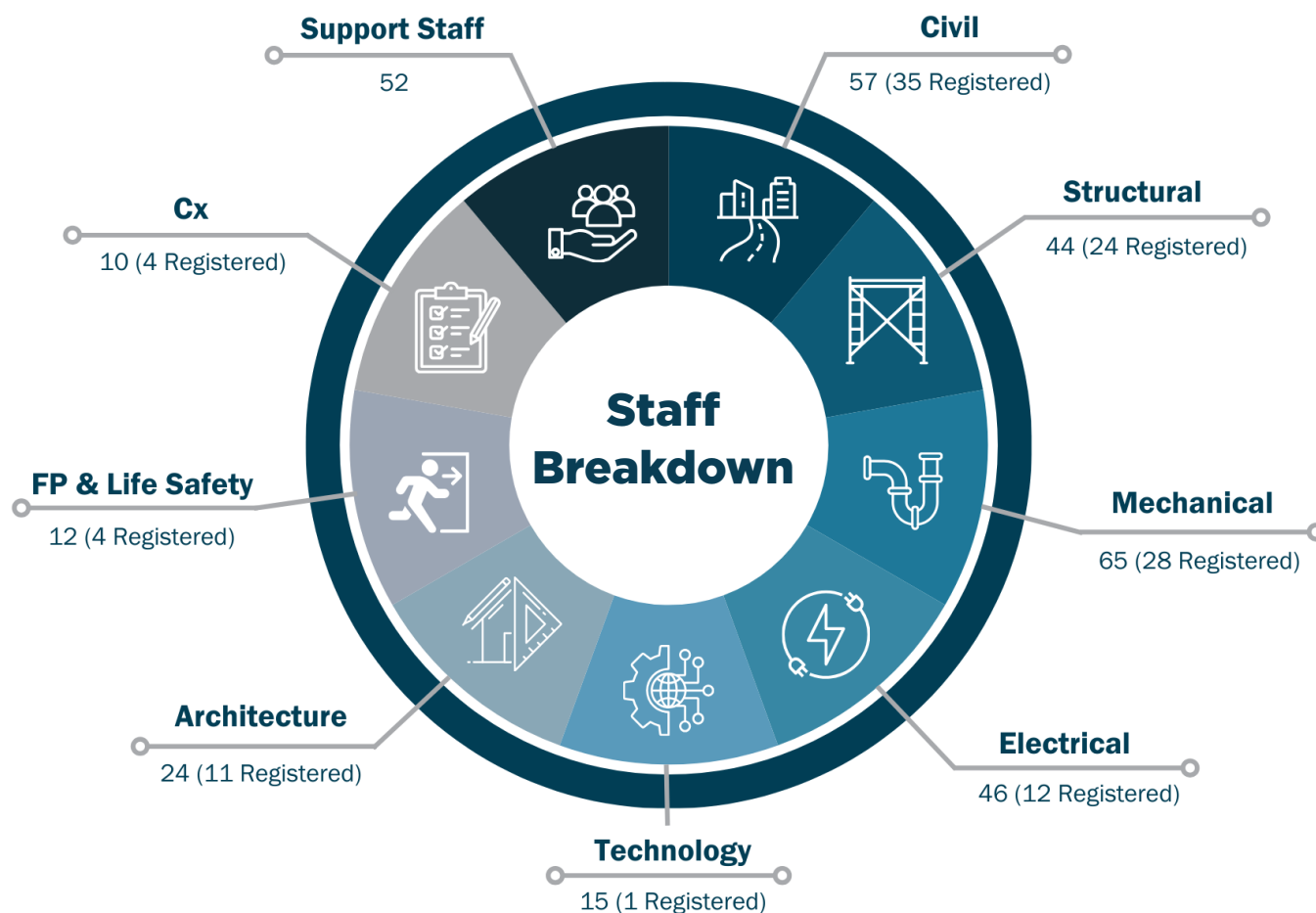
From our early days of a primarily structural engineering focus, we have grown into a multi-disciplined design firm that still holds the founding principals that have gotten us this far. We are here today and we will be here tomorrow. We are fully capable of understanding our clients needs and working through projects and solutions into the future.



Snapshot of a few of our historical projects

Osborn Today & Services Provided

Osborn is a fully integrated multi-disciplined design firm that uses a specialized team approach to engineering projects. These teams are comprised of a staff of over 350 professionals that provide designs for all phases of a wide range of projects. Osborn has specialists in civil, structural, mechanical, electrical, plumbing, fire protection, life safety, technology, lighting design, sports fields, transportation and municipal engineering, as well as commissioning. As an employee-owned firm, each Osborn employee is committed to education and advancement, ensuring that every project is completed with a sense of pride. Osborn's strength lies with its people. We are innovative thinkers, ready to creatively overcome challenges and push the boundaries of design. **Our mission is to design for your success.**



Equipment & Facilities

Osborn Engineering is fully committed to training our staff with the latest computer applications and staying abreast of changing technologies. Some of these technologies include **Adobe Creative Suite | AutoCAD Civil 3D | Revit | Microstation | iAuditor | EPANET | WaterCAD | Navisworks | Cybernet (Haestead Methods)**. For water main system hydraulic modeling, we currently use both the U.S. Bentley's WaterCAD software that pairs with AutoCAD Civil 3D. WaterCAD water distribution modeling software was used on numerous project to verify water main size/pressure for public and private water distribution networks.

Osborn Neighborhoods

We have expanded to 12 regional offices in four states. We operate with the philosophy of ‘One Osborn’. This enables us to use staff throughout our company to assist with projects that have a tight deadline to complete the project. With Osborn you have our entire company at your disposal if needed.

Great Lakes Region



Ohio Valley Region



Florida Region



KEY PERSONNEL

Education & Experience of Owners

PRINCIPALS OF FIRM

Gary F. Hribar
Chairman

Years with Firm: 13
Years of Experience: 43



Scott A. Vura, PE, LEED AP

Executive VP,
Director of Infrastructure
Years with Firm: 28
Years of Experience: 31



Jennifer Stull, CPSM

VP, Director of Business
Development
Years with Firm: 26
Years of Experience: 26



Aaron Lobas, PE, SE

VP, Director of Facilities
Years with Firm: 12
Years of Experience: 27



**Todd Brandt, NCARB, ICC,
LEED AP**

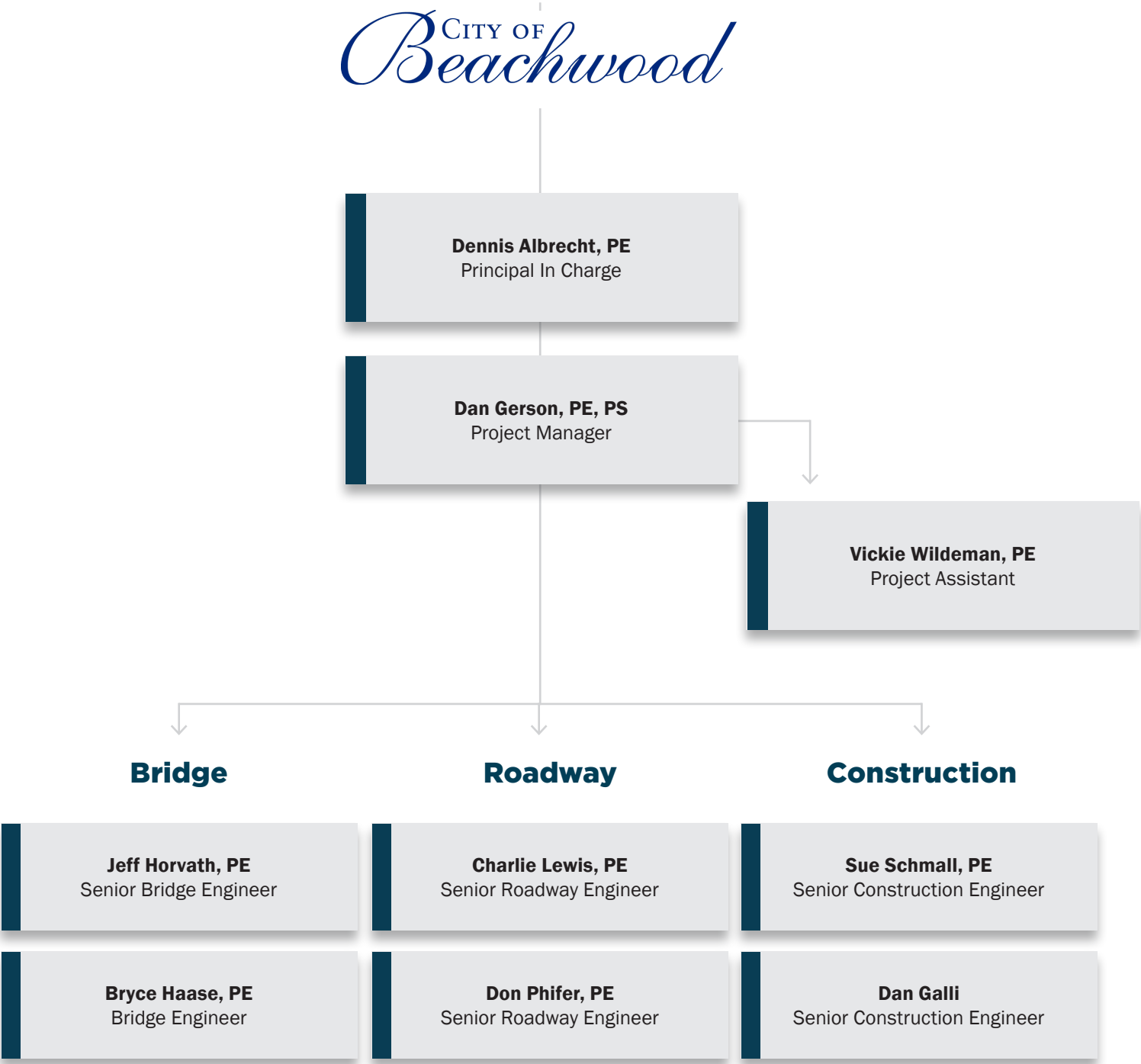
VP, Director of Architecture
Years with Firm: 6
Years of Experience: 30



Douglas S. Lancashire, PE

President & CEO
Years with Firm: 35
Years of Experience: 35

Organizational Chart





Dennis Albrecht, PE

Principal In Charge | 33 Years of Experience

Dennis is a veteran project manager and administrator who has more than 32 years experience in a wide variety of state and municipal transportation, roadway, water, sewer, traffic, and safety projects. Dennis is experienced with the ODOT design development process and approvals and is sensitive to the needs and concerns of the local communities and all project stakeholders.

Relevant Experience

Education

BSCE - Cleveland State University

Registration/Certifications

Professional Engineer (OH 60544)

City of Cleveland - E 131st Street Rehab: Miles Ave to Union Ave

Detailed design for the rehabilitation of East 131st Street from Miles Avenue to Union Avenue. The project is approximately 6,720 linear feet long. The work included rehabilitation and repair of the existing pavement, new sidewalks, new curbs, ADA compliant curb ramps and landings, new driveway aprons, new roadway drainage, new water main, traffic signal upgrades, new pavement markings and signing, and maintenance of traffic. The project included coordination with the GCRTA to determine locations of bus stops after construction of the project.

City of Middleburg Heights - Smith Rd Resurfacing

Asphalt resurfacing of Smith Road from Pearl Road to Sheldon Road approximately 5,500 lineal feet. As part of this project sidewalks and bicycle sharrows will be added to the roadway from Pearl Road to Big Creek Parkway essentially connecting the community to the beautiful resource. Additionally, the sharp curve near Stroud Road will be re-aligned allowing for a safer roadway for the public. As part of the curve re-alignment the existing waterline is being moved from under the roadway pavement and lowered. And finally in conjunction with a future Northeast Ohio Regional Sewer District Storm Water Detention project, the contributing storm sewers will be upsized and replaced to help alleviate flooding issues. This has been a project in the making for a number of years and we are excited to work with the City, County and NEORS to complete it.

City of Sandusky - Columbus Ave Reconstruction

Osborn Engineering worked to develop a comprehensive and detailed plan for Columbus Avenue to become downtown's most vibrant street. The Columbus Avenue Plan will be a detailed, block-by-block urban design analysis and streetscape design that will address public realm street and sidewalk improvements, multi-modal transportation enhancements, supporting technology, green infrastructure, parking strategies, and a forward-thinking strategy for support of existing retail and ground-floor businesses, residents, and Sandusky tourists. The Phase 1 deliverable will include 30% design and engineering documentation, detailed estimates of probable costs, phasing, and implementation prioritization.

City of Independence - Longano Drive - Reconstruction Improvements

Longano Reconstruction project includes the comprehensive reconstruction of a residential street for the City of Independence. The existing 2-lane asphalt road is approximately 1,700 feet long ending in a cul-de-sac. The current street does not have sidewalks and is limited to a 50-foot right-of-way. The project design consists of widening the roadway pavement to 26 feet, adding sidewalks along both sides of the street, and improving the intersection at Brecksville Road to include two exit lanes, a center landscaped median, and an entrance lane. In addition to the pavement reconstruction, the project includes replacement of the aging waterline and service connections and replacement and upgrade of the stormwater sewers and an outfall.



Daniel Gerson, PE, PS

Director of Municipal Engineering | 33 Years of Experience

Education

BSCE, Cleveland State University

Registrations/Affiliations

Professional Engineer
(OH PE.69404)

Professional Surveyor
(OH PS.8137)

Municipal Engineers
Association of Northeast Ohio
(MEANEO)

Dan has worked in civil engineering for over 32 years and is a Professional Engineer and Surveyor in the State of Ohio. Starting at a small family Engineering and Surveying firm Dan was able to learn and hone his skills on a multitude of projects from subdivision design and site planning to construction staking and land surveying. From there he joined the largest engineering firm in the world where he focused on municipal engineering, federal projects and stormwater management. Dan has been focused on municipal engineering for the past 10 years where his well rounded knowledge brings a unique skill set to his municipal clients, from managing road programs, enhancing parks and trails to investigating and resolving flooding, he feels there is not much he has not seen but is always up for a new challenge.

Relevant Experience

Madison Village - Village Engineer 2013-2014 | Madison Village, OH*

Served as Madison Village Engineer from 2013-2014 and Assistant Engineer from 2011-2013. Developed and administered the Annual Road Program. Created and developed a Flood Model for the Village to determine cause of numerous flooding events, from this model a list of projects were identified to improve the storm water collection and detention systems within the Village. Assisted the Village in assessing the Village Utility infrastructure including water, sanitary and storm sewers.

City of Warrensville Heights - City Engineer - 2014-2022 | Warrensville Heights, OH*

Served as Warrensville Hts City Engineer from 2014- 2022. Developed and administered the annual road program. During his time he was able to secure the largest grant in City history for the reconstruction of a vital commercial road and also reconstructed an additional 4 commercial roadways with various grants. Working hand in hand with the Mayor, Council and Staff, he was instrumental in providing strong guidance and leadership for a multitude of projects. As City engineer all commercial and private developments were reviewed for conformance to City code and design guidelines.

City of Mayfield Heights - City Engineer – 2013-2014, 2017-2022 | Mayfield Heights, OH*

Dan served as assistant to the City Engineer for a number of years during this time he was able to establish a strong relationship with Mayor, Council, Staff and residents. Dan assumed the role of City Engineer when there was a vacancy and seamlessly continued the City business at hand. After changing companies Dan was reappointed City Engineer a few years later and was able to re-establish old relationships and establish new relationships with current administration and staff. During his service, he was able to re-establish the City sidewalk program, improve the annual road program to reconstruct 3 residential streets, and resurface we were able to reconstruct three roads that were in severe need of replacement and resurface a number of local streets through the annual road program throughout the years while leveraging funds from local state and federal agencies for assistance.

City of Brooklyn - City Engineer – 2019-2022 | Brooklyn, OH*

Served as City Engineer for the City of Brooklyn. While serving in this role we were able to assist the City in restructuring the building dept with bringing in Cuyahoga Soil and Water to handle their SWPPP reviews and inspections. this provided a much needed level of expertise to the City. We were also able to manage the annual road program. As well as assisting the City in a number of projects from City parks to trails to development of a City Safety Town.



Vickie Wildeman, PE

Senior Project Manager | 42 Years of Experience



Education

BS Civil Engineering, The Ohio State University

Registrations/Affiliations

Professional Engineer
(OH PE.55656)

American Council of
Engineering Companies

American Society of Highway
Engineers (ASHE)

Certifications

ODOT NEPA Certified

Vickie is a motivated Senior Project Manager, with over 40 years experience in complex transportation planning and design, including NEPA coordination. She has managed large-sized ODOT projects including the 6-mile widening of the I-271/I-480 corridor in Cuyahoga and Summit Counties, and the upgrade of SR 8 in downtown Akron. She also managed a 1.5 mile upgrade of US 422 in Geauga County between SR 528 and the County line. With a speed limit of 55 mph, originally US 422 was a 4-lane bifurcated roadway with substandard median widths, shoulders, and vertical grades. The upgrade removed the bifurcation, widened the shoulders and included retaining walls to limit ROW takes and improve vertical grades. Her experience in managing projects with multiple disciplines, goals, and needs allows her to conduct plan reviews with a comprehensive approach and eye towards clear communication, consistency and adherence to ODOT standards and preferences.

Relevant Experience

City of Cleveland - North Coast Connector | Cleveland, OH

Osborn was hired by the City of Cleveland to perform a feasibility study and develop a preferred alternative to construct an elevated land bridge to allow for connectivity between downtown and the lakefront. Osborn's goal is to design a multi-modal project that will provide safe connectivity for pedestrian, bicyclist, car, transit, passenger rail and Port traffic. As project manager of the study starting in 2022, Vickie marshalled team resources to author two studies - first a Feasibility Study and then a more detailed Alternatives Evaluation Study.

In addition to the actual studies and extensive public involvement, Vickie has overseen a team of over 15 subconsultants, conducted and documented well over 200 meetings with the City, ODOT, NOACA and an extensive list of stakeholders, and assisted the City in their preparation of various grant funding applications. She also helps the City tackle numerous additional tasks, as they arise, to keep the project moving forward.

Stadium Development Transportation and Parking Study | Confidential Client

Osborn Engineering completed a transportation and parking study for a proposed stadium development. The Osborn team analyzed the vehicular, transit, pedestrian, and parking components for the development. Osborn attended various stakeholders meetings with city, state and client representatives. The study scope was divided into eight tasks including the evaluation of proposed vehicular circulation and parking; shared parking analysis; intersection and road network capacity analysis; transit analysis; walkability assessment; operations analysis and planning; next steps; and a conceptual cost estimate.

Bedrock Management Services LLC - Cuyahoga Riverfront Development | Cleveland, OH

Osborn Engineering, working under Bedrock Land Development and alongside Adjaye Associates, City of Cleveland leadership and a multitude of stakeholders is developing a 20 to 30 year strategy to transform the Cuyahoga Riverfront. Critical to the implementation of this vision are improved access to public transit, green and sustainable opportunities, re-establishing the vital connection between Ontario Street and W 3rd Street with a new Eagle Avenue bridge, public access to and activation of the Cuyahoga Riverfront. Vickie is assisting the Bedrock team as they work through the NEPA process with the City. She oversaw the creation of an evaluation matrix that allows the City and the team to review the four build and No-Build alternatives, and determine how well they meet the project's Purpose and Need. She is also the author of a draft Feasibility Study report, that describes the alternatives considered, their features, and the decision making process that will lead to the selection of a preferred alternative.



Jeff Horvath, PE

Senior Bridge Engineer | 39 Years of Experience



Education

BSCE, The Ohio State University, 1986

Registrations/Affiliations

Professional Engineer - Ohio 59383 (Civil)

Secretary- Association for Bridge Construction & Design

Certifications

ODOT Bridge Inspection Level 1 and 2

ODOT Construction Engineer Level 1 and 2

Jeff has 30+ years of experience in the transportation field including bridge design, construction, bridge inspection and load rating. Mr. Horvath began his career in the construction field performing on-site inspections of County and State bridge projects. He then moved on to bridge design and oversaw many County projects, most notably the design of the Pleasant Valley Road Bridge 00.15 (144) and the main design/construction liaison on the Veterans-Memorial Bridge in the downtown area. He then had opportunity to act as Department Head over Bridge Inspection and Maintenance. It is in this capacity that Mr. Horvath served as Program Manager for ODOT's Structural Management System and was included in the task group researching and authoring the 2010 ODOT Manual of Bridge Inspection.

Relevant Experience

County Bridge Program Manager - Cuyahoga County, OH

For much of his tenure at Cuyahoga County, Jeff has managed the inventory, Load Ratings, inspections, maintenance recommendations, Structural Cost Proposals, and assisted in coordinating the Capital Improvement Program for the County's structures. All in all, Jeff handled approximately 450 structural inspections for Cuyahoga County, 150+ structural municipality inspections, a Decorative Light contract for the Veterans-Memorial Bridge, ~75 State-inspected cursory maintenance inspections, 22 Sanitary overhead structures, two pedestrian tunnels, and many municipality under ten foot (10') span structures in addition to Olmsted and Chagrin Falls Townships. Many of the reports and proposals were included in the replacement and rehabilitation projects that were handled through our Bridge Design Department. (1998-2017)

Municipality Bridge Inspections - City of Cleveland, Middleburg Heights, Brooklyn Heights, North Olmsted, OH

Cuyahoga County, under Jeff's direction, took over the inspections, inventory and analyses of many bridges and culverts within the specified municipalities. As Project and Program Manager, Jeff coordinated two (2) teams of engineers and inspectors to complete the task of approximately 116 structures. Lancaster Bridge (1864602) and Lucerne Bridge (1876775) were two of the notable structures where Jeff was called in for his expertise on failure modes. Each structure was inspected and analyzed for rehabilitation models, and coordinated with the city engineers and consultants for the final product. The Lancaster metal-plate culvert collapse led to a 100-foot pre-stressed I-beam bridge that has been serving the public well for 12 years, and the Lucerne CMP structure had partial failures along the outlet portions with a collapse of the corrugated metal and concrete slope protection. Each of these structures was rehabilitated or replaced per Mr. Horvath's recommendations.

Fulton Road Bridge Inspections - City of Cleveland, OH

After a Federal Highway audit of the Cleveland bridge program in 2005, Cuyahoga County, under Jeff's direction, took over the critical inspections of this 1932 built concrete open-spandrel arch structure. It had seen many years of deterioration with little or no maintenance. Jeff mobilized his teams, rented underbridge inspection equipment, as well as manlifts, and coordinated with Cleveland Metroparks Zoo personnel to accomplish a full depth, hands-on inspection. The inspection was crucial to the design of the new structure and Cuyahoga County took the project lead. During the plan process, Jeff's teams closed portions of the badly deteriorated sidewalks and traffic lanes for public safety. In addition, he coordinated with ODOT bridge inspection teams to load rate and close portions of the above lanes when critical column elements were discovered to be structurally unstable.



Bryce Haase, PE

Bridge Engineer | 8 Years of Experience



Education

MS Civil Engineering, SUNY
University at Buffalo

BS Civil Engineering, University
of Toledo

Registrations/Affiliations

Professional Engineer
(OH PE.87366)

Bryce has been practicing bridge design and inspection for 6 years. His responsibilities include bridge design, analysis, inspection, load rating, and plan preparation. Bryce has the experience in the design and rehabilitation of a variety of bridge types from pedestrian, freight rail, and highway bridges. Bryce was a project engineer for FRA-104 in D6, Beaumont Ave bridge replacement in Stark County, Trabue Rd bridge rehabilitation in Franklin County, and the load ratings for Tower City in Cleveland. He has experience in structural design softwares Merlin Dash, MDX, LPile, AASHTOWare BrR, and TEDDS. He has successfully completed ODOT's Bridge Inspection Part 1 and 2 Training Classes.

Relevant Experience

City of Twinsburg - East Idlewood Pedestrian Bridge Replacement | Twinsburg, OH

Osborn provided professional engineering services to the City of Twinsburg for the replacement of the existing E. Idlewood Pedestrian Bridge within Center Valley Park in the city. The existing bridge is a single span truss style pedestrian bridge over Tinkers Creek. The city previously determined that the replacement bridge was to be Continental Style Pedestrian Bridge as manufactured by Contech and would match the existing bridge length and width. As determined by the city, the proposed bridge will be placed approximately 4.5-feet higher than the existing structure in order to move it out of the floodplain. New concrete stub abutments will be constructed to support the new structure. The bridge provides pedestrian access from the parking lot to the rest of the park and trail system. Due to the significant increase in the profile, modifications to the approach pedestrian paths were needed to meet ADA requirements. In addition, modifications to the adjacent parking lot were needed to facilitate the grade change.

Stark County Engineer - Beaumont Avenue Bridge Replacement | Massillon, OH

Osborn served as Engineer of Record for the replacement of the Beaumont Ave Bridge over Newman Creek for the Stark County Engineer. The project involved complete replacement of an existing 49-ft single-span steel pony truss on stone abutments. Osborn performed a Structure Type Study to determine the most appropriate replacement structure type and span length.

Lake County, Ohio - Lake County Engineer - 2024 Fracture Critical Bridge Inspections | Painesville, OH

Osborn Engineering conducted Annual Routine and Biennial Fracture Critical Bridge Inspections for five fracture critical (FC) bridges in Lake County, Ohio, following the latest ODOT Bridge Inspection Manual. Using ladders and climbing techniques for arm's-length inspections, Osborn assessed various bridge members. The work included field inspections and preparation of Structure Appraisal & Inspection Forms, FC Plans, and FC Reports, all utilizing ODOT AssetWise software. The inspected bridges included the Eagle Road Bridge, Cascade Road North and South Bridges, Markell Road Bridge, and Paine Road Bridge, each with distinct span lengths and structural configurations supported by sandstone and reinforced concrete abutments. These inspections ensured structural integrity and compliance with safety standards for critical infrastructure.

Lake County, Ohio - Lake County Engineer's Office - Bridge Load Ratings | Lake County, OH

Osborn performed load ratings for (19) prestressed box beam bridges for the Lake County Engineer. Load ratings were performed in AASHTOWare BrR software for all required truck load cases to meet ODOT and FHWA criteria. All (19) bridges are located in Lake County, Ohio. Bridges rated included (18) single span bridges with lengths varying from 22 ft to 99 ft and (1) 3-span bridge with a total length of 150 ft.



Charlie Lewis, PE

Senior Roadway Engineer | 16 Years of Experience

Education

BSCE - Cleveland State University

Registrations/Certification

Professional Engineer (OH 79024)

Charlie brings a diverse background in the design of transportation projects including highway design, drainage design, maintenance of traffic design, roundabout design, bicycle facility design, and roadway lighting design. His primary responsibilities as a Project Engineer in the Transportation Division include setting horizontal and vertical alignments, drainage design and layout, roadway and pavement inspections, signing and pavement markings plans and traffic control plans.

Relevant Experience

City of Middleburg Heights - Smith Rd Resurfacing

Asphalt resurfacing of Smith Road from Pearl Road to Sheldon Road approximately 5,500 lineal feet. As part of this project sidewalks and bicycle sharrows will be added to the roadway from Pearl Road to Big Creek Parkway essentially connecting the community to the beautiful resource. Additionally, the sharp curve near Stroud Road will be re-aligned allowing for a safer roadway for the public. As part of the curve re-alignment the existing waterline is being moved from under the roadway pavement and lowered. And finally in conjunction with a future Northeast Ohio Regional Sewer District Storm Water Detention project, the contributing storm sewers will be upsized and replaced to help alleviate flooding issues. This has been a project in the making for a number of years and we are excited to work with the City, County and NEORS to complete it.

City of Middleburg Heights - Smith Road Rehabilitation

The rehabilitation and streetscape conversion of approximately 2900 feet of Smith Road extending from W.130th to Pearl Road and coordination with the Smith Road resurfacing from Pearl to Big Creek. The plans will build on the vision established in the Southland District Vision TICI Plan, developing a preliminary plan for Smith Road to become a vibrant part of Middleburg Heights. The preliminary Smith Road Streetscape Design and Reconstruction Plan will be a streetscape design that will address public realm street and sidewalk improvements, multi-modal transportation enhancements, supporting technology, green infrastructure, and a forward-thinking strategy for support of local retail, residential, and visitors.

City of Sandusky - Columbus Ave Reconstruction

Osborn Engineering worked to develop a comprehensive and detailed plan for Columbus Avenue to become downtown's most vibrant street. The Columbus Avenue Plan will be a detailed, block-by-block urban design analysis and streetscape design that will address public realm street and sidewalk improvements, multi-modal transportation enhancements, supporting technology, green infrastructure, parking strategies, and a forward-thinking strategy for support of existing retail and ground-floor businesses, residents, and Sandusky tourists. The Phase 1 deliverable will include 30% design and engineering documentation, detailed estimates of probable costs, phasing, and implementation prioritization.

City of Independence - Longano Drive - Reconstruction Improvements

Longano Reconstruction project includes the comprehensive reconstruction of a residential street for the City of Independence. The existing 2-lane asphalt road is approximately 1,700 feet long ending in a cul-de-sac. The current street does not have sidewalks and is limited to a 50-foot right-of-way. The project design consists of widening the roadway pavement to 26 feet, adding sidewalks along both sides of the street, and improving the intersection at Brecksville Road to include two exit lanes, a center landscaped median, and an entrance lane. In addition to the pavement reconstruction, the project includes replacement of the aging waterline and service connections and replacement and upgrade of the stormwater sewers and an outfall.



Donald Phifer, PE

Lead Transportation/Roadway Engineer | 36 years of Experience

Education

BS Civil Engineering, Cleveland State University

Registrations/Affiliations

Professional Engineer
(OH PE.61153)

ODOT Non-Complex and
Complex Roadway Design

ODOT Complex Highway Design

ODOT Safety Studies

ODOT Basic Traffic Signal
Design

ODOT Bicycle Facilities &
Enhancement Design

Don has practiced engineering since 1988. He has performed the design and execution of roadway, traffic, water, wastewater, and site development projects for both private and municipal clients and is familiar with the design policies and procedures of ODOT as well as several county and local communities. Responsibilities have included conceptualization, project design, plan preparation, specifications, drafting, surveying, utility and governmental approvals, construction administration including pay requests, construction inspection, and OPWC, OWDA, and USDA project financing. Mr. Phifer is proficient in both AutoCAD Civil 3D and Microstation, and has used several simulation and design software packages, including AutoTURN for AutoCAD, Highway Capacity Software (HCS), and Synchro Traffic Signal Software. Areas of technical expertise include traffic signal and control design; utility and roadway design; and subdivision and site design.

Relevant Experience

City of Cleveland - MLK Drive Rehabilitation | Cleveland, OH

Osborn was the lead design engineer for the rehabilitation of Martin Luther King Jr. Drive from Kinsman Road to Shaker Boulevard in the City of Cleveland. The project length was approximately one mile. Work included the rehabilitation and/or repair of the existing pavement, new sidewalks, new curbs, new curb ramps and landings, new driveway aprons, new roadway drainage, traffic signal upgrades, new pavement markings and signing, and maintenance of traffic.

City of Middleburg Heights - Smith Rd Resurfacing

Asphalt resurfacing of Smith Road from Pearl Road to Sheldon Road approximately 5,500 lineal feet. As part of this project sidewalks and bicycle sharrows will be added to the roadway from Pearl Road to Big Creek Parkway essentially connecting the community to the beautiful resource. Additionally, the sharp curve near Stroud Road will be re-aligned allowing for a safer roadway for the public. As part of the curve re-alignment the existing waterline is being moved from under the roadway pavement and lowered. And finally in conjunction with a future Northeast Ohio Regional Sewer District Storm Water Detention project, the contributing storm sewers will be upsized and replaced to help alleviate flooding issues. This has been a project in the making for a number of years and we are excited to work with the City, County and NEORS to complete it.

City of Sandusky - Columbus Ave Reconstruction

Osborn Engineering worked to develop a comprehensive and detailed plan for Columbus Avenue to become downtown's most vibrant street. The Columbus Avenue Plan will be a detailed, block-by-block urban design analysis and streetscape design that will address public realm street and sidewalk improvements, multi-modal transportation enhancements, supporting technology, green infrastructure, parking strategies, and a forward-thinking strategy for support of existing retail and ground-floor businesses, residents, and Sandusky tourists. The Phase 1 deliverable will include 30% design and engineering documentation, detailed estimates of probable costs, phasing, and implementation prioritization.

City of Independence - Longano Drive - Reconstruction Improvements

Longano Reconstruction project includes the comprehensive reconstruction of a residential street for the City of Independence. The existing 2-lane asphalt road is approximately 1,700 feet long ending in a cul-de-sac. The current street does not have sidewalks and is limited to a 50-foot right-of-way. The project design consists of widening the roadway pavement to 26 feet, adding sidewalks along both sides of the street, and improving the intersection at Brecksville Road to include two exit lanes, a center landscaped median, and an entrance lane. In addition to the pavement reconstruction, the project includes replacement of the aging waterline and service connections and replacement and upgrade of the stormwater sewers and an outfall.



Sue Schmall, PE

Construction Engineer | 40 Years of Experience

Education

BS Geological Engineering,
Michigan Technological
University

Registrations/Affiliations

Professional Engineer
(OH PE.75050)

Certifications

Concrete Field Testing
Technician - Grade 1

ODOT Construction Engineer
Level 1

ODOT Construction Engineer
Level 2

OSHA 10 Hour Training,
Construction Safety and Health

Ms. Schmall has over 40 years' experience in the construction/environmental field. Ms. Schmall has worked as a construction inspector and project engineer for consulting firms in Ohio and Michigan. During this time, she has been actively involved with ODOT, GCRTA, US EPA, Ohio EPA, MDNR, and numerous county and city governments throughout the State of Ohio. Experienced in observation and monitoring of on-site construction activities, reviewing plans and specifications, keeping record drawings, attending progress meetings, reviewing Certified Payroll, and reporting daily activities.

Relevant Experience

City of Lakewood - Lakewood Refuse Site Improvements T&M

Osborn Engineering is assisting the City of Lakewood in transforming its Refuse Site to enhance recycling services, relocate the Animal Shelter, and improve operational safety. The project includes the construction of three 2-million-gallon CSO storage tanks and phasing the modifications within the existing property boundaries while maintaining ongoing operations. Osborn is also conducting CCTV inspections to ensure the existing infrastructure's capacity. Upon completion, the site will provide efficient operations for residents, contractors, and staff, utilizing existing infrastructure and providing improved traffic management.

City of Cleveland - E 131st Street Rehab: Miles Ave to Union Ave

Detailed design for the rehabilitation of East 131st Street from Miles Avenue to Union Avenue. The project is approximately 6,720 linear feet long. The work included rehabilitation and repair of the existing pavement, new sidewalks, new curbs, ADA compliant curb ramps and landings, new driveway aprons, new roadway drainage, new water main, traffic signal upgrades, new pavement markings and signing, and maintenance of traffic. The project included coordination with the GCRTA to determine locations of bus stops after construction of the project.

City of Cleveland Heights - Meadowbrook Blvd Replacement

The preparation of detailed Plans for the roadway improvements on Meadowbrook Drive between South Taylor Road and Canterbury Road. The project includes removal and replacement of the existing concrete pavement and curb, driveway apron replacement, installation of ADA compliant ramps, and spot sidewalk replacement.

City of Middleburg Heights - Pearl Road - Rehabilitation

The project involved planing and resurfacing of the asphalt pavement, pavement base repair, and repairs to isolated areas of existing deteriorated sidewalks, driveways and curbs. All existing curb ramps that did not comply with ADA requirements were replaced with new curb ramps to meet current standards. Existing catch basins were evaluated during a field walk through and repaired or replaced as needed. The project also included improvements of a road diet, which transformed the 5-lane corridor to three vehicular lanes and a buffered bike lane in each direction; installation of a landscaped median and HAWK pedestrian signal at Denison Avenue; decorative crosswalks at various gateway intersections in the City; and wayfinding signs.

City of Sandusky - City of Sandusky - Shoreline Drive - Construction Services

Osborn Engineering was hired by the City of Sandusky to re-image Jackson Street Pier. The scope of work consisted of preparing conceptional plans based on input through stakeholder meetings and public open houses. The project included new infrastructure including water, sewer, storm water management, electrical and technology. Consideration was given to a proposed multi-functional building. Phase One consisted of geotechnical investigation, survey and basemapping, underwater inspection of the sheeting, conceptional planning and utility investigation, coordination and design.



Daniel Galli

Manager of Construction Engineering | 37 Years of Experience



Education

BS Construction Engineering
Technology, University of Akron

BA Business Administration,
Baldwin Wallace University

AS Business Administration,
Edison State College

AS Civil Engineering Technology,
Edison State College

Registrations/Affiliations

American Society of Civil
Engineers (ASCE)

Mr. Galli joined Osborn Engineering, in June 2015. His role is to manage the expansion and development of a construction engineering practice. Prior to joining Osborn Engineering he served as the Director of Public Service and Properties for a period of 4-1/2 years and the Director of Building, Engineering and Inspection for a period of 3-1/2 years, for the City of Bay Village, Ohio. During this time he was responsible for all projects and facilities within the public right-of-way, as well as all construction and maintenance projects on private property within the city.

Relevant Experience

City of Euclid - Effingham Drive Storm & Sanitary Sewer Overflow | Euclid, OH

Osborn Engineering provided civil engineering field investigation, design services, construction observation and construction administration services for rehabilitation of approximately 1,300 LF of both the sanitary and storm sewer, manhole repairs, main line sewer spot repairs, sewer lateral service connection spot repairs and the elimination of two (2) SSOs on Effingham Drive, from Glenbrook Boulevard to Sherwood Boulevard.

Sherwin-Williams Company - Corporate Headquarters Site Development | Cleveland, OH

Sherwin-Williams, the world's leading paints and coatings manufacturer, is constructing its new global headquarters in the center of downtown Cleveland just west of Public Square. Osborn Engineering served as the project civil design engineer and engineer-of-record. The project includes three buildings spread over three city blocks including an adjacent parking structure for more than 900 vehicles. The site also includes temporary on-grade parking lots with new infrastructure designed to accommodate plans for the phased build-out of future mixed use development.

City of Cuyahoga Falls - Downtown Front Street Transformation

Criteria design and engineering services to re-open Front Street to vehicular traffic and create an exciting new district. The project consisted of opening Front Street to one lane of traffic in each direction with on street parking, flexibility to utilize the space for street festivals and the reconfiguration an adjacent parking deck. Osborn prepared a design build bid package and assisted the owner in reviewing contractor's bids, alternative technical concepts and value engineering, review contractor's plans for compliance to concepts and specifications. Osborn provided construction administration services as the project progresses into construction.

City of Bay Village - Pavement Maintenance & Resurfacing Program

As the Director of Public Service and Properties for the City of Bay Village, Mr. Galli was responsible for all work activities, maintenance and construction in the public right-of-way. Dan prepared a master/standardized bidding document of all construction projects within the city. Dan directed the team that prepared the bidding documents (specifications and plans) for the annual resurfacing program. Dan's staff provided the construction observation and contract administration (shop drawing submittal review, on-site construction observation, daily progress reports, progress meetings, resident correspondence, testing coordination, pay estimate preparation and project close out) for all of the projects.

REPRESENTATIVE PROJECTS

Downtown Front Street Transformation

City of Cuyahoga Falls | Cuyahoga Falls, OH

The City of Cuyahoga Falls was focused on creating a more successful and vibrant central business district by opening up the downtown core that was closed off to traffic over 40 years ago. Osborn Engineering worked with The City of Cuyahoga Falls to re-open Front Street to vehicular traffic and create an exciting new district. Osborn was selected as the Owner's Rep for the project providing criteria design for conversion of a pedestrian mall to a roadway. The project consisted of opening Front Street to one lane of traffic in each direction with on street parking. The design included the flexibility to utilize the space for street festivals. The streetscaping reflects the image of Cuyahoga Falls. Two way traffic has been established on the parallel Second Street. Osborn provided structural engineering to reconfigure an adjacent parking deck that included a glass-enclosed stair tower and elevator. Osborn prepared a design build bid package and assisted the owner in reviewing contractor's bids, alternative technical concepts and value engineering, review contractor's plans for compliance to concepts and specifications. As a cost saving component for this project, the existing storm sewer was reused. Osborn also provided construction administration services as the project progressed into construction. The project reshaped the City's center, offering a mix of modern uses and a pleasing landscape for vehicle, pedestrians and recreational activities.

Size

1 Mile of Roadway/Streetscape

Cost

\$13,000,000

Services

Civil | Transportation | Electrical |
Structural | CA

Completed

2018



Shoreline Drive Rehabilitation

City of Sandusky | Sandusky, OH

Osborn was the Criteria Designer and Owner's Representative for the Shoreline Drive Rehabilitation and Streetscape Project for the City of Sandusky. The rehabilitation and streetscape was performed as a Design Build project. Osborn was responsible for development of 40% design plans and project specifications. The project involved a multipurpose path, which was part of a city wide plan, upgrading utilities, pavement replacement, public involvement, and streetscape enhancements. Osborn performed field inspections of the existing pavement surfaces, curbs, drive aprons, and curb ramps to determine the necessary repairs, locations, and quantities. Utility work involved development of schematic plans for rehabilitation of the existing waterline, sanitary sewer, storm sewers, and relocation of overhead utilities underground. In addition, Osborn assisted the City in preparation of the Design Build Request for Proposal, including general notes, technical specifications, bid form/quantity tabulations, and opinion of probable construction cost. Osborn served as the owner's representative assisting in reviewing contractor proposals and alternate technical concepts, and assisted with short listing contractors as well as provide recommendations for contract award. During the construction phase, Osborn provided full-time field construction engineering.

Size

3,500 LF

Cost

\$18,300,000

Services

Owners Rep | Transportation

Completed

2019



Smith Road Reconstruction

City of Middleburg Heights | Middleburg Heights, OH

This project involves the rehabilitation and streetscape conversion of approximately 2900 feet of Smith Road extending from W.130th to Pearl Road and coordination with the Smith Road resurfacing from Pearl to Sheldon. The plans will build on the vision established in the Southland District Vision TICI Plan, developing a preliminary plan for Smith Road to become a vibrant part of Middleburg Heights.

The preliminary Smith Road Streetscape Design and Reconstruction Plan will be a streetscape design that will address public realm street and sidewalk improvements, multi-modal transportation enhancements, supporting technology, green infrastructure, and a forward-thinking strategy for support of local retail, residential, and Middleburg Heights visitors.

Size

0.5 Miles

Cost

\$6,800,000

Services

Transportation, Owners Rep

Completed

2023



Longano Drive - Reconstruction Improvements

City of Independence | Independence, OH

Longano Reconstruction project includes the comprehensive reconstruction of a residential street for the City of Independence. The existing 2-lane asphalt road is approximately 1,700 feet long ending in a cul-de-sac. The current street does not have sidewalks and is limited to a 50-foot right-of-way. The project design consists of widening the roadway pavement to 26 feet, adding sidewalks along both sides of the street, and improving the intersection at Brecksville Road to include two exit lanes, a center landscaped median, and an entrance lane. In addition to the pavement reconstruction, the project includes replacement of the aging waterline and service connections and replacement and upgrade of the stormwater sewers and an outfall.

The maintenance of traffic during construction is challenging as this street is a dead-end cul-de-sac requiring the reconstruction work to maintain access to two-way traffic during construction.

Size

1,700 LF

Cost

\$1,100,000

Services

Transportation, Owners Rep

Completed

2023



Existing Conditions



CUY-021-09.09 Brecksville Road over IR-480

ODOT D12 & City of Independence | Independence, OH

Osborn was the Engineer of Record for the rehabilitation of the existing bridge carrying Brecksville Road over IR-480 in the City of Independence, Ohio. The bridge, CUY-021-09.09, is a 4-span welded steel girder bridge with an overall length of 418 feet and a width of 66'-4" out to out, including sidewalks on both sides. The bridge carries (2) lanes of mainline SR-21 traffic in each direction. Proposed work includes replacement of the existing concrete deck with a new composite reinforced concrete deck, rehabilitation of the existing substructures, and replacement of the bridge expansion joints, parapets, safety fence, bridge lighting, and approach slabs. The existing fixed bearings at Piers 1 and 2 were replaced with elastomeric fixed bearings, while all other existing bearings were reset as needed. The existing pier cap and columns were rehabilitated and strengthened with a composite fiber-wrap system. Scuppers were eliminated from the bridge, with all bridge run off being collected by catch basins at the end of the approach slabs.

As part of this project, Osborn collaborated with ODOT District 12 and the City of Independence to develop signature aesthetic enhancements to the bridge parapets, lighting, and fence to coordinate with the City's master plan.

Utility coordination and involvement was a key element of this project from day one. Osborn coordinated with 10 different utility companies during the design phase to ensure each utility was maintained throughout construction and subsequently supported on the bridge girders in the final rehabilitated condition.

S.R. 21 is a reliever route of I.R. 77 and carries heavy vehicular traffic as well as the GCRTA 77F bus route connecting the area to downtown Cleveland. Maintaining vehicular and pedestrian traffic was critical for this project in order to meet the needs of the corridor and maintain the connection between residential and commercial areas north and south of the bridge. Therefore, the bridge will be rehabilitated in phases allowing one lane of traffic in each direction to be maintained throughout construction. In addition, Osborn worked together with the Design Build Team for ODOT Project CUY-480-18.42 to ensure construction of the CUY-21-09.09 project did not interfere with the various MOT phases required along mainline I-480.

Size

4-Span Bridge | 418'

Cost

\$4,500,000

Services

Transportation

Completed

2023



LOR-254-02.03 Safety Improvements & Signal Upgrades

Ohio Department of Transportation - District 3 | Sheffield Village, OH

Osborn was the Engineer of Record for the rehabilitation of SR 254 between IR-90 and SR 301 in the Village of Sheffield, Ohio. As a result of a 2010 and 2013 safety study it was recommended that access management practices and a second eastbound right turn lane on SR 254 at the SR 301 intersection be implemented to address the high percentage of crashes along this corridor. Hence, this project included the design and re-construction of 1,100-ft of pavement to be used as a second right turn lane with concrete curb and gutter in the eastbound direction of SR 254.

The project also included upgrading the interconnected traffic signals at three intersections to mast arms with new radar detection, replacing and upgrading of the existing drainage system, planing and resurfacing of the existing asphalt pavement, and installation of new overhead signs, drive-ways, sidewalks, and ADA compliant curb ramps. The design included a longitudinal channelizer along the painted center line to provide access management to the properties along this corridor. As a testament to Osborn's professionalism and dedication to "total client satisfaction", our design plans were utilized by the ODOT Traffic Academy as an example of how to correctly design and develop a set of ODOT construction plans with traffic signals in their 2017 Signal Design Class. The plans were utilized as reference materials for MOT design, typical sections, plan and profiles, traffic control plans and signal plans.

Size

1,100 feet

Cost

\$1.88 Million

Services

Transportation

Completed

2020

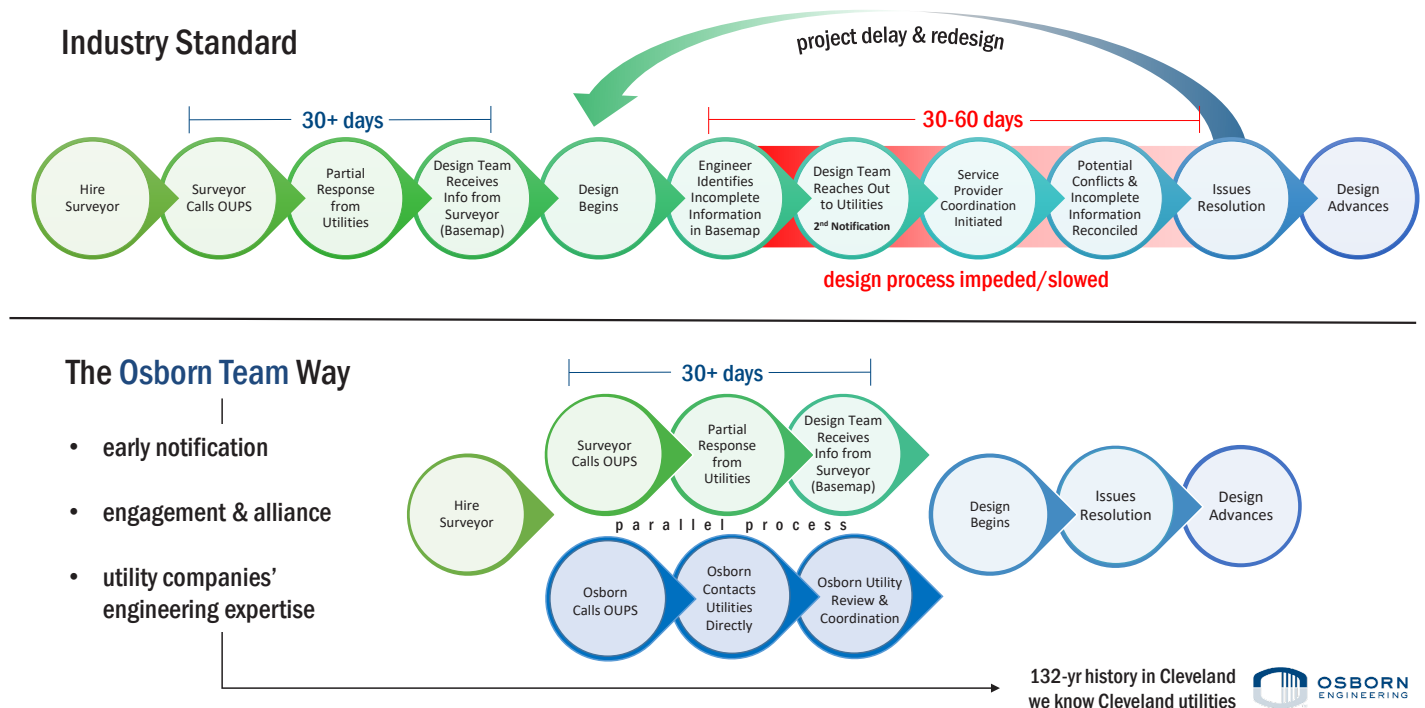


Quality of Work / Experience

Osborn Engineering has a long-standing history specializing in municipal and utility engineering, with a notable specialization in waterline replacement projects. We have successfully partnered with a number of cities within the greater Cleveland/Akron/Canton area to help them expand, replace, repair, or improve their infrastructure. A selection of the municipalities we have had the pleasure to serve within the past 5 years include, but are not limited to the cities of Akron, Berea, Cleveland, Columbus, Eastlake, Euclid, Lakewood, Lorain, Westlake, Newburgh Heights, Seven Hills, Parma, Richfield and the Lake County Utilities Department.

Our firm's established history working with municipalities has provided the Osborn team with a wealth of knowledge, experience, and lessons-learned, making us a reliable partner dedicated to successfully achieving our client's project goals. We utilize subconsultants where necessary and this enables us to rely on a vast array of experts and fine tune the selected subconsultants that are familiar with the project and can add to strength and ability to complete the project on time and on budget.

Public/Private Utility Location Design Path: Industry Standard vs. The OSBORN TEAM Way



ODOT PREQUALIFICATIONS

ODOT

Prequals

Bridge Design Level 1.1/1.2
Bridge Design Level 2
Bridge Inspection Level 1
Bridge Inspection Level 2
Non-Complex Roadway Design
Complex Roadway Design
Interchange Justification/
Modification Study
Bicycle Facilities and
Enhancement Design
Basic Traffic Signal Design
Traffic Signal System Design
Limited Highway Lighting Design
Complex Highway Lighting Design
Construction Management Firm
Safety Studies

REFERENCES



Tony Demasi

City Engineer

City of Cuyahoga Falls

demasitv@cityofcf.com | (330) 971-8180

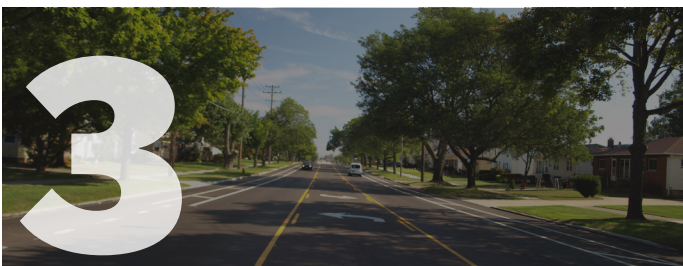


Aaron Klein

Director of Public Works

City of Sandusky

aklein@ci.sandusky.oh.us | (419) 627-5844



Jim Herron

Director of Public Service

City of Middleburg Heights

jherron@middleburgheights.com | (440) 234-2216



“

I have worked with many consulting firms over the years and Osborn Engineering is among the best.

...Their drawings were complete and well detailed. They were professional, qualified, responsive, and willing to work as a team with everyone. I would highly recommend Osborn for any engineering/design project.

Robert P. Kelly,

Former Engineering Director

City of Westlake

BEACHWOOD PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: August 18, 2025

RE: Council Agenda Item: City Hall Glazing Replacement Project

Bids were received on July 31st for the above referenced project. The lowest bid was submitted by Pioneer Cladding & Glazing Systems Inc. with a base bid cost of \$129,082.00. Pioneer also submitted the lowest bids for Alternate #1 - \$136,595.00, Alternate #2 - \$41,558.00 and Alternate #3 - \$109,011.00.

The scope of work includes the replacement of windows in the City Hall Rotunda Area, the west portion of City Hall and east, leading up to the Building Department. The lead time on the windows is 6 to 8 weeks, with a 60-day time frame of project completion. After reviewing the base bid and the alternates with Perspectus Architecture, we are recommending to perform the base bid and all 3 alternates at this time with a total cost of \$416,246.00.

Attached for your review are the bid tabulations and proposals. Please let me know if you have any questions or need any additional information. With your approval, I would like to place this item on the next Council agenda.

A RESOLUTION ACCEPTING A CERTAIN BID FROM PIONEER CLADDING & GLAZING SYSTEMS, INC. FOR THE CITY HALL GLAZING AND REPLACEMENT PROJECT, INCLUDING ALL ALTERNATES; WAIVING THE BID BOND REQUIREMENT; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, two (2) bids were received by the Clerk on July 31, 2025, for the City Hall Glazing and Replacement Project, pursuant to advertising for competitive bidding as required by law;

WHEREAS, Pioneer Cladding & Glazing Systems, Inc. submitted a bid in the amount of One Hundred Twenty-Nine Thousand Eighty-Two Dollars and No/Cents (\$129,082.00) for the base bid, and additional amounts of One Hundred Thirty-Six Thousand Five Hundred Ninety-Five Dollars and No/Cents (\$136,595.00) for Alternate #1, Forty-One Thousand Five Hundred Fifty-Eight Dollars and No/Cents (\$41,558.00) for Alternate #2, and One Hundred Nine Thousand Eleven Dollars and No/Cents (\$109,011.00) for Alternate #3;

WHEREAS, although the bidder did not submit a bid bond at the time of bid opening, the cost of the bid bond was adjusted for in the base bid pricing;

WHEREAS, the Public Works Director has recommended that Council accept the bid of Pioneer Cladding & Glazing Systems, Inc.; and

WHEREAS, there is a significant difference between the bid of Pioneer Cladding & Glazing Systems, Inc. and the only other bid received, and based on the adjustment of the bid bond cost and this substantial cost differential, Council finds it to be in the best interest of the City to waive the bid bond requirement and accept the bid as submitted.

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 the bid of Pioneer Cladding & Glazing Systems, Inc., as further outlined on the Bid Specification Sheet, attached hereto as Exhibit "A" and incorporated herein, is hereby accepted for the City Hall Glazing Replacement Project, including the base bid and all three alternates, in a total amount not to exceed Four Hundred Sixteen Thousand Two Hundred Forty-Six Dollars and No/Cents (\$416,246.00). The bid bond requirement is hereby waived under the circumstances described in the recitals above.

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 and before the winter season; 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 2nd day of September, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 3rd day of September, 2025.

Clerk

Approval: I have approved this legislation this 3rd day of September, 2025, and filed it with the Clerk.

Mayor

City of Beachwood Bid Opening
7/31/2025 @ 10 AM Conference Room A
Bidders for City Hall Glazing Replacement Project

	Bid Bond	Non-Collusion Affidavit	Base Bid Amount	15% Contingency	TOTAL	Bid Alternate #1	Bid Alternate #2	Bid Alternate #3
Timekey Enterprises LLC	✓	✓	\$227,230.00	\$34,085.00	\$261,315.00	\$303,647.00	\$81,806.00	\$208,126.00
Pioneer Cladding & Glazing Systems Inc.	included in cost	✓	\$129,082.00	included in Base Bid	\$129,082.00	\$136,595.00	\$41,558.00	\$109,011.00

7-31-25

**City Hall Glazing Replacement
City of Beachwood**

25325 Fairmount Boulevard, Beachwood, OH 44122

City of Beachwood
Attn.-Michael Rider

Base Bid Proposal: **\$129,082.00**

Pricing is based on architectural drawings and specifications from Perspectus, Inc, dated 6/13/2025

Furnish & Install Base Bid as Follows:

1. 100% union skilled labor. This proposal is based on performing all work on straight-time hours, Mon. thru Fri.
2. Remove and replace glazing, (98) total pieces. Remove and re-install pressure plates and curtain wall covers from existing Base bid area as shown on sheet A-361. Glazing to be combination of Types IGU-S, IUG-F and +T/IGU as indicated on sheet A-361.
3. 500 LF of new painted curtain wall face cap, material only.
4. Standard submittals, Shop drawings and stamped calculations.
5. Lift equipment as necessary to access our work area.
6. Caulking with backer rod at exterior and interior perimeter of our work (1 bead each).
7. Warranty period of 1 year from date of substantial completion.
8. Worker's Compensation and General Liability Insurance.
9. 15% Contingency/Allowance included.
10. Payment and performance bond.

Exclusions:

1. Temporary board-ups or barricades. Any protection of our materials during proper storage, or after installation.
2. Final Cleaning of materials or wipe down. We will remove excess material during installation.
3. Sales Tax.
4. Precast Drip Edge.
5. Parking.
6. Pioneer to have adequate access for storage of material, lull, JLG, equipment, and parking.
7. Insulation of any kind, firesafing, backpans.
8. Any Brake metal and metal flashings.
9. All doors and door glazing.
10. Mock-ups.
11. Liquidated Damages.
12. Any blast mitigation of glass, framing or other materials.
13. Any metal panels or framing not mentioned above.

*Quoted by Bob Andrus
2550 Brookpark Road Cleveland, OH 44134
Direct: (216)920-2886 Fax: (216)920-2901*

Clarifications:

1. This proposal is valid for 30 days.
2. All changes and additions are to be approved only with and pursuant to signed paperwork from the General Contractor.
3. This proposal in its entirety is to form part of our contract.
4. This proposal does not include any items not specifically mentioned above.

7-31-25

**City Hall Glazing Replacement
City of Beachwood**

25325 Fairmount Boulevard, Beachwood, OH 44122

City of Beachwood
Attn.-Michael Rider

Alternate 1 Proposal: **\$136,595.00**

Pricing is based on architectural drawings and specifications from Perspectus, Inc, dated 6/13/2025

Furnish & Install Base Bid as Follows:

1. 100% union skilled labor. This proposal is based on performing all work on straight-time hours, Mon. thru Fri.
2. Remove and replace glazing, (151) pieces total. Remove and re-install pressure plates and curtain wall covers from existing Alternate 1 area as shown on sheet A-361. Glazing to be combination of Types IGU-S, IUG-F, IGU-P and +T/IGU as indicated on sheet A-361.
3. Remove and re-install (20) sunshade units.
4. Standard submittals, Shop drawings and stamped calculations.
5. Lift equipment as necessary to access our work area.
6. Caulking with backer rod at exterior and interior perimeter of our work (1 bead each).
7. Warranty period of 1 year from date of substantial completion.
8. Worker's Compensation and General Liability Insurance.
9. 15% Contingency/Allowance.
10. Payment and performance bond.

Exclusions:

1. Temporary board-ups or barricades. Any protection of our materials during proper storage, or after installation.
2. Final Cleaning of materials or wipe down. We will remove excess material during installation.
3. Sales Tax.
4. Any blast resistance of glazing.
5. Pioneer to have adequate access for storage of material, lull, JLG, equipment, and parking.
6. Precast Drip Edge.
7. Parking.
8. Insulation of any kind, firesafing, backpans.
9. Any wiring or electrical hardware installation.
10. Any Brake metal and metal flashings.
11. Mock-ups.
12. Liquidated Damages.
13. Any blast mitigation of glass, framing or other materials.
14. Any metal panels or framing not mentioned above.

Quoted by Bob Andrus
2550 Brookpark Road Cleveland, OH 44134
Direct: (216)920-2886 Fax: (216)920-2901

Clarifications:

1. This proposal is valid for 30 days.
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7-31-25

**City Hall Glazing Replacement
City of Beachwood**

25325 Fairmount Boulevard, Beachwood, OH 44122

City of Beachwood
Attn.-Michael Rider

Alternate 2 Proposal: **\$41,558.00**

Pricing is based on architectural drawings and specifications from Perspectus, Inc, dated 6/13/2025

Furnish & Install Base Bid as Follows:

1. 100% union skilled labor. This proposal is based on performing all work on straight-time hours, Mon. thru Fri.
2. Remove and replace glazing (20 Pcs. total). Remove and re-install pressure plates and curtain wall covers from existing Alternate 2 area as shown on sheet A-361. Glazing to be Type IGU as indicated on sheet A-361.
3. Standard submittals, Shop drawings and stamped calculations.
4. Lift equipment as necessary to access our work area.
5. Caulking with backer rod at exterior and interior perimeter of our work (1 bead each).
6. Warranty period of 1 year from date of substantial completion.
7. Worker's Compensation and General Liability Insurance.
8. 15% allowance/contingency.
9. Payment and performance bond.

Exclusions:

1. Temporary board-ups or barricades. Any protection of our materials during proper storage, or after installation.
2. Final Cleaning of materials or wipe down. We will remove excess material during installation.
3. Sales Tax.
4. Any blast resistance of glazing.
5. Pioneer to have adequate access for storage of material, lull, JLG, equipment, and parking.
6. Precast Drip Edge.
7. Parking.
8. Insulation of any kind, firesafing, backpans.
9. Any wiring or electrical hardware installation.
10. Any Brake metal and metal flashings.
11. Mock-ups.
12. Liquidated Damages.
13. Any blast mitigation of glass, framing or other materials.
14. Any metal panels or framing not mentioned above.

Clarifications:

*Quoted by Bob Andrus
2550 Brookpark Road Cleveland, OH 44134
Direct: (216)920-2886 Fax: (216)920-2901*

1. This proposal is valid for 30 days.
2. All changes and additions are to be approved only with and pursuant to signed paperwork from the General Contractor.
3. This proposal in its entirety is to form part of our contract.
4. This proposal does not include any items not specifically mentioned above.

7-31-25

**City Hall Glazing Replacement
City of Beachwood**

25325 Fairmount Boulevard, Beachwood, OH 44122

City of Beachwood
Attn.-Michael Rider

Alternate 3: **\$109,011.00**

Pricing is based on architectural drawings and specifications from Perspectus, Inc, dated 6/13/2025

Furnish & Install Base Bid as Follows:

1. 100% union skilled labor. This proposal is based on performing all work on straight-time hours, Mon. thru Fri.
2. Remove and replace glazing, (83) pieces total. Remove and re-install pressure plates and curtain wall covers from existing Alternate 3 area as shown on sheet A-361. Glazing to be combination of Types IGU, IGU-S and IGU-F as indicated on sheet A-361.
3. Removal and re-install of sunshades.
4. Standard submittals, Shop drawings and stamped calculations.
5. Lift equipment as necessary to access our work area.
6. Caulking with backer rod at exterior and interior perimeter of our work (1 bead each).
7. Warranty period of 1 year from date of substantial completion.
8. Worker's Compensation and General Liability Insurance.
9. 15% allowance/contingency.
10. Payment and performance bond.

Exclusions:

1. Temporary board-ups or barricades. Any protection of our materials during proper storage, or after installation.
2. Final Cleaning of materials or wipe down. We will remove excess material during installation.
3. Sales Tax.
4. Precast Drip Edge.
5. Pioneer to have adequate access for storage of material, lull, JLG, equipment, and parking.
6. Parking.
7. Insulation of any kind, firesafing, backpans.
8. Any wiring or electrical hardware installation.
9. Any Brake metal and metal flashings.
10. Mock-ups.
11. Liquidated Damages.
12. Any blast mitigation of glass, framing or other materials.
13. Any metal panels or framing not mentioned above.

Clarifications:

1. This proposal is valid for 30 days.
2. All changes and additions are to be approved only with and pursuant to signed paperwork from the General Contractor.
3. This proposal in its entirety is to form part of our contract.
4. This proposal does not include any items not specifically mentioned above.

Addendum No.	01
Date	July 28, 2025
Project Name	Beachwood City Hall Glazing Replacement
Project Number	24-135
Project Location	25325 Fairmount Boulevard, Beachwood, OH 44122
Documents	Bidding & Permit, June 13 2025

This Addendum hereby modifies, supplements, and amends the Contract Documents, as prepared by Perspectus Architecture. Wherein this Addendum varies or is in conflict with the Contract Documents, the requirements of this Addendum shall govern. In all other particulars, the requirements of the original Specifications and Contract Documents, including any previous Addenda, shall govern.

This addendum is comprised of the following items:

GENERAL

No.	Item
1	Prebid Agenda (Attached)
2	Revised Specifications Table of Contents (Attached) Added Section 012200 – UNIT PRICES. See attached.
3	Revised Bid Proposal Document (Attached) Revised ITEM 3 – GENERAL CONSTRUCTION CONTRACT by adding UNIT PRICES to the bid form for Unit Price 1: Face Cap Replacement of 500 Lineal Feet as estimated quantity and line for Subtotal of Unit Price Extensions.
4	012200 – UNIT PRICES specifications section added to the project.

DRAWINGS

Replace existing drawings with attached, revisions as clouded on new drawings:

No.	Item
1	None

[End of Addendum]

Project Name City of Beachwood City Hall Glazing Replacement
Project Number 24-135
Date & Time July 24, 2025, 9:00 am
Meeting Title Pre-Bid
Meeting Location City Hall; Outside

A. Opening

1. Introduction:

- a. Scott Sturm (Sr. Project Director, Perspectus)
- b. Chris Arrietta (Public Works Director, City of Beachwood)
- c. Mike Rider (Superintendent of Field Operations, City of Beachwood)

B. Bidding

1. Bids will be received at City Hall – ensure to follow instructions

- a. Make sure you submit all documents required from project manual including signatures and notarizations.
 - i. Submittal
 - (a) Bid Proposal- make sure you include all pages
 - (b) List of current projects, contact person, phone number, status, estimated completion, bonding information

2. Due Thursday, July 31st, 2025, 10:00 am

- a. Bids will be opened immediately after at 10:30 am in Conference Room A in City Hall.
- b. Last Day to receive RFIs Friday, July 25th at 1:00 pm
- c. Final Addendum Tuesday, July 29th, 2025

3. Bid Guarantee and a contract Bond is required for this project per Ohio Revised code

4. Prevailing wages apply

- a. Affidavit of Compliance will be required to be signed and notarized by awarded contractor.

5. Hard copies of the documents are on file and able to be viewed at the office of the Public Works Director.

- a. Digital copy of bid documents can be requested by emailing ss Sturm@perspectus.com.

6. Communication during bidding- RFIs via email only

- a. ss Sturm@perspectus.com
- b. Subject: City Hall Glazing Replacement Bid Question
- c. DO NOT CONTACT OWNER OR CONSULTANTS DIRECTLY

7. Alternates

- a. Alternate 1: Replacement of the South glazing as shown on the drawings, not a part of Base Bid
- b. Alternate 2: Replacement of East glazing as shown on the drawings.
- c. Alternate 3: Replacement of West glazing as shown on the drawings.

8. Contingency

- a. Include a 15% of Bid Subtotal for owner contingency

C. Project Scope Overview

- 1. Base Bid is the entry vestibule exterior insulated glazing not including the entrance doors, atrium rotunda exterior insulated glazing, and the east facing portion of the atrium.
- 2. Schedule - Provide a duration in calendar days of completion in the Bid Proposal.

D. Work requirements

1. Hours of work
2. Work to be performed in a continuous manner without unnecessary or unexplainable long pauses of work
3. Site coordination with Department of Public Works to coordinate with City Hall staff
4. Timing of work affecting interior of building to be coordinated with Public Works to coordinate with City Hall staff
5. Contractor responsible for securing the site and for temporary enclosure of atrium rotunda and window openings
6. Parking
7. Job trailer/office

E. Addendum

1. Addendum will be posted to the City of Beachwood Website

F. Other

1. Form of contract between Owner and Contractor will be AIA A101- General conditions AIA A201
2. Drawings have been submitted to local authorities for plan review. The City of Beachwood has waived all permit fees, but the successful bidder and their subcontractors will be responsible for yearly City of Beachwood registration fees.
3. There are liquidated damages on the project as indicated in the AIA A101....\$1,000/ day

G. Site Walk-Thru

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

BID DOCUMENTS

LEGAL NOTICE

SCOPE OF WORK

INSTRUCTIONS TO BIDDERS – AIA A701

BID PROPOSAL

BIDDING DOCUMENTS

BID PROPOSAL

NON-COLLUSION AFFIDAVIT

QUALIFICATIONS OF BIDDER AFFIDAVIT

BIDDER'S SIGNATURE AND OWNERSHIP

LIST OF SUBCONTRACTORS & SUPPLIERS

LIST OF EXPERIENCE

QUESTIONNAIRE FOR BIDDER

BIDDER'S AFFIDAVIT CITY INCOME TAX STATUS

CONTRACTING

STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR – AIA
A101

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION – AIA 201

SUPPLEMENTARY CONDITIONS AIA DOCUMENT A201

PERFORMANCE BOND

PAYMENT BOND

CERTIFICATION OF PERSONAL PROPERTY TAX

LIEN WAIVER

RELEASE AND HOLD HARMLESS

PUBLIC IMPROVEMENT AGREEMENT

CITY OF BEACHWOOD CONTRACT ADDENDUM

CERTIFICATE OF COMPLIANCE

PREVAILING WAGE

FINDINGS FOR RECOVERY

AFFIDAVIT OF COMPLIANCE PREVAILING WAGES

DIVISION 01 - GENERAL REQUIREMENTS

003100	AVAILABLE PROJECT INFORMATION
003100.01	HAZARDOUS MATERIALS ASSESSMENT
011000	SUMMARY
012000	PRICE AND PAYMENT PROCEDURES
012200	UNIT PRICES
012300	ALTERNATES
012500	SUBSTITUTION PROCEDURES
013000	ADMINISTRATIVE REQUIREMENTS
013216	CONSTRUCTION PROGRESS SCHEDULE
014000	QUALITY REQUIREMENTS
014100	REGULATORY REQUIREMENTS
014216	DEFINITIONS
014533	CODE-REQUIRED SPECIAL INSPECTIONS AND PROCEDURES
015000	TEMPORARY FACILITIES AND CONTROLS
015100	TEMPORARY UTILITIES
015213	FIELD OFFICES AND SHEDS
015500	VEHICULAR ACCESS AND PARKING
015639	TEMPORARY TREE AND PLANT PROTECTION
016000	PRODUCT REQUIREMENTS
017000	EXECUTION AND CLOSEOUT REQUIREMENTS
017800	CLOSEOUT SUBMITTALS

017900 DEMONSTRATION AND TRAINING

DIVISION 02 - SITEWORK

024119 SELECTIVE DEMOLITION

DIVISION 03 – 07 – NOT USED

DIVISION 08 – OPENINGS

088001 EXTERIOR GLAZING

DIVISION 9 – 28 – NOT USED

BID PROPOSAL

The undersigned, having full knowledge of the site, plans and specifications for the following improvements and the conditions of this proposal, hereby agrees to furnish all services, labor, materials, and equipment necessary to complete the entire project, according to the plans, specifications, project completion dates, and accept the prices specified herein as full compensation for the work in this proposal. I further agree to comply with restrictions on daily working hours denoted herein for my company, including all my sub-contractors, and will abide with the time restrictions regarding when work will be performed at locations denoted herein.

PROJECT: City Hall Glazing Replacement
City of Beachwood

LOCATION: 25325 Mercantile Road
Beachwood, Ohio 44122

BID

FROM:

PIONEER CLADDING & GLAZING

Firm Name

2550 Brookpark Road, CLEVELAND, OHIO 44134

Business Address

INSTRUCTIONS:

1. Questions during bidding must be submitted in writing no later than , July 25th, 2025 at 1:00 PM EST via email to:

Scott Sturm: ssturm@perspectus.com

Email Subject Line: City Hall Glazing Replacement Bid Question

No Phone Calls.

2. Submit bids by July 31st, 2025 at 10:00 A.M. EST to:
 - a. Hardcopies to:
City of Beachwood
25325 Fairmount Boulevard
Beachwood, Ohio 44122
3. The form of contract will be the AIA A101 Standard Form of Agreement between Owner and Contractor where the Basis of Payment is a Stipulated Sum – Latest Edition.
4. Bids are to be submitted on the bid form provided with all fields completed. Incomplete bids and bids not on the bid form will not be considered.
5. Bids are to be based on the bid documents. The bid documents consist of:
 - a. Bid Form
 - b. Drawings
 - c. Specifications

- d. Addenda (if issued)
6. Insurance in accordance with the contract document requirements
7. The architect has submitted drawings and specifications to the local authorities for plan review. The City of Beachwood has waived all permit fees, but the successful bidder and their subcontractors will be responsible for the yearly City of Beachwood Contractor Registration fees. Bidders acknowledge that prior to submission of the bid they are aware of the requirements for obtaining permits and/or other necessary approvals by state and local agencies.

ITEM 1 - ACKNOWLEDGMENTS

The Bidder hereby acknowledges that the following representations in this Bid are material and not mere recitals:

1. The Bidder has read and understands the proposed Contract Documents and agrees to comply with all requirements of the proposed Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder, which might indicate a contrary intention.
2. The Bidder represents that the Bid is based upon the Basis of Design or Acceptable Components specified by the proposed Contract Documents.
3. The Bidder has visited the site, and has satisfied themselves as to the nature and extend of the work, and the general local conditions, including but not limited to the following:
 - a. Transportation
 - b. Rules, regulations, ordinances, and codes of the state, county, and municipality where the project is located.
 - c. Disposal of waste
 - d. Handling and storage of materials
 - e. Availability of labor
 - f. Type of equipment and facilities required.
 - g. The nature and effect of any business being conducted on the premises or adjacent thereto.
4. The Bidder understands that the Contract is subject to all provisions of, duties, obligations, remedies and penalties of Ohio Revised Code Chapter 4115 Wages and Hours on Public Works and the U.S. Department of Labor (Davis-Bacon Act) that the Bidder shall pay any wages increase in the locality during the term of the Contract.
5. The Bidder certifies that upon award of a Contract, as the Contractor it shall make a good faith effort to ensure that all of the Contractor's employees, while working on the Site, shall not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.
6. The Bidder acknowledges that it read all of the Instructions to Bidders AIA A701 and understands and agrees to the terms and conditions stated in them.
7. The Bidder agrees to furnish any information requested by the City of Beachwood or the Architect/ Engineer to evaluate the responsibility of the Bidder including the City of Beachwood Bid Questionnaire.
8. Bidder acknowledges that by signing the Bid Form on the following Bidder's Signature and Ownership page that it is signing the actual bid and when submitted as part of its bid package, shall serve as the Bidder's authorization for the further consideration and activity in the bidding and contract process.

--Remainder of page left blank intentionally--

ITEM 2 - ADDENDA

Provide list acknowledging the receipt of any addenda issued during the bid period

No.	Date
01	7.28.25

The undersigned Bidder proposes to perform all Work for the Contract in accordance with the proposed Contract Documents, for the following sum:

ITEM 3 - GENERAL CONSTRUCTION CONTRACT

UNIT PRICES (Include the subtotal of Unit Price extensions in the Base Bid below. Unit prices shall be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the Bid Form and the actual quantities provided. The Contractor's Fee on account of Unit Price Work is included in the Base Bid and not in the Unit Price.)

Description	Estimated Quantity	Unit Price	Unit of Measure	Extension
INSULATED GLASS	77	1440.34	PER PIECE	110,906. ⁰⁰
Unit Price 1:				
Face Cap Replacement	500 LF	\$ 2.68	/ Lineal Feet	\$ 1,340. ⁰⁰

SUBTOTAL OF UNIT PRICE EXTENSIONS: \$ 112,246.⁰⁰

BASE BID SUBTOTAL (Amount for Material, Contractor's Fee and costs for unloading and handling on the Site, Labor, installation costs, and other expenses contemplated for the Base Bid Scope of Work.)

SUBTOTAL OF BASE BID: \$ 112,246.⁰⁰

CONTINGENCY (Include Contingency amount to cover any unexpected expenses in the Base Bid below.)

Contingency: 15% of Bid Subtotal

SUBTOTAL OF CONTINGENCY: \$ 16,836.⁰⁰

TOTAL BID SUM (Including Subtotal of Base Bid and Contingency Above):

ALL LABOR AND MATERIALS, for the sum of \$ 129,082.⁰⁰-

Sum in words: ONE HUNDRED TWENTY NINE THOUSAND EIGHTY TWO Dollars

For the construction of the "City Hall Glazing Replacement" in the City of Beachwood, Ohio.

ITEM 4 – ALTERNATES

ALTERNATES: Alternates are not to be included in the bid total and are defined in Specification Section 012300.

Alternate No. 1: Replacement of South glazing not a part of Base Bid

Alternate Amount \$ 136,595.⁰⁰- Circle One Add Deduct

Alternate No. 2: Replacement of East glazing.

Alternate Amount \$ 41,558.⁰⁰- Circle One Add Deduct

Alternate No. 3: Replacement of West glazing.

Alternate Amount \$ 109,011.⁰⁰- Circle One Add Deduct

ITEM 5 - SCHEDULE

1. BIDDER agrees that the Work will be substantially complete in accordance with the

General Conditions within 109 calendar days from the Date of Commencement. BASE BID ONLY

Bidder's Authorized Signature and Date: [Signature] 7.31.25

Printed Name of Bidder's Authorized Signatory: MICHAEL T. ROBINSON
G. M.

NON-COLLUSION AFFIDAVIT

STATE OF OHIO

SS:

COUNTY OF CUYAHOGA

MICHAEL T. ROBINSON, being first duly sworn, deposes
(NAME)

and says that he/she is GENERAL MANAGER for
(POSITION)

Pioneer Cladding the party making the fore-
(COMPANY NAME)

going proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Euclid or any person interested in the proposed contract; and that all statements in said proposal or bid are true. .

AFFIANT [Signature]

Sworn to and subscribed before me, a Notary Public, on this 31st day of July, 2025.

NOTARY PUBLIC [Signature]

My commission expires March 12, 2029



MARIE J. ROBINSON
Notary Public, State of Ohio
My Commission Expires 03/12/2029

QUALIFICATIONS OF BIDDER AFFIDAVIT

(Bidders Must Complete This Section)

I, MICHAEL T. ROBINSON, do hereby certify that

PIONEER CLADDING & GLAZING bidder of Contract For
CITY OF BEACHWOOD, CITY HALL GLAZING REPLACEMENT

Is a responsible bidder by all items stated in Qualifications of Bidders as follows:

To be considered Responsible, a **Bidder Must:**

1. Maintain a permanent place of business.
2. Have adequate equipment & experienced workers to do the work properly and expeditiously.
3. Have suitable financial status to meet obligations incident to the work (a "Financial Statement of Bidder" must be filed with each Bid).
4. Have had experience on projects of similar character and magnitude. An Experience Sheet must be filed with each Bid on the company letterhead.
5. Not to be in debt to the City of Euclid or involved in litigation with the city.
6. Have been in the construction business for at least eight years under the above stated Company name performing this form of construction work.
7. Not have been disqualified from any public project by having been found to be not responsible.
8. Not have had a performance bond cancelled or had a claim paid or successfully adjudicated against the Bidder on a performance bond.
9. Not have been fined or had penalties imposed as a result of untimeliness in completing a project, except that if a Bidder voluntarily agreed to pay said fines and/or penalties, such cooperation may negate any disqualification this condition.
10. Not have been found in default of any material term or condition of any contract or failed to complete any project in accordance with contract requirements.
11. Not have been found to have violated any employment discrimination law.
12. Not have been found to have committed an unfair labor practice or any other labor law violation. (e.g., FLSA, FMLA).
13. Not have been found to have violated the workers compensation law and must be a complying employer under the Workers Compensation Laws of the State of Ohio.
14. Not have been found to have violated either State or Federal prevailing wage laws.
15. Not have been found to have committed more than one willful or repeated OSHA violation in the last five years.
16. Not have failed to file any required tax returns or failed to pay any required taxes to any governmental entity.
17. Be enrolled in the Ohio Bureau of Workers Compensation Drug-Free Workplace Program or a similar program approved by the Bureau of Workers Compensation. Said program shall include a written substance abuse policy, drug/alcohol educational awareness, substance testing and assistance for all employees, and training for the

18. Have at least four satisfactory references from the most recently completed projects of similar size, scope and cost.
19. Currently employ, or have a reliable source for hiring, sufficiently qualified, skilled, safety trained workers to perform the project.
20. Not have a restriction imposed by another community on high level management personnel or superintendent preventing work privileges or involvement on a project.
21. Not have had any professional licenses, permits, or certificates suspended or revoked.
22. Not have been convicted of a criminal offense in connection with obtaining, attempting to obtain, and/or performing any public or private contract.
23. Not have been convicted of a felony, embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements under oath or by affidavit, tax evasion and receiving/selling stolen property.
24. Not having filed for bankruptcy or financial reorganization within the last eight years.
25. Not having been denied bonding by a surety/insurance company within the last eight years.
26. Not having a claim against your bonding company within the last eight years.

and 17. NL

Mary Roberson
Notary Public



The above affidavit must be executed and sworn to by the officer or agent of the Contractor or subcontractor. This affidavit must be submitted to the owner as part of the Contractor's bid documents.

BIDDER'S SIGNATURE AND OWNERSHIP

(Bidders must complete this page)

On acceptance of the proposal for said work CITY OF BEACHWOOD
does hereby bind PIONEER CLADDING this 31ST day
of July, 2025 to enter into a written contract with the CITY OF BEACHWOOD
within thirty (30) days from date of notice of award.

Name of Bidder's Authorized Signatory: [Signature]

Title: GENERAL MANAGER

Company Name: PIONEER CLADDING & GLAZING

Mailing Address: 2550 Brookpark Rd
CLEVELAND, OH 44134

Telephone Number: 216 920-2900

E-Mail Address: mrobinson@pioneercladding.com

Where Incorporated: OHIO

Federal Tax Identification Number: 31-1652761

Contact Person for Contract Processing: JOE SCHULTHEIS

President's or CEO Name/ Title: PAUL ROBINSON - C.E.O.

Please print or type the following:

Name of Joint Venture Bidder's
Authorized Signatory: N.A.

Title: _____

Company Name: _____

Mailing Address: _____

Telephone Number: _____

E-Mail Address: _____

Where Incorporated:

U.A.

Federal Tax Identification Number:

Contact Person for Contract Processing:

President's or CEO Name/ Title:

The undersigned states that they are citizen(s) of the United States and that all the partners, officers, or principals interested herein are citizens of the United States, except:
(Give full name and addresses):

U.A.

Bidder's Authorized Signature:



--Remainder of page left blank intentionally--

List Of ALL Sub-Contractors & Suppliers

The Contractor shall list all Sub-Contractors & Material Suppliers they intend to use on this project, including their business address and business phone. Also, the type of work to be performed must be stated.

Name: R. L. WURZ
Address: 13320 ENTERPRISE AVE, CLEVELAND, OH 44135
Type of Work: SEALEDANTS

Name: VIRACON
Address: 800 PARK DRIVE, OWATONNA, MN 55060
Type of Work: GLASS

Name: VISTA WALL
Address: 17500 EAGLE LAKE DRIVE, CLEVELAND, OH 44130
Type of Work: C/W GLAZING

Name: CAPITAL TAPE
Address: 4920 COMMERCE PKWY, CLEVELAND, OH 44128
Type of Work: GLAZING TAPE

Name: HERZ RENTAL
Address: 1004 W. BAGLEY RD, BEVERA, OH 44017
Type of Work: EQUIPMENT

Name: _____
Address: _____
Type of Work: _____

Name: _____
Address: _____
Type of Work: _____

Name: _____
Address: _____
Type of Work: _____

Name: _____
Address: _____
Type of Work: _____

Name: _____
Address: _____
Type of Work: _____

Bidder's Authorized Signature: [Signature]

List Of Experience

The Contractor shall list evidence of its experience on projects of similar size and complexity.

Project Name: LUBRIZOL

Address: 29400 LAKELAND BLVD, WICKLIFFE, 44092

Owner Contact: _____ Phone: _____

Project Name: TRI-C WEST

Address: 11000 PLEASANT VALLEY RD, PARMA, 44130

Owner Contact: _____ Phone: _____

Project Name: BEACON

Address: 515 EUCLID AVE, CLEVELAND, 44115

Owner Contact: _____ Phone: _____

Project Name: CRILE

Address: 2049 E. 100th STREET, CLEVELAND, 44195

Owner Contact: _____ Phone: _____

Project Name: _____

Address: _____

Owner Contact: _____ Phone: _____

Project Name: _____

Address: _____

Owner Contact: _____ Phone: _____

Project Name: _____

Address: _____

Owner Contact: _____ Phone: _____

Bidder's Authorized Signature: [Signature]

QUESTIONNAIRE FOR BIDDER

The City of Beachwood adopted criteria to be used in reviewing bids to determine the "lowest and best" bidder. The criteria is contained elsewhere in the bid specifications. All bidders must complete this questionnaire in full so as to assist the City of Beachwood in reviewing all bids in accordance with the criteria. Failure to completely answer all questions in a thorough, accurate manner may lead to the rejection of the bid.

1. Have you ever done the same or similar work for the City of Beachwood for which you are presently bidding? If yes, state:

a) Where and when the work was performed:

CCF BEACHWOOD FAMILY HEALTH / 2023

2. Have you ever performed the same or similar work for other governmental agencies? If so, state:

NO

a) Where and when the work was performed:

3. Has your company performed similar work under any other name? If so, give names and dates when in use:

NO

4. Has any officer or owner of 50% or more of your company ever been convicted of a felony or any other crime of moral turpitude, e.g., perjury, fraud, bribery, or lesser included offence during the three years previous to the date of bids? If so, state:

NO

- a) Name of person, date of birth, and social security number;
- b) The nature of the crime.
- c) The date of the conviction;
- d) The jurisdiction in which he/she was convicted; and
- e) List any aliases or other names used by the person.

5. How long has your company been in business? What experience or qualifications does it possess which would be of value to the City of Euclid in performing this work?

SINCE JUNE, 1999 - SEE ATTACHED
we employ experienced & skilled Union Glaziers from
LOCAL #181 & been doing this type of
work for over 30 years in Cleveland & surrounding
Suburbs.

6. Has your company or any individual employed by your company ever been cited for non-compliance with Federal, State, or local laws and regulations including equal opportunity, prevailing wage, etc.? if so, state:

- a) Name and nature of violation; and
b) Date and place of violation.

NO

7. Where are your offices located?

PLEASE SEE ATTACHED

8. Does your firm have a "substantial presence" in the City? If so, please provide adequate documentation of same.

YES.

NEW CONSTRUCTION, RENOVATION : 24/7 SERVICE
VERIFICATION

MICHAEL T. ROBINSON, being first duly sworn according to the law, deposes and says that the foregoing answers are true to the best of his/her knowledge and belief.

Michael T. Robinson
Name

GENERAL MANAGER
Title

PIONEER
Company

SWORN TO BEFORE ME AND SUBSCRIBED in my presence this 31ST day of

July, 2025



MARIE J. ROBINSON
Notary Public, State of Ohio
My Commission Expires 03/12/2029

Marie J. Robinson
Notary Public

**CITY OF BEACHWOOD
BIDDER'S AFFIDAVIT
CITY INCOME TAX STATUS**

Office of the Finance
Director City of Beachwood
25325 Fairmount Boulevard
Beachwood, Ohio 44122

To Whom It May Concern:

The undersigned certifies that the party to whom the contract award is being considered has previously performed services in the City of Beachwood and has an active income tax account.

-OR-

The undersigned certifies that the party to whom the contract award is being considered has not previously performed any services within the City of Beachwood and does not have an active income tax account with the City of Beachwood. The undersigned swears and affirms that if the contract award is received by the undersigned party, a Withholding and Business Registration form will be completed and filed with the Beachwood Tax Department **prior to** commencing any work in the City of Beachwood or receiving any payment from the contract. The undersigned also swears and affirms that the party to whom the contract award is given will correctly and completely comply with all income tax ordinances of the City of Beachwood for the duration of services performed within the City.

It is understood that this statement is required to be signed by the party whose bid has been tentatively accepted, and must be affirmed under oath. This statement must be submitted to the Finance Director prior to any payment being made under the subject contract.

The Federal Identification Number (FID) for the bidder is 31-1652761.

FURTHER AFFIANT SAYETH NAUGHT.

Pioneer

Name of Corporation

[Signature]
President G.M.

Secretary

SWORN TO BEFORE ME and subscribed in my presence this 31st day of July, 2029.

[Signature]
Notary Public

BID PROPOSAL



MARIE J. ROBINSON
Notary Public, State of Ohio
My Commission Expires 03/12/2029

Page 15 of 15

CREDIT INFORMATION

Legal Business Name:	Pioneer Cladding & Glazing Systems, Inc.
Billing Address:	4074 Bethany Road, Mason, OH 45040-9047 513.583.5925
Cleveland Delivery Address:	2550 Brookpark Road, Cleveland, OH 44134
Cleveland Phone Number:	216.920.2900
Bonding Company:	Great American Insurance Company
Bonding Agency:	Assured Partners
Bonding Agent:	Mark Nelson
Date of Incorporation:	June, 1999
Federal Tax I.D.:	31-1652761
Dun & Bradstreet Number:	078058927
S Corp	

COMPANY OFFICERS

<i>Name</i>	<i>Title</i>	<i>Address</i>
Paul A. Robinson	President	1254 Chaucer Place, Maineville, OH 45039
F. Thomas Heinold	CEO	1600 Faul Lane, Milford, OH 45150

CREDIT REFERENCES

<i>Vendor</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>
Viracon, Inc. thanson@viracon.com	800 Park Drive Owatonna, MN 55060	507.451.9555	507.444.3555
Keymark Corporation kstevens@keymarkcorp.com	1188 Cayadutta Street Fonda, NY 12068	518.853.3421	518.853.3130
Glenrock Company kgalason@glenrockcompany.com	200 W. Wrightwood Ave. Elmhurst, IL 60125	630.530.9600	708.562.1753
Trelleborg Robin.walters@trelleborg.com	500 Lean Drive Aurora, OH 44202	330.995.9725	330.995.9734

BANK INFORMATION

North Side Bank & Trust 4125 Hamilton Ave. Cincinnati, OH 45223	Account #: 20034590	Contact: Tom Carota Phone: 513.853.4898 Fax: 513.541.6941
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Invoicing:

- We do require a P.O. number.
- To ensure prompt payment, please use the project name and/or project number on invoices.
- Send all invoices directly to swilson@pioneercladding.com
- Sales Tax Exemption on a per project basis.

If you need additional information, please contact Sandy Wilson at 513.583.5925

SECTION 012200
UNIT PRICES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.
- B. Measurement and payment criteria applicable to Work performed under a unit price payment method.

1.2 RELATED REQUIREMENTS

- A. Section 012000 - Price and Payment Procedures: Additional payment and modification procedures.

1.3 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

1.4 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.5 MEASUREMENT OF QUANTITIES

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Take all measurements and compute quantities. Measurements and quantities will be verified by Architect.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.
- D. Measurement by Weight: Concrete reinforcing steel, rolled or formed steel or other metal shapes will be measured by handbook weights. Welded assemblies will be measured by handbook or scale weight.
- E. Measurement by Volume: Measured by cubic dimension using mean length, width and height or thickness.
- F. Measurement by Area: Measured by square dimension using mean length and width or radius.
- G. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.
- H. Stipulated Price Measurement: Items measured by weight, volume, area, or linear means or combination, as appropriate, as a completed item or unit of the Work.

1.6 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Architect, multiplied by the unit price.
- B. Payment will not be made for any of the following:
 - 1. Products wasted or disposed of in a manner that is not acceptable.
 - 2. Products determined as unacceptable before or after placement.
 - 3. Products not completely unloaded from the transporting vehicle.
 - 4. Products placed beyond the lines and levels of the required Work.
 - 5. Products remaining on hand after completion of the Work.
 - 6. Loading, hauling, and disposing of rejected Products.

1.7 SCHEDULE OF UNIT PRICES

- A. Item: 1; Removal of damaged (either existing damage or damage during removal) existing face caps and replace with new aluminum face caps to match existing system, finish, and color, above what may be indicated on contract documents.
 - 1. Description: Removal of damaged face cap and disposal of and replacement with new aluminum face caps to match existing system type, finish, and color.
 - 2. Unit of Measurement: Lineal Foot of face caps damaged, based on face caps removed.
 - 3. Base Bid: Base bid to reuse existing face caps with the contractor responsible for face caps damaged during removal and contractor to notify Owner of damaged or defective face caps prior to removal and installation of new glazing. Include 500 LF of face cap replacement in base bid. Unit price is to adjust quantity based on actual field conditions encountered during construction and face cap removal process.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 012200