

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, SEPTEMBER 8, 2026
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. APPROVAL OF MINUTES OF PRECEDING MEETINGS

IV. DISCUSSION:

CIVICPLUS PRESENTER: **Chris McCann, Account Executive** – PER COUNCIL PRESIDENT SALVATORE.

2. WESTERN RESERVE CONSERVATORY PRESENTERS: **Matt Zone and Issac Robb** – PER COUNCIL PRESIDENT SALVATORE.

3. BLIGHTED AREA PRESENTERS: **Matthew Mullins from Bricker Graydon Wyatt**– PER COUNCIL PRESIDENT SALVATORE.

V. AVIATION & ENVIRONMENTAL COMMITTEE – CHAIRMAN, COUNCILMAN DUFOUR:

1. AN ORDINANCE DETERMINING THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF BROOK PARK CONSTITUTES A "BLIGHTED AREA" AS SUCH TERM IS DEFINED IN OHIO REVISED CODE CHAPTER 725; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VI. FINANCE COMMITTEE – CHAIRMAN, COUNCILMAN SCOTT:

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE WESTERN RESERVE LAND CONSERVANCY FOR A CITY-WIDE PROPERTY INVENTORY, CONDITION ASSESSMENT, DATA MAPPING, AND RELATED SERVICES; AUTHORIZING THE EXPENDITURE OF FUNDS THEREFOR; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

2. AN ORDINANCE AMENDING SECTION 153.21 (a) OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED FUNERAL LEAVE BENEFITS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

3. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE GARLAND COMPANY AS A GENERAL CONTRACTOR AND SUPPLIER TO OVERSEE WORK TO BE PERFORMED ON THE BROOK PARK RECREATION CENTER ROOF, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VII. ADJOURNMENT

Posted 9/4/2026

P / C 9/1/24 Environmental
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO.: _____

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE DETERMINING THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF BROOK PARK CONSTITUTES A "BLIGHTED AREA" AS SUCH TERM IS DEFINED IN OHIO REVISED CODE CHAPTER 725; AND DECLARING AN EMERGENCY.

WHEREAS, HSG BP DEVELOPMENT, LLC, a Delaware limited liability company (the "Developer") desires to develop and redevelop property more fully described on Exhibit A, attached hereto and incorporated herein, and consisting of multiple parcels of land, formerly known as the Former Brook Park Ford Property (the "Project Area") as a new best-in-class, domed stadium with a maximum capacity of approximately 67,500 and, subject to market conditions, a large-scale, mixed-use development currently anticipated to consist of approximately 525-1,180 residential units, accounting for a total proposed area of approximately 2,000,000 square feet; retail space with a proposed area totaling approximately 260,000 square feet; a 3,000-4,000-capacity event venue, comprising approximately 40,000 square feet; office space with a proposed area totaling approximately 330,000 square feet; hotel and hospitality space with approximately 450 individual rooms and a proposed area estimated to be approximately 330,000 square feet; parking; ancillary spaces and public parks; and other necessary public infrastructure and appurtenances thereto (collectively referred to herein as the "Project") within the City of Brook Park, Ohio ("City") and the Developer and City, upon formal petition, have collaborated to create a new community authority under Ohio Revised Ohio Revised Code ("O.R.C.") Chapter 349 called the Brook Park New Community Authority (the "Authority") to support the Project; and

WHEREAS, the City anticipates that the Authority will issue revenue bonds supported, at least in part, by tax revenues subject to an exemption adopted by the City under a separate ordinance pursuant to O.R.C Chapter 725, and pursuant to a development agreement executed in connection therewith; and

WHEREAS, in order for the City to adopt an exemption under O.R.C. Chapter 725, it is necessary for the City to determine that the Project Area meets the definition of a "blighted area" under O.R.C. 725.01; and

WHEREAS, O.R.C 725.01 defines "blighted area" as "an area within a municipal corporation that substantially impairs or arrests the sound growth of a municipal corporation,

retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, contamination by hazardous substances or petroleum, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors"; and

WHEREAS, a detailed study performed by McBride Dale Clarion, entitled Brook Park Blight Study Former Brook Park Ford Plant, dated August 24, 2026 (the "Blight Study"), attached hereto as Exhibit B, was undertaken to assess the presence of blight conditions affecting the Project Area; and

WHEREAS, the Blight Study considers, among other things, the location, physical condition of the Project Area, land use, environmental influences, inadequate infrastructure, and the social, cultural, and economic conditions of the Project Area, in all cases using the definitions of "blighted area" in O.R.C. 725.01; and

WHEREAS, as certified by the City Engineer in Exhibit C, or the person or entity acting as the City Engineer, the existing public infrastructure serving the Project Area is inadequate to meet the development needs of the Project (the "Engineer Certificate"); and

WHEREAS, in addition to the findings and conclusions set forth in the Blight Study and Engineer Certificate, City Council has considered information obtained through its ordinary governmental operations and fact-finding activities, including reports, records, inspections, observations, complaints, responses, and recommendations from City's Fire Department, Police Department, Building Department, Economic Development Department, Services Department, and other City departments and agencies, and such information further informs regarding the status of the conditions of the Project Area relating to public health, safety, morals, welfare, building conditions, fire hazards, public infrastructure conditions, utility services, stormwater management systems, street layout, lighting, roadway capacity, traffic congestion, unsafe conditions, access issues, pedestrian safety, lack of public transit, the presence of potentially hazardous substances, and other matters affecting the safety, morals, and welfare of the community, including a fire at the Project Area on November 6, 2025 and a medical emergency in the vicinity of the Project Area on May 27, 2026, which may not be specifically identified or described in the Blight Study, but which have been considered by the Council for the City as part of the record supporting its actions herein.

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

Section 1. This Council hereby accepts and adopts the Blight Study and Engineer Certificate with respect to the Project and the Project Area.

Section 2. This Council hereby finds and determines that the Project Area meets the criteria to be defined as a "blighted area" for purposes of O.R.C. Chapter 725.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City, due to the benefits resulting from implementation of the Project, the elimination of the blighted conditions at the earliest possible time, and the financing and seasonal considerations of the demolition and construction associated with the Project; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

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PASSED: _____, 2026

President of Council

ATTEST:

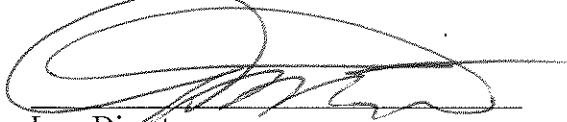
APPROVED

Clerk of Council

Mayor

Certificate

APPROVED AS TO FORM:



Law Director

CERTIFICATE

I, Carol Johnson, Clerk of Council of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance No. _____-2026 passed on the ____ day of _____ 2026 by said Council.

Clerk of Council

Exhibit A

LEGAL DESCRIPTION OF THE PROJECT SITE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUYAHOGA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being Parcels "1", "2", "3", "4", "5", and "6" on that certain Brook Park Stadium Plat prepared by Terrence E. Worsech (Registered Survey No. 8138-Ohio) of Neff & Associates for HSG BP Development, LLC, dated February 24, 2026 executed by City Council on February 26, 2026, and recorded on May 22, 2026, among the Cuyahoga County Records as Instrument No. 202605220170.

Exhibit B

Blight Study

[to be attached]

Brook Park Blight Study

Former Brook Park Ford Plant

Brook Park, OH



Aerial imagery of the Former Brook Park Ford Plant, Cuyahoga County Enterprise GIS (2025).

Prepared by:



Date: August 24, 2026

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Introduction & Executive Summary

The purpose of this study is to present and document conditions that exist within the former Brook Park Ford Plant in the City of Brook Park, Ohio ("subject area"). This study will assist City Council in its consideration of declaring a portion of the former Brook Park Ford Plant a "blighted area" pursuant to Section 725 of the Ohio Revised Code (ORC).

ORC Section 725.01 (B) defines "**blighted area**" as:

"an area within a municipal corporation that substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, contamination by hazardous substances or petroleum, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors"

Subject Area History, Description, and Uses

Subject Area History

The subject area is located in the City of Brook Park – approximately nine (9) miles southwest from the City of Cleveland and less than one (1) mile from Cleveland Hopkins International Airport (CLE), as identified the in map below.

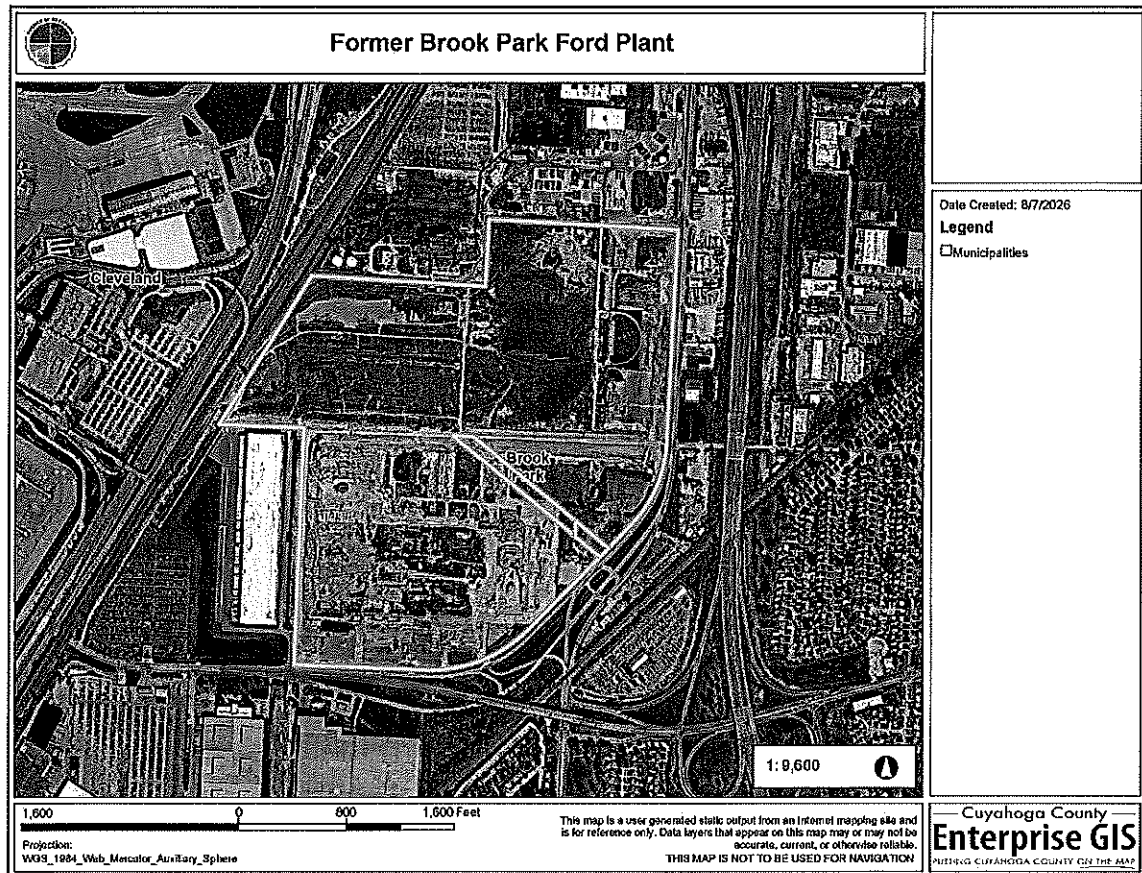


Figure 1: Aerial imagery and property boundary for the Former Brook Park Ford Plant.

Ford Motor Company previously owned the 178-acre subject area, which consisted of two major engine plants known as the Cleveland Engine Plant (CCP) and Cleveland Engine Plant #2 (CEP2). The area was used as an "integrated facility for the manufacturing and assembly of automotive engines dating to 1950(CCP) and 1953(CEP2)" (Source: Page 14 of the No Further Action (NFA) Letter and Request for Covenant Not To Sue (CNS) for Former Brook Park Ford Property, 2023 (NFA Letter). Major engine components such as the engine block and crankshaft were manufactured "via casting processes from raw

materials at the CCP and transferred to CEP1 and CEP2 for assembly". The CCP was shut down in 2010 and subsequently demolished in 2012. The closing of CEP2 followed in 2013. A third engine plant, known as Cleveland Engine Plant #1 (CEP1), is located north of the subject area and remains operational today.

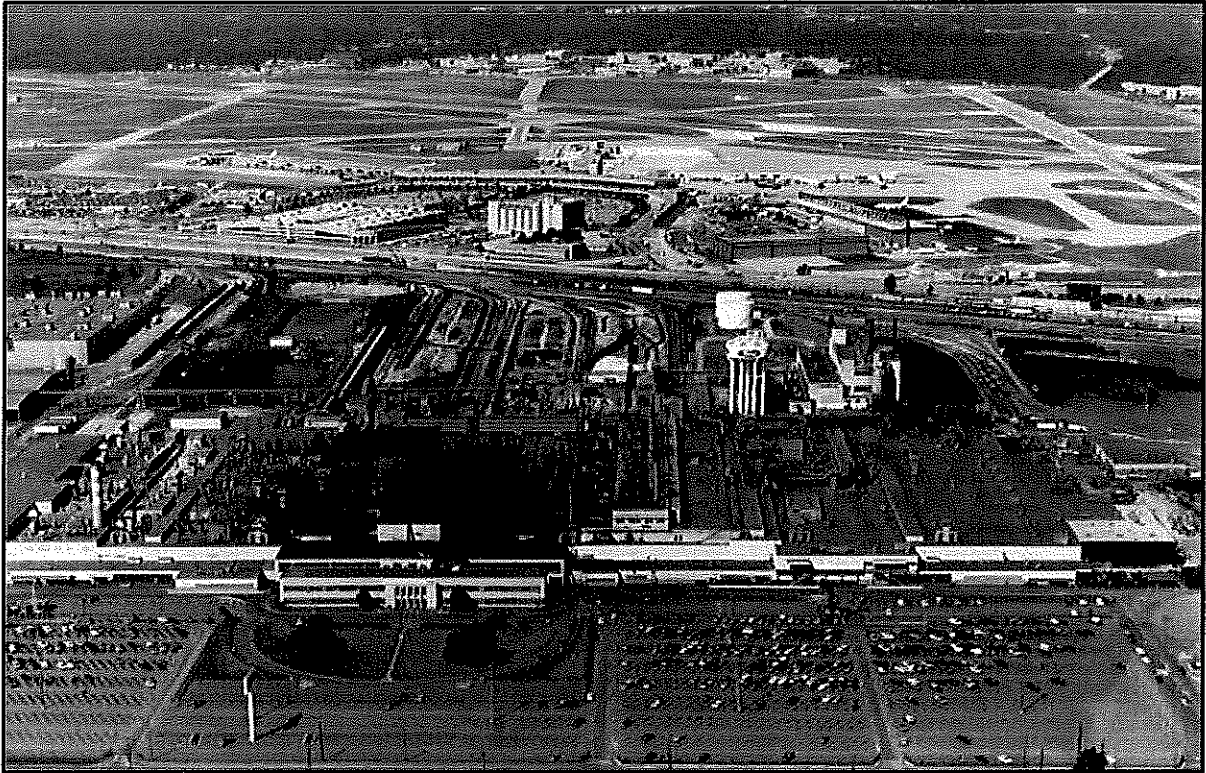


Figure 2: "Ford Motor Brook Park Casting Facility circa 1950." Economic Development, City of Brook Park, www.cityofbrookpark.com/economic-development/. Accessed: 9 August 2026 .

Subject Area & Roadways

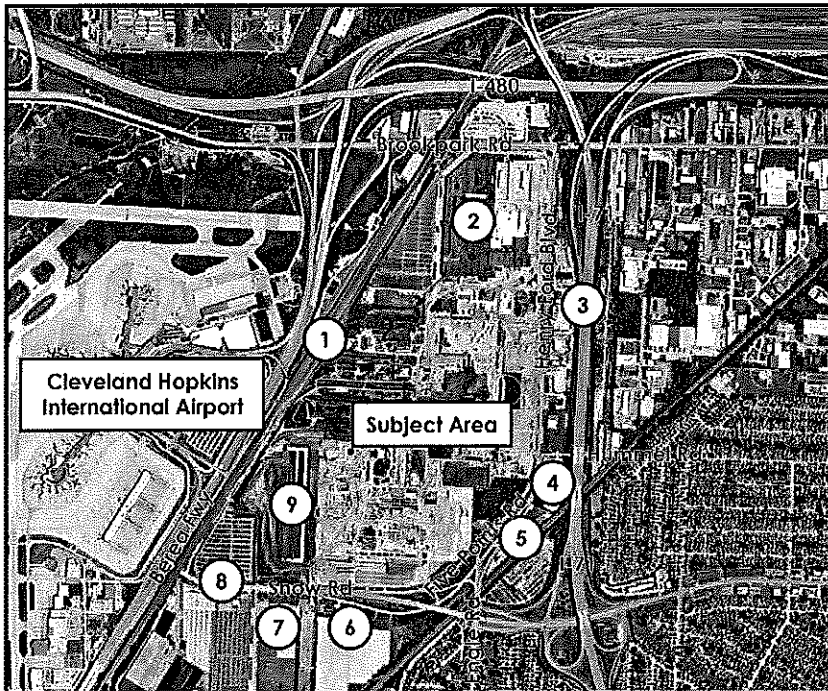
The subject area is accessed by Snow Road, Five Points Road, Engle Road (SR 291) and Henry Ford Boulevard (SR-291). Federal Interstate 71 runs parallel to Henry Ford Boulevard and connects Cleveland, OH to Louisville, KY. There is one interchange southeast of the subject area with entrances/exit ramps at Snow Road. These roads will be referenced further throughout the study.

Surrounding Land Uses

The surrounding land uses consist of the following, each of which are indicated in Figure 3: Subject Area and Surrounding Land Uses, from McBride Dale Clarion analysis:

1. Norfolk and Southern RR.
2. Cleveland Engine Plant #1.
3. Various industrial businesses, including a tire shop, construction service company, and welding supply store; additional land uses include various private parking lots and a vacant property (former restaurant).
4. Ready Mix Concrete Plant.
5. Extended-stay parking lot on Engle Road and limousine service.
6. A second airport parking/shuttle service.
7. One distribution/transportation facility.
8. Two additional airport parking lots – on either side of Snow Rd.
9. One manufacturing and distribution facility.

These uses reflect an industrial environment utilized for automotive and truck storage, construction and trades support services, manufacturing, and distribution. Larger buildings and parking lots are primarily located along Snow Road, with smaller buildings/parking lots along Henry Ford Boulevard. The subject area has frontage along Snow Road, Five Points Road, and Henry Ford



Boulevard. Adjacent to the north of the subject area is the existing Cleveland Engine Plant #1, which has frontage along Henry Ford Boulevard and Brookpark Road.

Figure 3: Map showing the subject area and surrounding land uses, McBride Dale Clarion Analysis, Created: 31 July 2026.

Blight Assessment

Introduction

Under Ohio Revised Code Section 725.01(B), the determination of a "blighted area" involves a two-part statutory test:

- Eleven (11) disjunctive physical or economic conditions; and
- Three (3) disjunctive and overarching conditions regarding the nature and effect of the area. In combination with the physical or economic conditions, this two-part test will help City Council with the determination of the presence of a blighted area. The criteria include: "an area within a municipal corporation that":
 - I. "substantially impairs or arrests the sound growth of a municipal corporation,"
 - II. "retards the provision of housing accommodations,"
 - III. "or constitutes an economic or social liability"

Below is a detailed analysis of each factor and condition, based on evidence from multiple sources, including a site evaluation of the physical conditions, environmental documentation, and transportation analysis.

Blighted Area Conditions and Influences

ORC 725.01(B) states a designated area qualifies as a "blighted area" if it is a "menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of":

- I. "a substantial number of slums,"
- II. "deteriorated or deteriorating structures,"
- III. "predominance of defective or inadequate street layout,"
- IV. "faulty lot layout in relation to size, adequacy, accessibility, or usefulness,"
- V. "unsanitary or unsafe conditions,"
- VI. "contamination by hazardous substances or petroleum,"
- VII. "deterioration of site or other improvements,"
- VIII. "diversity of ownership,"
- IX. "tax or special assessment delinquency exceeding the fair value of the land,"
- X. "defective or unusual conditions to title,"
- XI. "or the existence of conditions which endanger life or property by fire and other causes,"

The definition continues..."or any combination of such factors." Each of the applicable factors are addressed below.

Deteriorated or Deteriorating Structures

There are deteriorated structures on the property including the pump house, and connected stormwater infrastructure, stormwater covers, concrete tunnel, water pipe, asphalt, and guardrail – as further described in each image caption.

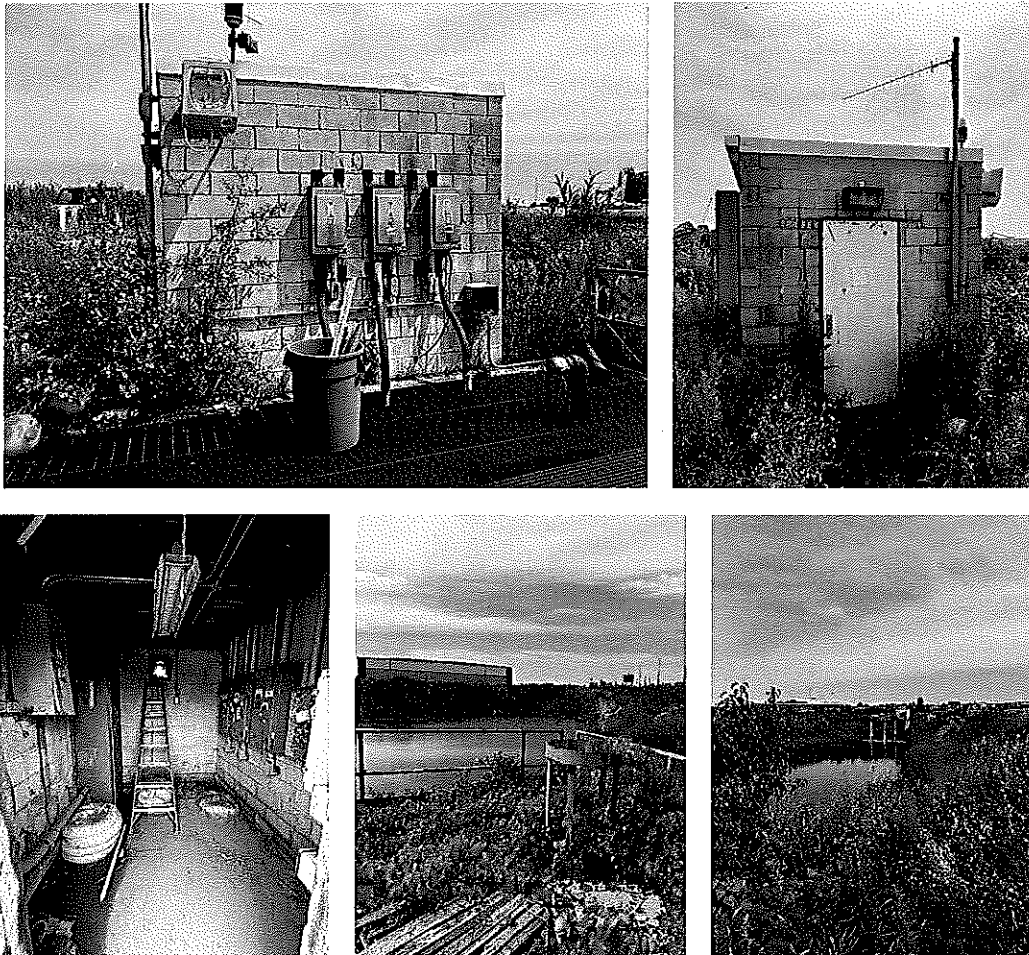


Figure 4: Pump house remains unmaintained with non-working electrical and lighting utilities, and significant vegetative overgrowth; attached detention pond with standing water. McBride Dale Clarion site evaluation photos. Photos Captured: 24 July 2026.

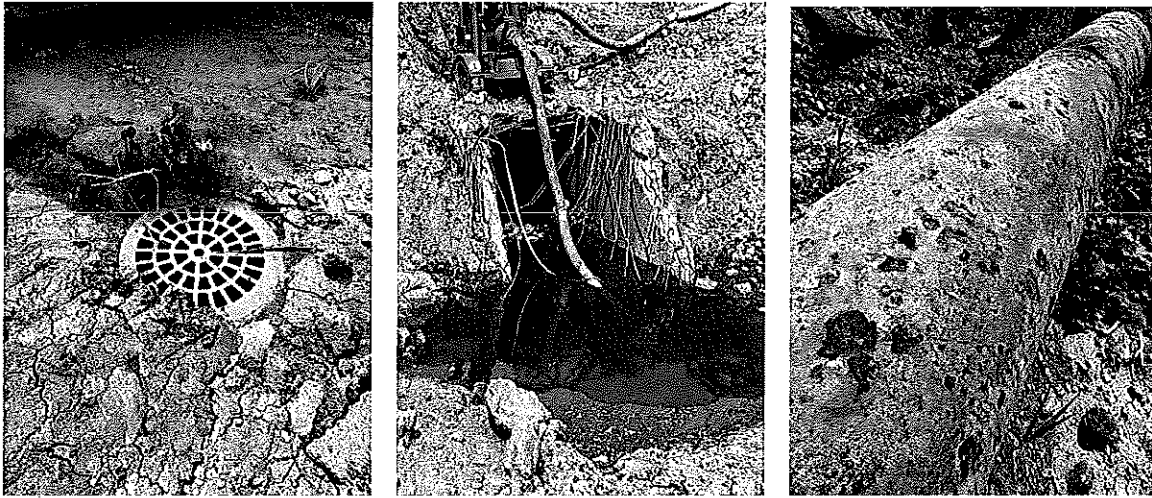


Figure 5: From top left to right: Stormwater cover; concrete utility tunnel; non-functional and rusted utility pole remains. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.



Figure 6: Cracked asphalt pavement; failing safety guardrail. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

Defective or Inadequate Street Layout

The presence of a defective or inadequate street layout was observed from the subject area access points. Off-site improvements providing vehicle access include 10 curb entrances and two (2) signalized traffic signals. There are no improved roadways on the subject area and entrances are gated off.

As part of a completed roadway study, Page 4 of the *I-71 & Snow Road Interchange Modification Study (2026)* describes the subject area's surrounding roads as follows:

"Full-movement access between Snow Road and Engle Road does not currently exist due to the grade separation between the roadways. Five Points Road, SR 237/Berea Freeway Ramps, and Henry Ford Boulevard provide additional roadway connectivity and access to the development site by circuitous one-way access roads that use inefficient intersection geometry and roadway alignments."

"In the three years between 2022 and 2024, there were 24 crashes in a three-year period (8.0 crashes per year) on Engle Road in the vicinity of Snow Road and Five Points Road. The crashes included 16 (67%) angle crashes and sideswipe collisions. These crashes appear to be related to the confusing configuration of one-way roadways and unconventional intersections in the study area."



Figure 7: There are no finished streets or lighting infrastructure on the Former Brook Park Ford Property. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026..

Unsanitary or Unsafe Conditions

Conditions are present on-site and off-site which may contribute to an unsanitary and unsafe environment including barbed wire fencing, aging fire

hydrant infrastructure, debris, stockpiled materials, abandoned improvements, and similar conditions across the subject area and along surrounding roads.

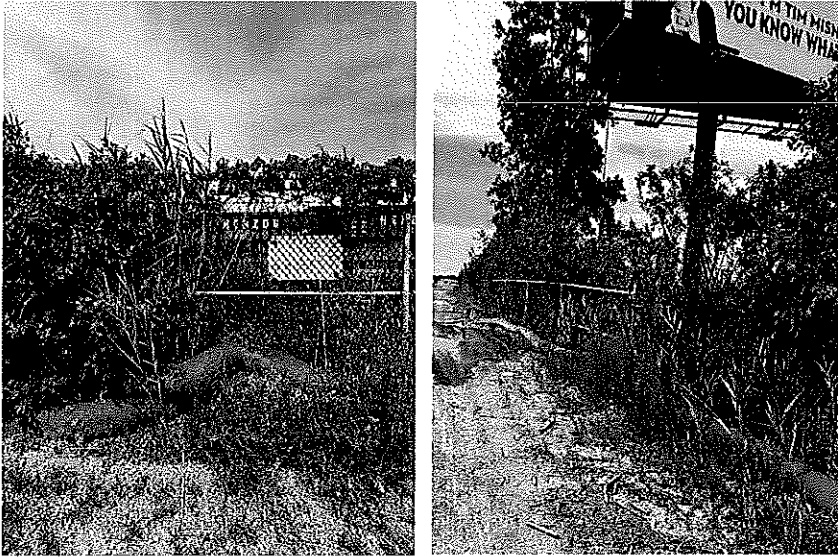


Figure 8: Barbed fencing and overgrowth on the subject area, including water management objects. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

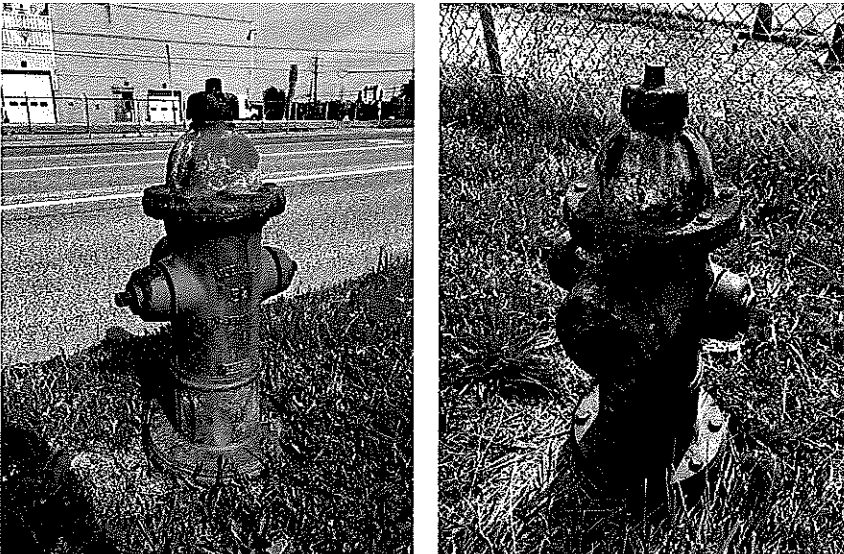


Figure 9: Off-site improvements showing signs of deterioration that may contribute to unsafe conditions include aging fire hydrant infrastructure. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.



Figure 10: Off-site traffic light pole is rusted and deteriorating (located Northeast of intersection of Hummel Road and Engle Road). McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

Contamination by Hazardous Substances or Petroleum

According to the "Executive Summary for Filing" (Page 14 of the NFA Letter): there are a "Number of areas on this property that have known or suspected contamination: **14 Identified Areas**".

The paragraph following on Page 15 states: "A total of thirty-one (31) Identified Areas (IAs) were initially established on the Property in the 2020 Phase I. These IAs were reworked in the current 2023 Phase I based on historical records review and a review of previous investigations performed as part of the current Phase I, technical assistance (TA) discussions with Ohio EPA related to the consolidation of Property IAs, and information provided by Ford related to the completion of remedial activities in the remedial areas established at the Property by Ford. A total of fourteen (14) IAs were agreed upon through TA with Ohio EPA based on similar facility operations and use of chemicals of concern across the Property to capture all of the known or potential sources of contamination. The specifications of the former identified area designations, and the consolidated (i.e., current) IAs are provided in tabular format at the end of this NFA Letter as Table E.1, Summary of IAs."

Pages 15 and 16 of the NFA Letter under "Contamination Remaining on the Property" conclude that "The following contamination remains on the property but has been determined to meet applicable standards for the safe reuse of the property for its intended land use:

[X] Soil — With the exception of certain to soils within IA-7 (i.e., Sand Parcel) for which there is a Beneficial Use Permit (BENU028330), COCs in soil within the Commercial/Industrial Worker 2-foot point of compliance meet Property-specific standards for commercial use; however, soil below the 2-foot point of compliance in several areas across the Property exceeds standards for commercial/industrial land use. Excluding IA-7, soils at depth must remain below 2 feet. COCs in soil within RMP Areas 1 (i.e., the former CCP basement footprint) and RMP Area 2 (i.e., the former Mill Pond Area) exceed Property specific direct contact soil standards for the Construction/Excavation Worker below the Commercial/Industrial Worker 2-foot point of compliance. The RMP will be implemented when intrusive excavation activities exceed at depth of 2 feet in these two areas.

[X] Soil gas — Soil gas exceeds screening criteria for vapor intrusion into buildings in the vicinity of IA-1 (i.e., former underground storage tanks [UST] Area) based on pre-remedy soil gas data for benzene and 1,3-butadiene. Due to shallow perched groundwater in the vicinity of IA-1, post-remedy soil gas data could not be collected after several attempts. As a precaution, the potential for vapor intrusion into a building in the vicinity of IA-1 is being mitigated by implementation of a BOL until it can be demonstrated that the pathway is not complete, or the soil gas concentrations are below acceptable GNS. This limitation applies to any future buildings constructed on the identified portion of Property as defined in the Environmental Covenant.

[X] Ground water — At several locations across the Property, concentrations of select COCs in groundwater exceed acceptable hazard and risk goals for the Construction/Excavation Worker. RMP Area 3 will be implemented Property-wide to mitigate potential direct contact exposure to shallow groundwater. Additionally, although the Property is located within the limits of an Urban Setting Designation (USD), a use restriction will be implemented indicating that no person shall extract or use ground water at or underlying the Property for any purpose, potable or otherwise, except for investigation, monitoring, or remediation of the

groundwater, or in conjunction with construction or excavation activities or maintenance of subsurface utilities at or underlying the Property."

Another contributor is the presence of "Foundry Sand" – per the *Individual Beneficial Use Permit and Exemption for Foundry Sand (2023)*.



Figure 11: Foundry sand compiled on the Former Brook Park Ford Property. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

Deterioration of Site or Other Improvements

In addition to the deteriorated structures discussed above, signs of deteriorated site improvements are present in the aging stormwater management systems, drainage, sanitary sewer, utilities, and street lighting.



Figure 12: Off-site entrance culvert with standing water and broken sidewalk/sewer collection cover. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

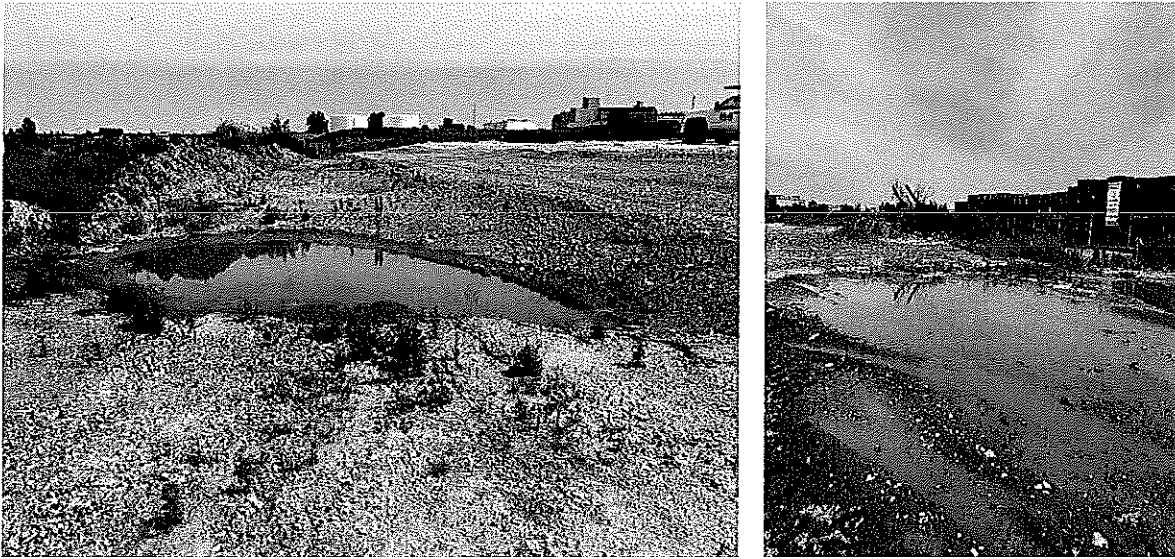


Figure 13: Standing water found across the subject area, with the majority on the Former Brook Park Ford Property. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

Conditions Endangering Life or Property

Conditions exist which may endanger life or property – foundry sand remains on site which was described in the *Individual Beneficial Use Permit and Exemption for Foundry Sand (2023)* as: “a solid waste” (Page 13). The presence of historic foundry sand deposits may create uncertain subsurface conditions, increasing the need for environmental investigation and remediation.

The subject area does not have streets or lights – which may present additional hazards.

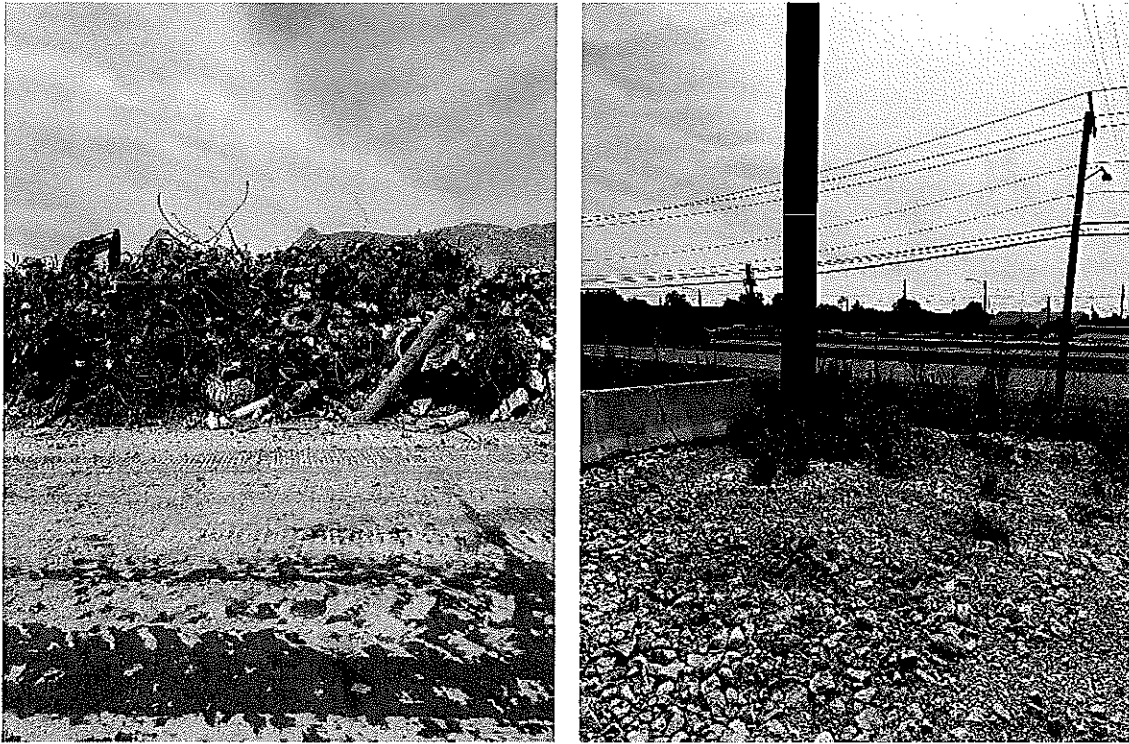


Figure 14: Various remaining materials piled up on-site – including vehicle tires, rebar, pieces of broken concrete, pipes, and other unknown materials. McBride Dale Clarion site evaluation photos, Photos Captured: 24 July 2026.

Findings and Conclusions

Based upon the totality of the existing site conditions, evidence exists that six of the eleven statutory blighting factors are present within the subject area. As previously noted, the statutory list of factors is disjunctive, meaning that the presence of any one or more of the identified factors may support a finding of blighting conditions when the resulting conditions substantially impair or arrest the sound growth of the municipal corporation, retard the provision of housing accommodations, or constitutes an economic or social liability. A summary table of blight factors and the presence of supporting evidence can be found below. A checkmark (✓) indicates there is supporting evidence and "N/A" means "not applicable":

Blight factor:	Supporting Evidence	Page #
"a substantial number of slums,"	N/A	-
"deteriorated or deteriorating structures,"	✓	7-8
"predominance of defective or inadequate street layout,"	✓	9-11
"faulty lot layout in relation to size, adequacy, accessibility, or usefulness,"	N/A	-
"unsanitary or unsafe conditions,"	✓	10-11
"contamination by hazardous substances or petroleum,"	✓	11-13
"deterioration of site or other improvements,"	✓	13-14
"diversity of ownership,"	N/A	-
"tax or special assessment delinquency exceeding the fair value of the land,"	N/A	-
"defective or unusual conditions to title,"	N/A	-
"or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors."	✓	14-15

The presence of six identified statutory blighting factors suggest a pattern of deterioration, disinvestment, and underutilization. The cumulative effect of these conditions can create circumstances inconsistent with the sound and orderly growth of the municipal corporation.

The identified conditions further address the disjunctive statutory criteria in the following ways:

- **Substantially impairs or arrests the sound growth of the municipal corporation.** The identified conditions may reduce property productivity and economic vitality, discourage private investment, and create barriers to redevelopment and economically productive uses.
- **Retards the provision of housing accommodations.** The persistence and concentration of these conditions may discourage the investment necessary to expand housing opportunities.
- **Constitutes an economic or social liability.** The accumulation of these conditions may impose ongoing public costs, reduce the productivity and tax-generating capacity of properties, and create conditions that adversely affect the health, safety, and general welfare of residents and property owners.

Exhibit C
CERTIFICATE OF ENGINEER

The undersigned does hereby certify that:

1. I am the duly chosen, qualified and acting engineer for the City of Brook Park, Ohio.

2. I have reviewed the Preliminary Development Plan considered by the Brook Park Planning Commission at its meeting on March 2, 2026 (the "Preliminary Development Plan") for the area in which HSG BP Development, LLC plans to build a new best-in-class, domed stadium and mixed-use development (respectively, the "Development Site" and the "Project").

3. The public infrastructure currently serving the proposed Development Site is inadequate to meet the development needs of the Project, as evidenced by the Preliminary Development Plan.

4. The certification in paragraph 3 above is based on the following identified infrastructure needs in relation to the proposed Stadium Development:

- construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians, bridges, viaducts, and providing lighting systems;
- construction, reconstruction, extension, and installation of water lines, sanitary sewer lines, and storm water management systems;
- construction of utilities, including but not limited to electric, gas, and communications systems;
- construction or reconstruction of one or more public park space including grading, trees, park plantings, bikeways, trails, park accessories and related improvements;
- construction or installation of streetscape improvements including trees, tree grates, curbs, sidewalks, street and sidewalk lighting, landscaping, signage, trash receptacles, benches, burial of overhead utility lines and related improvements; and
- design and traffic studies preliminary to the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ day of August, 2026.

Printed Name: Edward R. Piatak, PE
Title: Consulting City Engineer

CITY OF BROOK PARK, OHIO

ORDINANCE NO.: _____

INTRODUCED BY: MAYOR ORCUTT

P/C 8/18/26 Finance
CA _____
1st R _____
2nd R _____
3rd R _____
D/S _____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT
WITH THE WESTERN RESERVE LAND CONSERVANCY FOR A CITY-WIDE
PROPERTY INVENTORY, CONDITION ASSESSMENT, DATA MAPPING, AND
RELATED SERVICES; AUTHORIZING THE EXPENDITURE OF FUNDS THEREFOR;
AND DECLARING AN EMERGENCY.

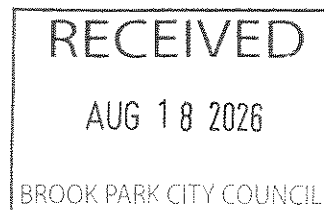
WHEREAS, the City of Brook Park desires to conduct a comprehensive inventory and condition assessment of residential, commercial, industrial, and vacant properties throughout the City to assist in neighborhood planning, code enforcement, economic development, infrastructure planning, housing initiatives, and strategic deployment of municipal resources; and

WHEREAS, the Western Reserve Land Conservancy possesses expertise in conducting parcel-level property inventories, geographic information system (GIS) mapping, data analysis, and related planning services for municipalities throughout Northeast Ohio;

WHEREAS, the proposed project includes assembling and integrating property data; training City-hired survey personnel; conducting a field inventory of approximately 8,315 parcels within the City of Brook Park; collecting property condition information and photographs; compiling and verifying data; producing GIS mapping; and providing final data and reporting to the City; and

WHEREAS, the results of the property inventory will provide valuable information regarding property occupancy, vacancy, abandonment, structure conditions, demolition priorities, rehabilitation opportunities, code enforcement needs, and other municipal planning objectives; and

WHEREAS, the Administration has determined that it is in the best interest of the City to enter into an agreement with the Western Reserve Land Conservancy to provide such professional services; and



WHEREAS, funds are available and have been appropriated, or will be appropriated, for this purpose;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA, STATE OF OHIO:

SECTION 1. The Mayor is hereby authorized and directed to enter into a professional services agreement with the **Western Reserve Land Conservancy** for the completion of a city-wide property inventory and condition assessment, including but not limited to:

- Assembly of baseline property and parcel data;
- Training of City-hired survey personnel;
- Community notification and project coordination;
- Property inventory and visual condition assessment of approximately 8,315 parcels;
- Collection of photographic and parcel-level data;
- Data compilation, verification, and quality control;
- GIS mapping and online data presentation;
- Preparation and delivery of project data and findings; and
- Such other services as may be necessary to complete the project in accordance with the approved scope of services.

Funds appropriated from fund 243, Economic Development, not to exceed \$40,000.00.

SECTION 2. The Mayor is further authorized to execute any and all agreements, amendments, certificates, and other documents necessary to carry out the intent of this Ordinance, subject to review and approval as to form by the Director of Law.

SECTION 3. The Director of Finance is hereby authorized and directed to make payment pursuant to the agreement from funds properly appropriated for this purpose.

SECTION 4. The Administration is further authorized to apply for, accept, and expend any grants, donations, gifts, or other funding assistance from public or private sources to support the implementation of the property inventory project and any related planning, housing, redevelopment, or neighborhood stabilization initiatives.

resulted in such formal action were conducted in meetings open to the public in compliance with all legal requirements.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the efficient administration of municipal operations, including the timely commencement of the city-wide property inventory and related planning activities; wherefore, this Ordinance shall take effect immediately upon its passage by Council and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

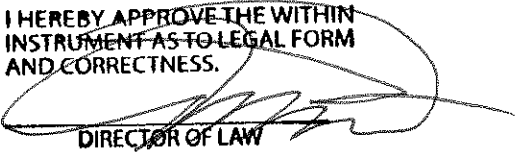
Clerk of Council

APPROVED: _____

MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW



Western Reserve Land Conservancy

land • people • community

To: Mayor Edward Orcutt

From: Isaac Robb

Date: April 23, 2026

Subject: Property Inventory Scope of Services: City of Brook Park

Property Inventory and Conditional Assessment

Phase One: Preparation for the Inventory

- A. Data & Inventory Assembly– Western Reserve Land Conservancy (the Land Conservancy) will assemble property information from local sources, including county and/or city data from NEO CANDO, utilities, etc. This baseline data will provide additional context for the information collected during the property inventory. Land Conservancy staff will work with the local project representative on determining specific questions to include with the inventory.
- B. Staff – The Land Conservancy will train local staff hired by the City of Brook Park to conduct the inventory for each parcel in the project area (approx. 8,315 parcels). The inventory requires surveyors to walk the streets in teams of two to collect data with mobile tablet devices.
- C. Communication – The Land Conservancy will work with designated representatives from the City of Brook Park to notify community stakeholders about the property inventory. Local press and other media will be used for this purpose. Local safety forces will receive notifications of the project dates and locations.
- D. Equipment & Supplies – The Land Conservancy will optionally provide mobile devices to be used during the project which will be equipped with Regrid software (see additional costs table below). Each tablet will have an active wireless data plan as well. This proposal assumes four surveyors will work for the duration of the project with a fifth iPad available for city staff or Land Conservancy staff to assist. The City of Brook Park will provide laminated identification badges for each surveyor.
- E. Procurement & Payment—A forthcoming service agreement between the City of Brook Park and Western Reserve Land Conservancy will outline roles and responsibilities in greater detail as well as the timing of payments and contractual deliverables. At this time, we shall assume 50% payment due upon signing of the contract, and 50% payment at the time of completion.

Phase Two: Property Survey

- A. Training – Classroom and field training led by the Land Conservancy will be provided for the property inventory staff.



Western Reserve Land Conservancy

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- B. Physical Inventory – In teams of two, using mobile devices, surveyors will inventory each property. Surveyors will use baseline data and visual inspections to determine if a structure exists on the property, if a structure is occupied or vacant and/or abandoned, and to assess the condition of the property on an A to F scale. Photos will be taken of each property. Additional questions can be included in the inventory at the discretion of the City of Brook Park. Land Conservancy staff will respond to all resident questions and concerns as they arise.
- C. Data Compilation – All data collected will be uploaded in real time to the Regrid cloud database which can be accessed from all licensed devices and shared with all approved stakeholders.
- D. Verification – The Land Conservancy will monitor daily progress and spot check data for completeness and accuracy.

Phase Three: Analysis & Report

- A. Mapping – Identification of vacant structures, assessments of the condition of structures, and specific property information will be available via online maps.
- B. Presentations – Results will be presented to local officials and community groups as requested.
- C. Data and Results – Data will be provided to the City of Brook Park in both csv and shapefile format. With permission, Land Conservancy staff will also share parcel-level inventory data with additional academic, governmental, and non-profit partners.
- D. Data Analysis – If Option B is selected, the Land Conservancy will perform a statistical analysis of property ratings, and locations will assist in identifying demolition, rehabilitation, and code enforcement needs for the community. Charts summarizing findings will be compiled. This analysis will be presented using ArcGIS StoryMaps.

****ALL PROPOSED COSTS ASSUMES THE CITY OF BROOK PARK WILL PROVIDE WITH TEMPORARY OR FULL TIME STAFFING FOR THIS PROJECT.***

Budget 1 – Option A – Basic Data Collection		
Service Fee	This will support the Land Conservancy team in project implementation through training and GIS applications via Regrid, quality control and monitoring, and mapping.	\$12,500
Professional License	Represents a portion of the Regrid and ArcGIS software license.	\$1,500
Travel	Travel costs for staff.	\$500
Meeting Supplies & Printing	Includes meeting supplies for training (including breakfast and lunch); vests; nametags; other items as needed.	\$500
Total		\$15,000



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Budget 2 – Option B with Data Analysis and Story Mapping		
Service Fee	This will support the Land Conservancy team in project implementation through training and GIS applications via Regrid, quality control and monitoring, mapping, data analysis, and story mapping.	\$17,500
Professional License	Represents a portion of the Regrid and ArcGIS software license.	\$1,500
Travel	Travel costs for staff.	\$500
Meeting Supplies & Printing	Includes meeting supplies for training (including breakfast and lunch); vests; nametags; other items as needed.	\$500
Total		\$20,000

Additional Costs as Needed		
Equipment	Five refurbished iPads (\$1,500) and two months of data services at \$50/month. Four iPads assigned to surveyor with one extra for City or Land Conservancy staff.	\$2,000

CITY OF BROOK PARK

ORDINANCE NO. _____

INTRODUCED BY: MAYOR ORCUTT

P/C 9/1/26 *Finance*
CA _____
1st R _____
2nd R _____
3rd R _____
L/C _____

AN ORDINANCE AMENDING SECTION 153.21(a) OF THE BROOK
PARK CODIFIED ORDINANCES ENTITLED FUNERAL LEAVE
BENEFITS AND DECLARING AN EMERGENCY

NOW THEREFORE, BE IT ORDAINED, by the Council of the
City of Brook Park, State of Ohio, that:

SECTION 1: section 153.21 of the Brook Park
codified ordinances, as it acted by ordinance number
8606-1999, passed November 16th, 1999 and reading as
follows:

153.21 FUNERAL LEAVE BENEFITS.

A full-time employee who does not enjoy funeral leave
benefits through Union contract, shall be granted
funeral leave benefits with pay, not to be charged
against sick leave in the event of the death of:

Spouse	Children
Parents	Parents-in-law
Siblings	Stepchildren
Grandparents	Legal Guardians
Brother(s)-in-law	Sister(s)-in-law

is hereby amended to read:

153.21 FUNERAL LEAVE BENEFITS.

- (a) A full-time employee who does not have funeral leave benefits through a Union contract, shall be granted funeral leave benefits with pay, not to be charged against sick leave in the event of the death of:

Spouse	Children
Parents	Parents-in-law
Siblings	Stepchildren
Grandparents	Legal Guardians
Brother(s)-in-law	Sister(s)-in-law

- (b) In the event of the death of Parents-in-law; Siblings; Grandparents; Legal Guardians; Brother(s)-in-law; Sister(s)-in-law, the employee shall be granted 24 hours or three (3) working days of leave.
- (c) In the event of the death of Spouse; Children; Parents; Stepchildren, the employee shall be granted 80 hours or ten (10) working days of leave.

SECTION 2: As Funeral Leave has been established through negotiated contracts for union employees of the City of Brook Park and is now in effect between the City of Brook Park and the union employees.

SECTION 3: The non-bargaining unit employees of the City of Brook Park will now have funeral leave benefits reflecting those received in the Collective Bargaining Agreements between the City of Brook Park and it's union employees.

SECTION 4: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for further reason to amend Section 143.08 therefore, this ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

Clerk of Council

APPROVED: _____

MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.

Victoria Cardamun
Asst. DIRECTOR OF LAW

Finance

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

P/C _____
CA _____
1st R _____
2nd R _____
3rd R _____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH GARLAND COMPANY AS A GENERAL CONTRACTOR AND SUPPLIER TO OVERSEE WORK TO BE PERFORMED ON THE BROOK PARK RECREATION CENTER ROOF, AND DECLARING AN EMERGENCY

WHEREAS, five of the seven Polyurethane Foam roofs of the Brook Park Recreation Center are in desperate need of replacement due to damage left behind from the August 6, 2024 tornado; and

WHEREAS, the City of Brook Park is a registered member of the Equalis Group; and

WHEREAS, all Equalis Master Agreements are established through rigorous and transparent competitive solicitations conducted in accordance with public procurement guidelines to ensure member compliance;

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract with Garland/DBS, Inc. for the work related to the Five of the Seven Roofs Replacement Project in accordance with Exhibit "A" for an amount estimated not to exceed \$2.2 million.

SECTION 2: The Garland Company will be the supplier of materials for the replacement of the Recreation Center Roof.

SECTION 3: The Garland Company will oversee the company Building Tech, which will perform all the work of the replacement of the Recreation Center Roof.

SECTION 4: The money needed for the aforesaid transaction shall be paid from Fund 553, the Recreation Center Renovation Fund, and from Fund 282, the American Rescue Plan Act Fund, theretofore appropriated for said purposes.

SECTION 5: The Equalis Group is a cooperative purchasing organization that provides contract competitively solicited by public agencies for an array of products and services;

SECTION 6: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare in the City, and for the further reason to hire Garland Company as the General Contractor and pay for such costs with Funds 282 and 553, therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

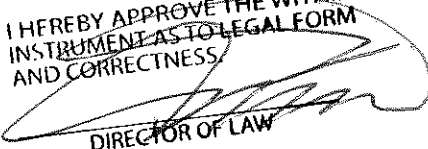
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Brook Park
Brook Park Recreation Center
17400 Holland Road
Brook Park OH 44142



Date Submitted: 11/08/2024
Proposal #: 91-OH-240083
RFP # COG-2133

OHIO General Contractor License #: NOT REQUIRED

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Cooperative Purchasing Agreement with Cooperative Council of Governments and Equalis Group. Garland/DBS, Inc. administered a competitive solicitation for obtaining localized pricing.

Scope of Work: Section 4A & 4B

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
7. Saddles to be installed between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 5

1. Tear all roofing down to wood deck.

2. Repair / replace wood deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Loose lay red rosin paper to wood deck.
6. Mechanically fasten 2" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
7. Adhere 1/8" tapered polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns. Saddles to be installed where necessary.
8. Adhere 1/2' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 5A

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
7. Adhere 1/2' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
8. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
9. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
11. Flashings to be coated with Stratamax (1 gal per square / two coats).
12. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.
13. Skylight to be replaced and included in roofers number.

Scope of Work: Sections 6 & 7

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.

7. Install ½" saddles between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 8

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Glue subsequent layer of 1.5" of polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
A) Normally, we would install 2 layers of 2.6" to achieve an R Value of 30, however due to flashing height restraints, a variance must be given.
7. Install ½" saddles between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Coat the entire roof surface with Stratamax at a rate of 1gal per square (2 coats).
12. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Proposal Price Based Upon Market Experience: Section 4A & 4B	\$ 422,190
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$ 422,190
AW Farrell Roofing	\$ 491,634
Warren Roofing	\$ 600,969
A-Star Roofing	\$ 637,123

Proposal Price Based Upon Market Experience: Section 5 & 5A	\$ 577,837
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$ 577,837
AW Farrell Roofing	\$ 692,190
Warren Roofing	\$ 777,825
A-Star Roofing	\$ 937,342

Proposal Price Based Upon Market Experience: Section 6 & 7	\$ 317,334
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Garland/DBS Price Based Upon Local Market Competition:

AW Farrell Roofing	\$ 317,334
Building Technicians Corp	\$ 321,297
Warren Roofing	\$ 424,346
A-Star Roofing	\$ 433,544

Proposal Price Based Upon Market Experience: Section 8	\$ 755,784
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$ 755,784
AW Farrell Roofing	\$ 788,860
A-Star Roofing	\$ 935,704
Warren Roofing	\$ 955,705

Line Item Pricing:

Add \$20,000 Contingency for additional engineering stamps
Add 5% Contingency on awarded amount

Building Technicians Corp Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	7 per Ln. Ft.
Decking Repair- Metal	\$	6 per Sq. Ft.
Decking Replacement Metal	\$	21 per Sq. Ft.
Drain Insert	\$	928 per Unit
Drain Replacement	\$	4,060 Per Unit
Wood Deck Replacment	\$	19 per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Nathan Parker

Nathan Parker
Garland/DBS, Inc.
(216) 302-3791

