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# STEFANIK IOSUE & ASSOCIATES

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October 13, 2023

University Heights City Council  
2300 Warrensville Center Road  
University Hts, Ohio 44118

**RE: Collective Bargaining Agreement – International Association of Firefighters**

Honorable Members of Council:

Negotiations between the City of University Heights and the International Association of Firefighters (“IAFF”) concluded in October with a tentative agreement for the new CBA (2023-2026). The parties reached this agreement without resorting to costly arbitration hearings, which creates a significant cost savings for the City. The IAFF has already voted to accept the tentative agreement.

Under the provisions of Section 4117.10 (C) ORC, the negotiator is required to notify the legislative body of tentative agreement, and "*the legislative body must approve or reject the submission as a whole, and the submission is deemed approved if the legislative body fails to act within thirty days after the public employer submits the agreement.*" Please consider this letter to be formal notification to Council of the settlement between the City and the IAFF. The Agreement is very similar to the Agreement that you ratified with the FOP. A summary of the terms follows:

- Wage increases of 4% in 2023 and 2024; Wage increase of 2% in 2025;
- Article 8: Reduced comp time accrual to 120 hours/year and added a “hard cap;” Clarified “triggering” OT language for use of time off;
- Article 9: Added requirement that Fire Prevention Officer pass Lt exam (pay and other requirements remain the same); Added \$500 stipend for Car Seat Tech
- Article 12: Removed outdated insurance language;
- Article 13: Added lateral transfer of sick leave to comport with other City depts;
- Article 14: Increased uniform allowance and fitness incentive by \$200.

On behalf of Mayor Brennan, we strongly recommend approval of these Tentative Agreements by Council.

Sincerely,  
*/s/ Jeremy D Iosue*  
Jeremy D. Iosue, Labor Negotiator

cc: Michael Brennan, Mayor

Article 8 HOURS OF WORK AND OVERTIME

A (4) Employees who are called into work for time which does not abut their normal shift shall receive a minimum of four (4) hours overtime. Employees who are required to work less than four (4) hours shall not be required to perform "busy work" as determined by the Fire Chief.

A (5) The event that “triggers” overtime shall be defined as the event that drops firefighter or officer staffing below minimum. **For the purposes of filling the overtime, the staffing shortage is understood to be created when the time off is scheduled in the department’s official management planner. Staffing shortages will be filled in the chronological order in which the events were last entered into and/or modified in the department’s official management planner. Scheduling of vacation days, holidays and special days shall not be considered a “triggering event” without the expressed approval of the Fire Chief.**

Section 4. Compensatory Time

(B) Bank

If the employee elects to convert earned overtime hours to compensatory time, the accrued hours will be logged in the employee’s compensatory bank. Employees may rollover accrued but unused compensatory time into the next calendar year not to exceed **one-hundred twenty (120)** hours.

(C) Compensatory Time Usage

An employee, at the option of the employee, may cash out any amount of their accrued but unused compensatory time at the applicable base rate upon written request and shall be paid in the next payroll cycle. At the employee's request, the employer shall grant an employee compensatory leave when the employee has requested such leave at least twelve (12) hours in advance of the requested leave. If no overtime will be triggered by using the compensatory time, the minimum use shall be one (1) hour and the employee will not be required to provide the twelve (12) hour advance notice. Once approved, the employee must use the compensatory time requested; however, the Fire Chief may permit the employee to withdraw the requested compensatory time due to the employee’s use of funeral leave, jury duty, or an extended period of disability (defined as the use of more than two (2) consecutive sick days). Employees may use compensatory time in any quarter hour increments with a minimum use of four (4) hours or greater. If scheduling compensatory time does not trigger overtime, the minimum use will be one (1) hour. **Employee's compensatory time shall be deducted from the bank at one hour for each hour used on the date the time off is used, not when it is scheduled.** ~~provided that the scheduling of compensatory time does not trigger overtime within the Fire Department. Employee's compensatory time shall be deducted at one and one half hours for each hour used, if the scheduling of compensatory time triggers overtime within the Fire Department.~~

(D) Special Provision(s)

Not more than one employee may be on compensatory leave at any one time. In addition, no compensatory time shall be used on any of the ~~nine (9)~~ **ten (10)** National Holidays recognized by the City.

ARTICLE 9 SALARIES AND OTHER COMPENSATION

Section 1. Annual Base Pay

**SALARIES WITH PARAMEDIC CERTIFICATION**

	Effective	Effective	Effective
<u>RANK (Classification)</u>	<u>07/01/23</u>	<u>07/01/24</u>	<u>07/01/25</u>
Annual Increase	4%	4%	2%
Firefighter 4th Grade (0 to 12 months)	\$74,033	\$76,995	\$78,535
Firefighter 3rd Grade (13 to 24 months)	\$82,260	\$85,550	\$87,261
Firefighter 2nd Grade (24 to 36 months)	\$86,664	\$90,131	\$91,933
Firefighter 1st Grade (Over 36 months)	\$91,071	\$94,714	\$96,608
Lieutenant – Fire Prevention Officer (1 <sup>st</sup> Grade FF +12%)	\$102,000	\$106,080	\$108,202
Lieutenant – Platoon (1st Grade FF +12%)	\$102,000	\$106,080	\$108,202
Captain	\$114,240	\$118,809	\$121,186

**SALARIES WITHOUT PARAMEDIC CERTIFICATION**

	<u>Effective</u>	<u>Effective</u>	<u>Effective</u>
<u>RANK (Classification)</u>	<u>07/01/23</u>	<u>07/01/24</u>	<u>07/01/25</u>
Firefighter 1 <sup>st</sup> Grade (Over 36 months)	\$88,118	\$91,643	\$93,476

**Section 8 Fire Inspectors**

...

- (E) ***Fire Prevention Officer.*** *Effective upon ratification of this Agreement, an officer holding the rank of Lieutenant shall, at the sole and exclusive discretion of the Fire Chief, be assigned and shall serve as the Fire Prevention Officer. Should a vacancy occur amongst the compliment of Platoon Lieutenants, the Lieutenant assigned to serve as the Fire Prevention Officer shall have the first right to assume the Platoon Lieutenant vacancy or remain as the Fire Prevention Officer.*

## Section 5. Educational Incentive

Any employee who satisfactorily completes 39 credit hours of study in fire technology shall be entitled to an annual bonus of 1/2 of 1.00% of base pay. Any employee who completes a course of study and receives an Associate's Degree from a college or university accredited by the governmental entity having jurisdiction over it shall be entitled to an annual bonus of 1.00% of base pay. Any employee who completes a course of study and receives a Bachelor's Degree from such college or university shall be entitled to an annual bonus of 2.00% of base pay. An employee holding both an Associate and a Bachelor degree shall be entitled only to a total annual bonus of 2.00% of base pay. Payment shall be made on or before June 15th of each calendar year to any employee who has provided the Fire Chief with evidence satisfactory to the Law Director and/or the Finance Director that such a degree has been obtained. The educational incentive described in this section only applies to employees who have completed one (1) or more years of employment, ~~payable at the end of the second year.~~

...

Section 10. HHTRT Leader, Infection Control/Health & Wellness Coordinator, EMS Coordinator, **Car Seat Technicians**

**D) All certified Car Seat Technicians shall receive an annual assignment pay of \$500.00 for the life of this agreement. This pay shall be made in the same manner as regular pay and shall be divided by twenty six (26) and paid with the regular wages for the corresponding bi-weekly pay period. The Car Seat Technician pay shall not be included in base pay except as discussed above. In addition, the city agrees to pay for any and all classes necessary to maintain this certification.**

## ARTICLE 11-VACATIONS

**Section 1.** Each full-time employee assigned to a platoon shall be entitled to annual vacation with pay on the following basis:

(C) In any calendar year thereafter in which the employee will have completed ~~seven (7)~~ **five (5)** continuous years of full-time employment on or prior to June 30 and in each subsequent year, the employee shall be entitled to seven (7) tours of vacation (168 hours).

(D) In any calendar year thereafter in which the employee will have completed ~~thirteen (13)~~ **eleven (11)** years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to ten (10) tours of vacation (240 hours).

(E) In any calendar year in which the employee will have completed ~~nineteen (19)~~ **eighteen (18)** years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to twelve (12) tours of vacation (288 hours).

(F) In any calendar year in which the employee will have completed twenty three (23) years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to fourteen (14) tours of vacation (336 hours).

**Section 2.** Each full-time employee scheduled to work 40 hours per week shall be entitled to annual vacation with pay on the following basis:

(C) In any calendar year thereafter in which the employee will have completed ~~seven (7)~~ **five (5)** continuous years of full-time employment on or prior to June 30 and in each subsequent year, the employee shall be entitled to three weeks of vacation (120 hours).

(D) In any calendar year thereafter in which the employee will have completed ~~thirteen (13)~~ **eleven (11)** years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to four weeks of vacation (160 hours).

(E) In any calendar year in which the employee will have completed ~~nineteen (19)~~ **eighteen (18)** years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to five weeks of vacation (200 hours).

(F) In any calendar year in which the employee will have completed twenty three (23) years or more of continuous service on or prior to June 30, and in each year thereafter, the employee shall be entitled to six weeks of vacation (240 hours).

This vacation schedule will take effect in the 2024 calendar year.

## ARTICLE 12 HOSPITALIZATION

**Section 2.** The City will offer the current **PPO; CLE Care; and HSA “Metro Plan”** and ~~MMO (\$500 Plan) of the Cuyahoga County Regionalization Plan (CCRP)~~ design as the two plans for the term of this agreement as long as the two plans remain in effect. Any plan selected or offered by the City shall begin on January 1<sup>st</sup> of each year and shall end on December 31<sup>st</sup>.

## ARTICLE 13-LEAVES OF ABSENCE

**(C) Sick Leave Accumulation.** Unused sick leave shall be cumulative without limit. ~~No accumulation credit shall be given to any employee hired by the City of University Heights who has previously accumulated sick leave due from some other public agency.~~ An employee of the City of University Heights who leaves the employment of the City and is rehired within ten (10) years from the original date of termination shall be entitled to such sick leave as had been accumulated to the time of the original termination of employment, providing he has not already been paid for such accumulated sick leave.

**(D) Sick Leave Transfer.** For employees hired after July 1, 2023, up to 240 hours of the previously accumulated sick leave of an employee who has been separated from the public service shall be placed to his or her credit upon re-employment with the city, provided that such employment with the city takes place within thirty (30) days of the date on which the employee was last terminated from public service. Subject 240 hours shall not be eligible for buy-back, retirement conversion, or sick leave incentive.

### Section 7. Personal Time Off

(A) Effective January 1, 2018, employees will be allowed to take three (3) Personal Time Off (PTO) days per calendar year, with such time being deducted from the employee’s sick leave balance. Three PTO days are to be defined as three instances, each of which may last a minimum of four hours up to a maximum of 24 hours. Requests for PTO are scheduled and approved in accordance with workload requirements of the employer. In the event that scheduling PTO triggers overtime, the employee taking the PTO will have the commensurate number of sick leave hours deducted at an overtime rate (1.5 times actual time taken). Personal Time Off days not taken during the calendar year do not carry over to the following calendar year. PTO days taken by an employee shall not be counted as an unexcused absence and do not affect any sick leave incentive entitlements.

(B) No Personal Time Off (PTO) shall be used on any of the following holidays: New Years Eve, New Years Day, Memorial Day, Independence Day, **Juneteenth**, Thanksgiving Day, Christmas Eve, and Christmas Day.

**ARTICLE 14-CLOTHING ALLOWANCE AND UNIFORM MAINTENANCE  
ALLOWANCE**

**Section 4. Uniform Maintenance Allowance**

A cash allowance of **Seven Hundred Dollars (\$700)** for maintenance of prescribed uniforms shall be given to each employee by the first pay in June and the first pay in December, for a total of **One Thousand Four Hundred Dollars (\$1400)** annually. No employee shall be eligible for such allowance until completing six (6) months of active duty. An employee, whose employment is terminated, for whatever cause, shall receive a pro rata share of their uniform maintenance allowance. Computation of the pro rata shall be by a fraction in which the numerator is the number of days between January 1 or July 1 (whichever is applicable) and the date of termination and the denominator is 180. That figure will be the percentage of the **\$700** that is due to the employee.



## F. Physical Fitness Incentive Pay

All personnel will have the option of participating in the physical fitness incentive pay program on an annual basis. The program shall require each firefighter to perform the minimum score, according to the firefighter's age and gender, on the Ohio Peace officer Basic Training Program Physical Fitness Requirement (See Attachment A). A participating firefighter may achieve a time on the 1.5 mile run up to 10% over the listed time for his/her age to qualify. **Members may also elect to complete the Candidate Physical Fitness Test (CPAT) established by the IAFF/IAFC Wellness Task-Force for fitness incentive credit. The test will be given by a third party, with every effort made to remain as consistent as possible with the WFI CPAT manual from IAFF (<https://www.iaff.org/wp-content/uploads/2019/04/CPAT-2nd-Edition.pdf>). Necessary modifications due to equipment and facility limitations will be specified in Attachment B.** Each firefighter who successfully performs the requirements **of either the Ohio Peace officer Basic Training Program or the CPAT** will receive a total of One Thousand **Four** Hundred Dollars **(\$1,400)** annually. The testing for the physical fitness incentive will be given during **the months of October and** November. Physical Fitness Incentive payments will be in the following month of December.

Each firefighter will have the opportunity to take the physical fitness test, however participation is strictly voluntary. The tests will be conducted on the employee's own time. Prior to taking the physical fitness test, it is recommended that each firefighter receive medical clearance from their personal physician. Each firefighter will have the option to take one (1) additional retest if he/she fails the first test. If a member elects to retest, he/she must successfully complete all the testing categories again.

## ATTACHMENT B

JCU has administered CPAT testing for University Heights Firefighters and Shaker Heights Firefighters. They have developed modifications to the IAFF/IAFC standards to accommodate for participant age, as well as limitations in equipment and facilities. These modifications are listed below.

Stair Climb- Per the manual, the stair mill is supposed to be against a wall with the wall side handrail removed and additional steps at the bottom of the stair mill for mounting. Given the space available, this was deemed to be an unnecessary alteration for the purposes of this test. The stair mill will be set as close to 60 steps per minute as possible, within the limits of the model being used.

Forcible Entry- Without access to a forcible entry machine, using a sledgehammer to strike a tire a set number of times may be utilized. JCU has determined through previous research and testing that the average number of strikes necessary to move the Keiser Sled the required distance equates to 6 full force strikes on the tire. If the strike is not full force or does not hit the tire in the designated spot, the strike does not count.

CPAT Times- The standard pass time for the CPAT is 10:20 for all members.

## MEMORANDUM OF UNDERSTANDING #1

### Group Healthcare Reimbursement Account (HRA)

The City of University Heights (the "City") agrees to remit payments from separation pay owed to IAFF Local 974 bargaining unit member participants to the Group Healthcare Reimbursement Account (HRA) Plan for Public Sector Labor Association Employees, as set forth in the ICMA-RC's VantageCare Retirement Health Savings (RHS) Program or any successor Program (the "Program") specifically as follows:

1. The sole responsibility of the City under this Letter of Understanding and the Program, shall be to submit the separation pay of employees who have joined the Program, as set forth in the list provided by University Heights Firefighters Local 974, directly to ICMA.
2. The amount of a participating employee's separation pay that shall be paid by the City to ICMA shall be that percentage of separation pay otherwise owed to the employee by the City that such employee, or such employee's group, shall direct the City to pay to ICMA.
3. The amount of separation pay owed to a participating employee is determined according to the current collective bargaining agreement language in regards to retirement.
4. The City shall not contribute, nor shall the City be liable for any contributions, to the Program or any Healthcare Reimbursement Account (HRA) for members of University Heights Firefighters Local 974 bargaining unit, other than the payments made of separation pay actually owed to a participating employee, as set forth above, and the City shall not be responsible for any taxes that may be owed by any participating employee with regards to the funds paid to ICMA.
5. In the event the City's actions under this Letter of Understanding results in additional costs to the City above those identified in the collective bargaining agreement, the City reserves the right to terminate this Memorandum of Understanding after meeting and conferring with Local 974 representatives. In addition, the City will not assume the duties of Plan Administrator or be a signatory to any plan documents.

**ORDINANCE NO. 2023-56**

**INTRODUCED BY: MAYOR MICHAEL DYLAN BRENNAN**

**AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 240.01 ENTITLED “COMPOSITION,” TO MODIFY THE COMPOSITION OF POSITIONS IN THE FIRE DEPARTMENT, AND DECLARING AN EMERGENCY**

**WHEREAS**, IAFF Local 974 has approved a Tentative Agreement as to a Collective Bargaining Agreement with the City; and

**WHEREAS**, Codified Ordinance Section 240.01 must be amended in order to be consistent with the proposed terms of the Collective Bargaining Agreement;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO THAT:**

**Section 1.** Council hereby amends Codified Ordinance Section 240.01 entitled “Composition,” to read in its entirety as follows.

**240.01 COMPOSITION**

The Division of Fire shall consist of a force not to exceed thirty-two persons, comprised of one Chief; four captains; ~~four~~three lieutenants; and ~~twenty-three~~twenty-four firefighters, graded in accordance with and as prescribed in Section 240.02.

**Section 2.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage 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.

**Section 3.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City and for the further reason that the codified ordinance be amended and consistent with the Collective Bargaining Agreement (“CBA”) with IAFF Local 974 at the time of ratification and adoption of the CBA; wherefore, this ordinance shall be in full force and effect from and immediately after its adoption and approval by the Mayor.

**CITY OF UNIVERSITY HEIGHTS, OHIO**

**\_\_\_\_\_  
MICHAEL DYLAN BRENNAN, MAYOR**

**PASSED: \_\_\_\_\_**

**ATTEST:**

**\_\_\_\_\_  
KELLY M. THOMAS, CLERK OF COUNCIL**

**APPROVED AS TO FORM:**

**\_\_\_\_\_  
LUKE F. MCCONVILLE, LAW DIRECTOR**



TO: Mayor Brennan and Members of City Council  
FROM: Kelly M. Thomas, Clerk of Council  
DATE: October 12, 2023  
RE: Planning Commission Decision

At its regular meeting held on Thursday, October 5, 2023, the Planning Commission made the following motion to be approved by City Council.

**A. Application from Drees Homes for the Demolition of Existing House  
Located at 2649 Whiton and Site Plan of New Single-Family House  
Build (Homeowner: Sarah Harris and Josua Grodko)**

**MOTION BY MAYOR BRENNAN, SECONDED BY MR. RACH to Recommend to City Council the approval of the application from Drees homes for the approvals of demolition of existing house at 2649 Whiton Road, and the site plan of a new single-family house build subject to the entry of a development agreement with the city including a surety bond. Subject to the conditions and matters raised by the City Engineer on the record, including erosion control protection, care with regard to the lateral sewer, laterals, sidewalk restoration, and so on, as referenced by Mr. Ciuni. On roll call, all voted “aye.”**

**City of University Heights  
Architectural Review Board Application**

Address 2649 Whiton Rd

Description of project: Residential single family home

Applicant: Drees Homes

Please check one: Homeowner  Architect  Contractor

I, *THE UNDERSIGNED*, am requesting to be placed on the agenda of the Architectural Board of Review. The Architectural Board of Review's purpose is to regulate, according to architectural principles, the design, use of materials, finished grade lines and orientation of all new buildings, and to assure that the appearance and aesthetics of building exteriors reasonably conform to city standards found in the area of the proposed building or additions to an existing building.

I, the Applicant, by signing below, hereby agree to follow specifically the plan submitted to and approved by the Architectural Board of Review and do agree to construct said building(s) or addition(s) as depicted on said approved plans.

I fully understand that any change or alteration of the approved plans (window placement, change of roof line, change of architectural detail, etc.) requires a resubmission to the Architectural Board of Review, prior to any change being made on the job site. I also understand that if I violate the law and deviate from the approved plans, the City has the right to issue a "Stop Work Order" until the matter is resolved to the satisfaction of the City.

Signature of Applicant: Alicia Verner Date: 9/8/23  
Print name: Alicia Verner  
Email address for Zoom Meeting: \_\_\_\_\_

**Filing Fee: \$100.00-non refundable**

.....  
*For Office Use Only*

Cash  Check # \_\_\_\_\_ Amount \_\_\_\_\_ Receipt # \_\_\_\_\_

DREES HOMES  
HARRIS/GRODKO RESIDENCE  
2649 WHITON ROAD  
PARCEL # 721-28-043

Please indicate the color selection for each of the listed building elements:

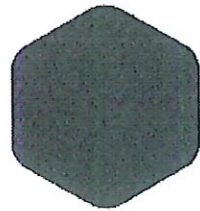
Siding: IRONSTONE                      Soffit: WHITE  
Roof: MOIRE BLACK                      Front Door: OAK AMERICAN BROWN  
Brick: PORT HURON                      Garage Door: CHI BROWN  
Shutters: N/A                              Stone: SMOKY BASE  
Trim: WHITE/IRONSTONE                      Other: IRONSTONE SHAKE

BUCHANAN MODEL  
5005 SQ FT LIVING SPACE INCLUDES FINISHED BASEMENT  
W/ATTACHED 2 CAR GARAGE  
W/WOOD DECK  
8 BEDROOM  
5 FULL BATHS & 1 1/2 BATH

Exterior Color Acceptance



Moire Black



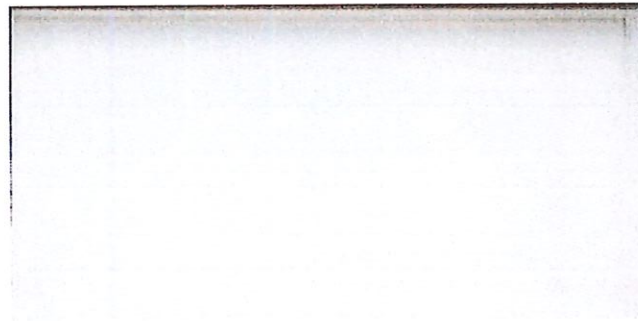
Ironstone



Michigan Collection  
Port Huron

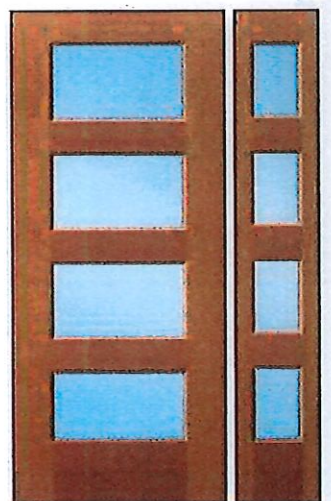


Old Lighthouse  
Smokey Base



Frosted - 140

BLACK  
KEYPAD



NOTE ON  
PRINT PAGES







University Heights, Ohio  
Google Street View  
Jul 2022 See more dates

Image capture: Jul 2022 © 2023 Google



2636 Whiton Rd

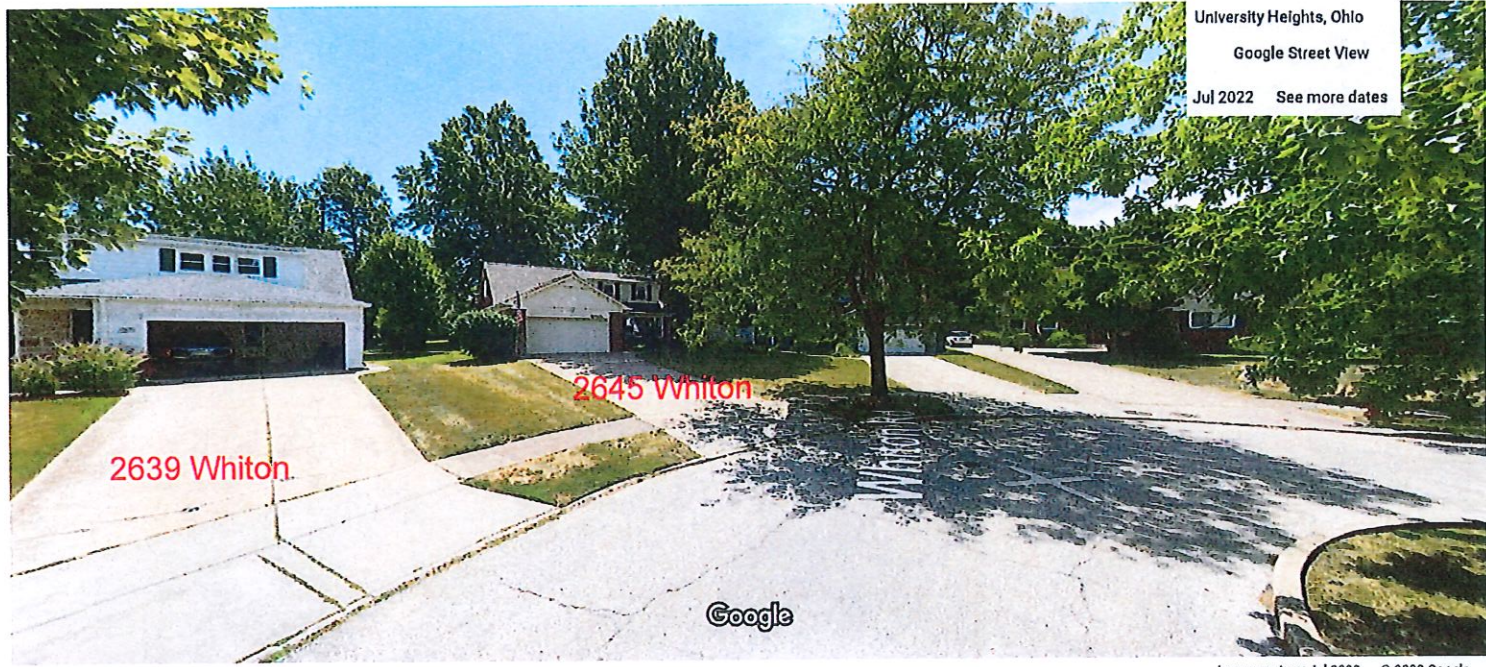


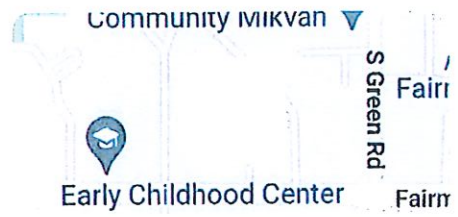
Image capture: Jul 2022 © 2023 Google





University Heights, Ohio  
Google Street View  
Jul 2022 See more dates

Image capture: Jul 2022 © 2023 Google



**Square Footage**

Living Areas	
Finished Lower Level	1025 SF
First Floor	1942 SF
Second Floor	2039 SF
	5005 SF

Unfinished Areas	
Covered Front Porch	128 SF
Garage	464 SF
Unfinished Basement	927 SF
Wood Deck	144 SF
<small>Square Footage total may vary by +1 SF due to automated rounding of first and second floor area</small>	

**Redraws**

Plan Review: 08/17/23  
 - Redraw to add/revise structure per engineering redlines.

Plan Review: XX/XX/XX

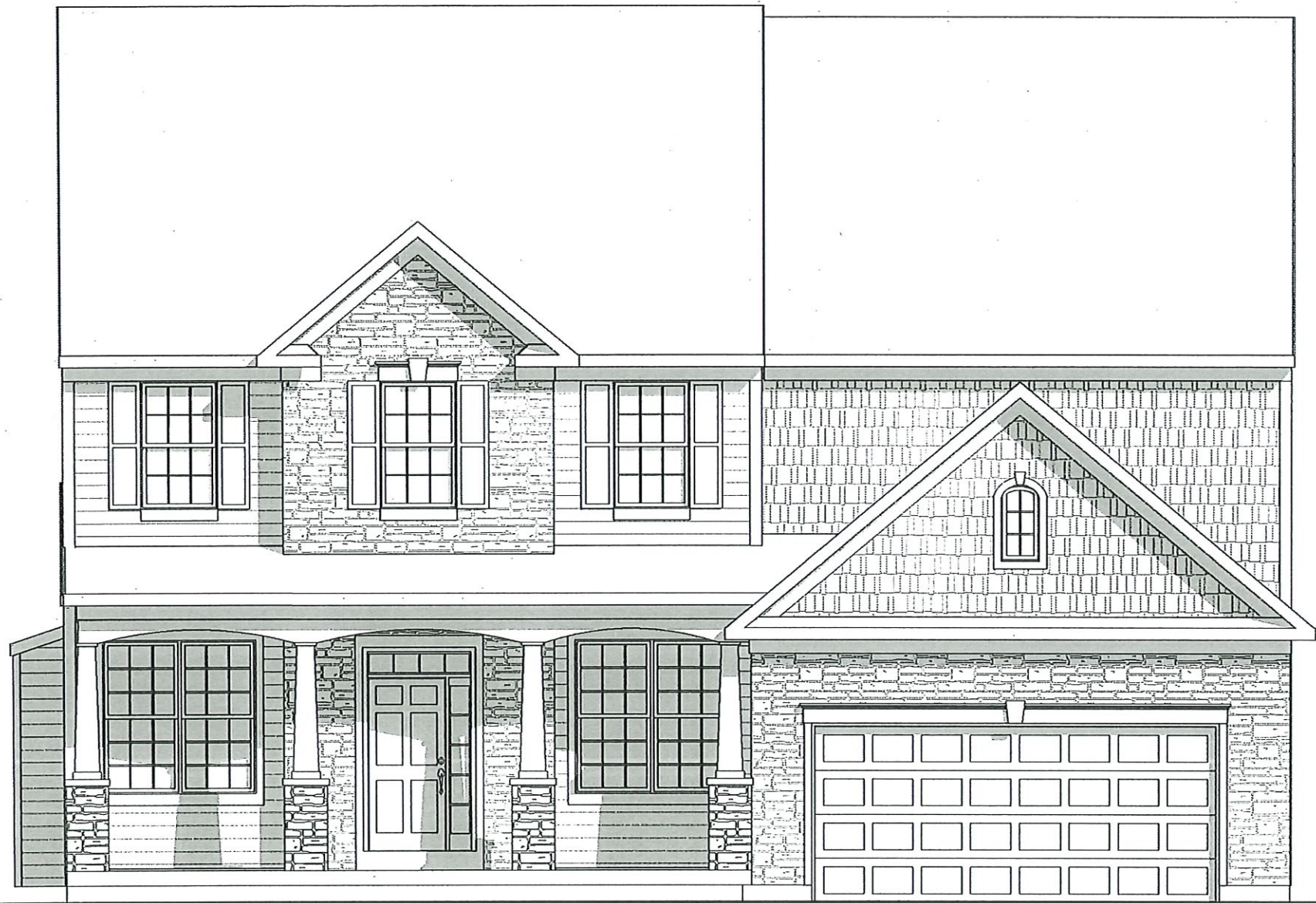
xxxx

Division: Drees On Your Lot - Cleveland

Building Code: 2019 Residential Code of Ohio

**Index to the Drawings**

Sheet No.	Sheet Name
0C.1	Cover Sheet
0N.1	General Notes
0P.1	Plot Plan
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1.02	Lower Level Framing Plan
1.03	Lower Level Mechanical Plan
2.01F	First Floor Framing Plan
2.01S	First Floor Structural Plan
2.02F	Second Floor Framing Plan
2.02S	Second Floor Structural Plan
2.04	Roof Plan
3.01	First Floor Subfloor Plan
3.02	Second Floor Subfloor Plan
4.01	First Floor Mechanical Plan
4.02	Second Floor Mechanical Plan
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6.01	Front Elevation
6.02	Garage Side Elevation
6.03	Rear Elevation
6.04	Side Elevation
7.01	House Specific Details
7.02	House Specific Details
7.03	House Specific Details
7.04	House Specific Details



NO SHUTTERS  
 4 GRID OVER 4 GRID WINDOWS

Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: Brian W.
Series:		N/A	
Plan No.:		N/A	
Born on Date:	08/27/2010	CDs Drawn By:	SSP

211 Grandview Drive, Fort Mitchell, KY 41017  
Phone: [502] 578-4200

**0C.1**  
Cover Sheet  
Elevation "V"

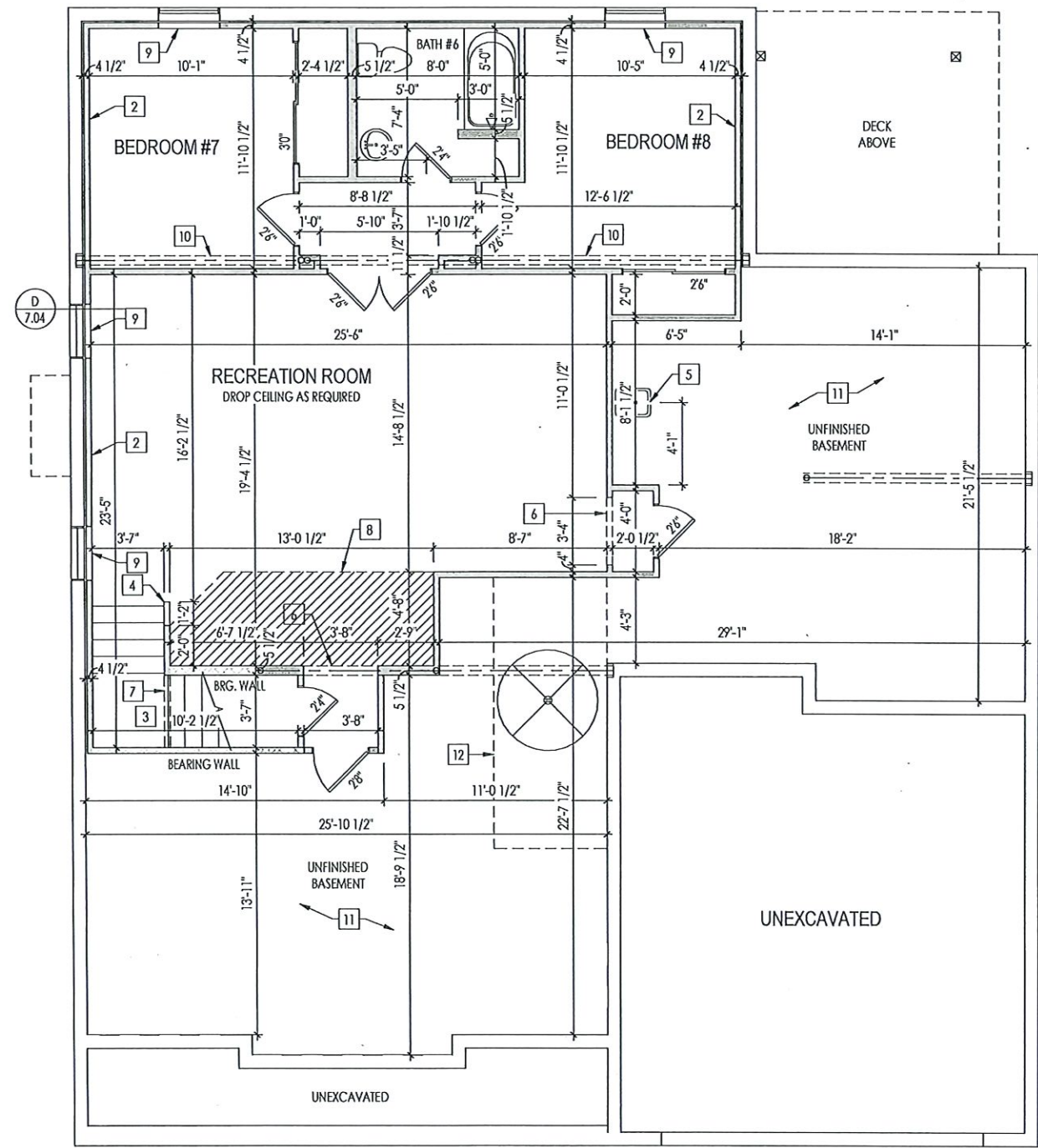
Architecture Plan Review:  No Comments  See Comments Items drawn on any drawings and not written in the contract sections WILL NOT be included in the site specific drawings.

Customer Request	Design Solution:	Reason For Modification:	Comments:
1. XXX	1. XXX	1. XXX	1. XXX
2. XXX	2. XXX	2. XXX	2. XXX
3. XXX	3. XXX	3. XXX	3. XXX
4. XXX	4. XXX	4. XXX	4. XXX

**Customer Plan Review Signature**

I understand that my new Drees home will be built in general conformance to the plans, specifications, selections and the Purchase Agreement, all of which I have reviewed and approved. This set of plans may not reflect the elevations or options for my house. Drees draws the standard plans complete with the most common options. The subcontractor's sets will show only the options I selected in my selection sheets. I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the lot. I further understand that my home will not be built exactly like any other Drees home or Model and that some minor variations from my plans and specifications may occur since every home that is built has its own set of unique construction problems that must be dealt with as the home is being built.

Customer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Customer: \_\_\_\_\_ Date: \_\_\_\_\_



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

Key Notes:

- 1 -
- 2 2x4 STUDS HELD 1" FROM FOUNDATION WALL WITH 3-1/2" INSULATION - RE: DETAIL D/7.04
- 3 RE: DETAIL B/7.01 FOR BASEMENT STAIR FRAMING DETAILS
- 4 36" HIGH WALL SLOPED WITH STAIR STRINGER
- 5 ROUGH-IN WET BAR - STUB PLUMBING THRU FLOOR ONLY - NO WALLS OR FIXTURES
- 6 TOP OF OPENING DROPPED 110" BELOW CEILING
- 7 36" HIGH WALL UNDER STAIRS - FIELD DETERMINE LOCATION. SLOPE CLG. UNDER STAIRS
- 8 CLIPPED BULKHEAD - FIELD DETERMINE
- 9 RIPPED 1x FOR WOOD SILL
- 10 BOX OUT AROUND COLUMNS AND BEAMS IN FINISHED AREAS
- 11 UNFINISHED BASEMENT CEILING TO BE COVERED IN 1/2" GYPSUM BOARD (WITH THE EXCEPTION OF THE AREA OF KEYNOTE B) JOINTS DO NOT NEED TO BE TAPPED OR MUDDERED.
- 12 80 SQFT MAX. AREA OF CEILING, COMPLYING W/ RCO 302.13 EXCEPTION 3.1 & EXCEPTION 3.2, NOT REQUIRED DRYWALL PERIMETER EDGE MUST BE FIREBLOCKED TO KEEP SEPARATE FROM THE REST OF THE FLOOR ASSEMBLY

Space for Architect Seal

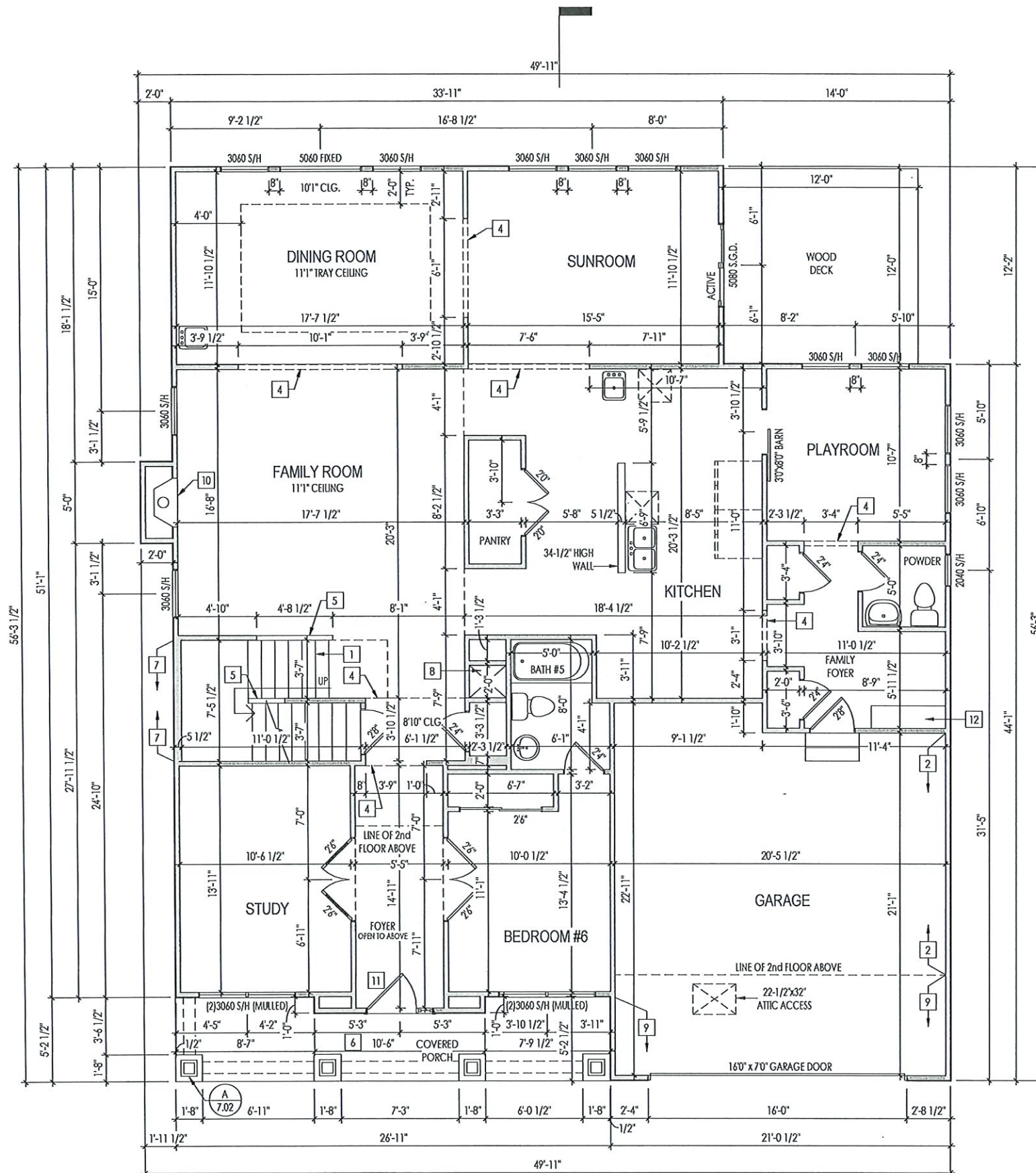
**REISSUED: 08/17/2023**

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 10"	Contract Drawn By: Brian W.
the BUCHANAN			Series: N/A
Born on Date: 08/27/2010			CDs Drawn By: SSP
			Plan No.: N/A

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**HOMES**  
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 Phone: (502) 578-4200

Sheet Information  
**1.02**  
 Lower Level Framing Plan  
 Elevation "V"



- General Notes:**
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
  2. ALL FIRST FLOOR CEILINGS TO BE 10'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
  3. FRAME TOP OF ALL WINDOWS AT 1'-10" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
  4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-3" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
  5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
- Key Notes:**
- 1 RE: DETAIL B/7.01 FOR STAIR FRAMING DETAILS
  - 2 FRAME GARAGE WALLS AT 11'-5 1/4" WITH (2)2x4 STUDS AT 12" O.C. FROM TOP OF FOUNDATION WALL - IF ELECTRICAL PANEL LOCATED IN GARAGE, PAD OUT WALL FOR ELECTRICAL PANEL
  - 3 -
  - 4 TOP OF OPENING FRAMED PER GENERAL NOTES ABOVE ON THIS SHEET
  - 5 SLOPE WALL WITH STAIR STRINGER FOR RAILING
  - 6 DO NOT CENTER JOIST OVER FRONT DOOR TO ALLOW FOR CAN LIGHT INSTALLATION, CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
  - 7 BALLOON FRAME WALL W/ 2x6 STUDS @ 12" O.C.
  - 8 HVAC CHASE
  - 9 FRAME GARAGE WALLS AT 10'-1" WITH 2x4 STUDS AT 12" O.C. FROM TOP OF FOUNDATION WALL - IF ELECTRICAL PANEL LOCATED IN GARAGE, PAD OUT WALL FOR ELECTRICAL PANEL
  - 10 PRE-FABRICATED DIRECT VENT FIREPLACE - REFER TO SELECTION SHEET FOR MODEL AND FIREPLACE DETAIL SHEET F-1 FOR FRAMING INFORMATION
  - 11 3'0"x6'8" DOOR WITH 12" TRANSOM ABOVE AND 12" SIDELIGHT - SINGLE UNIT
  - 12 BENCH - RE: STANDARD DETAIL F/D2.2 FOR FRAMING
  - 13 -
  - 14 -
  - 15 -

Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodtko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

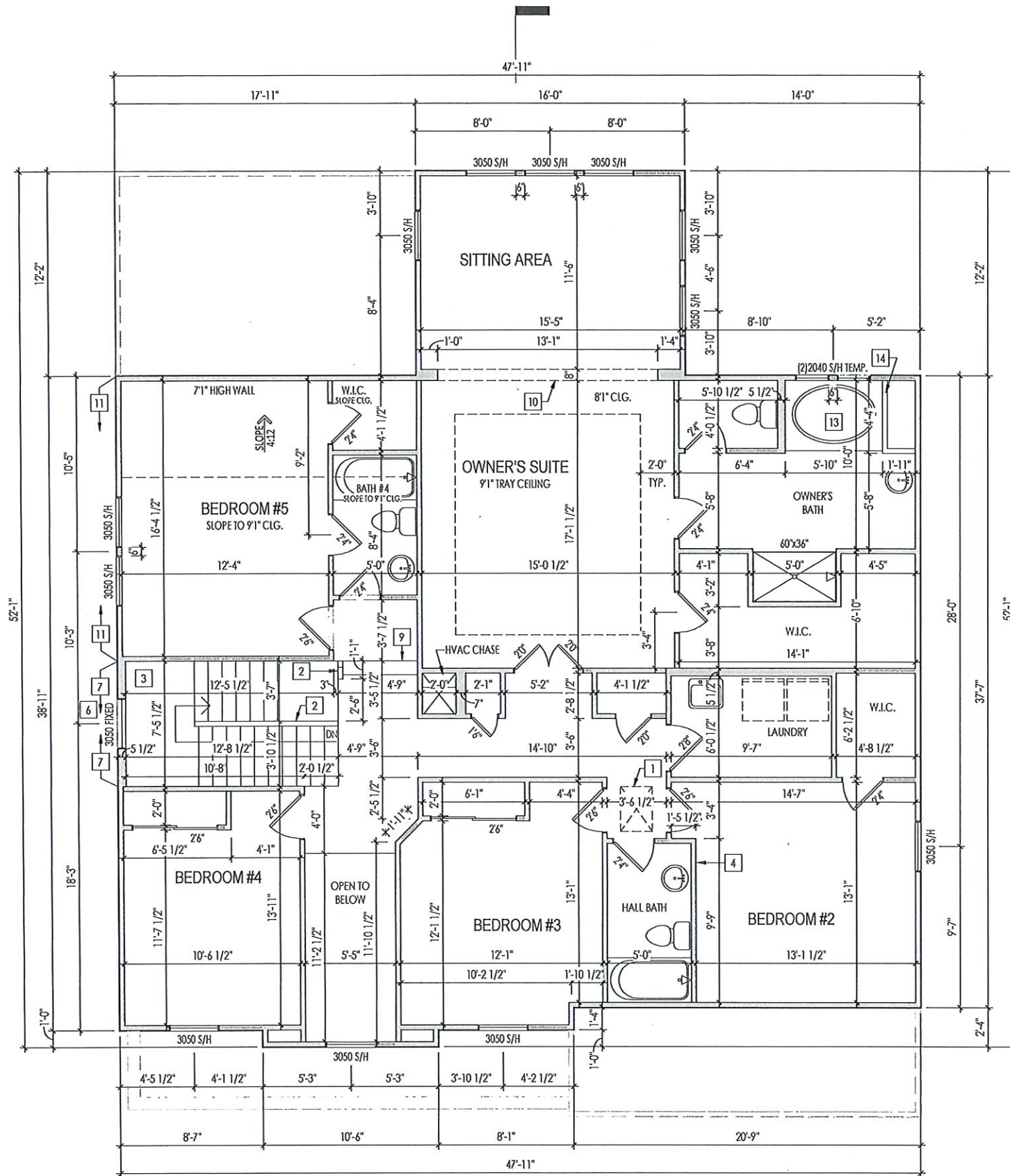
Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: Brian W.
Series:			N/A
Plan No.:			N/A
Born on Date: 08/27/2010		CDs Drawn By:	SSP

**the BUCHANAN**

**Drees HOMES**  
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 Phone: [859] 578-4200

**2.01F**  
 First Floor Framing Plan  
 Elevation "V"

Sheet Information



**General Notes:**

1. REFER TO SHEET DN.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE 8'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT 1'-1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

**Key Notes:**

- 1 22-1/2' x 32" ATTIC ACCESS
- 2 SLOPE WALL EVEN WITH STAIR STRINGER FOR RAILING
- 3 RE: DETAIL B/7.01 FOR STAIR FRAMING DETAILS
- 4 DO NOT LOCATE TRUSS ABOVE PLUMBING WALL
- 5 -
- 6 TOP OF WINDOW @ 3'-1/4" BELOW TOP PLATE
- 7 BALLOON FRAME WALL W/ 2x6 STUDS @ 12" O.C.
- 8 -
- 9 (2) RISERS @ 6" HIGH
- 10 TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES THIS SHEET
- 11 BALLOON FRAME WALL TO UNDERSIDE OF TRUSS W/ 2x4's @ 12" O.C.
- 12 -
- 13 RE: B/7.04 FOR TUB PLATFORM DETAIL
- 14 25-1/2" HIGH WALL
- 15 -
- 16 -
- 17 -

Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodtko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: Brian W.
the BUCHANAN			Series: N/A
Born on Date: 08/27/2010	CDs Drawn By:	SSP	Plan No.: N/A

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**2.02F**  
 Second Floor Framing Plan  
 Elevation "V"

Sheet Information

A  
5.01

**TYPICAL TRIM:**

**6" FASCIA**  
(ALL SIDES)

**8" FRIEZE**  
(FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.

**Key Notes:**

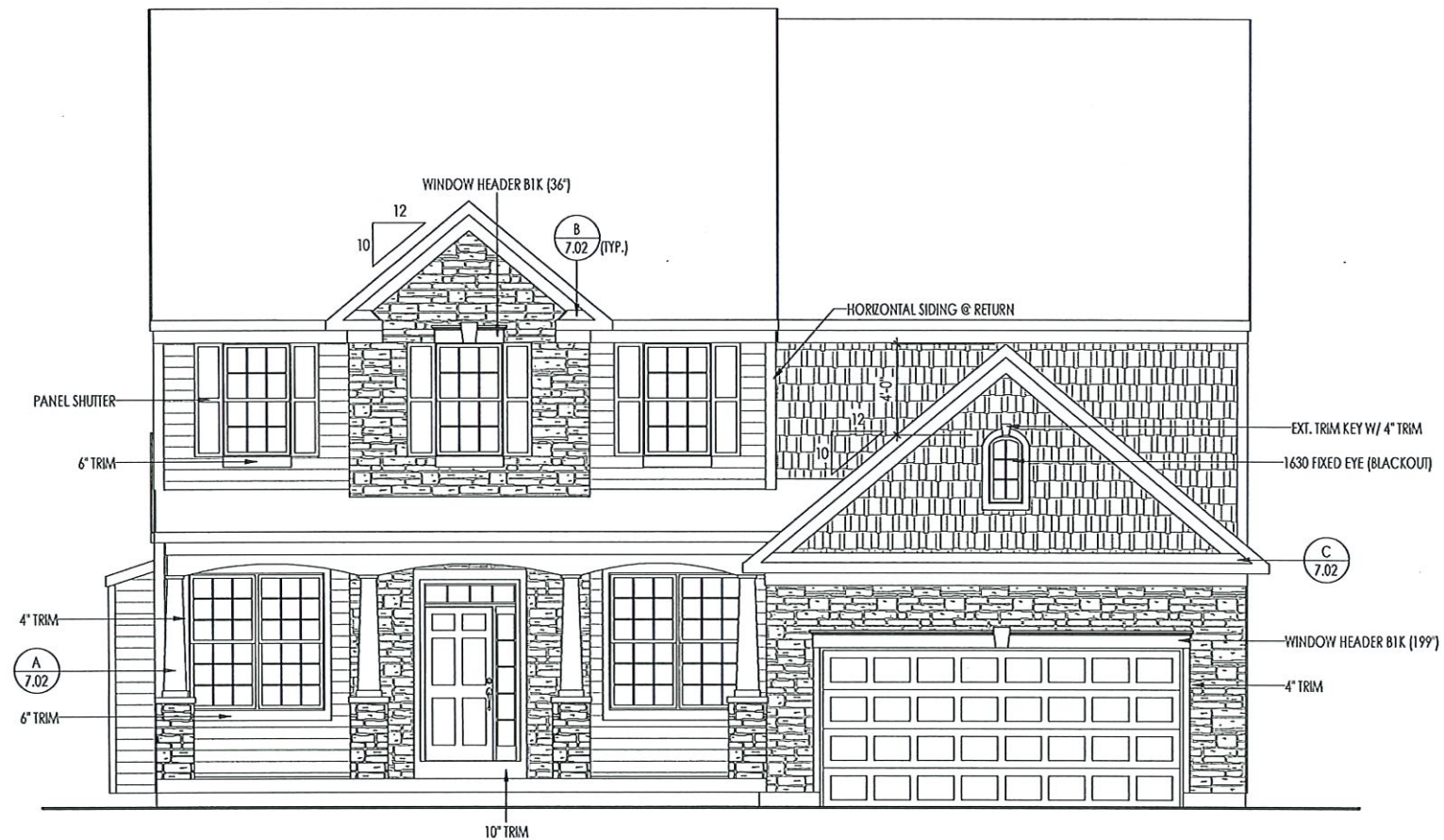
- 1 -
- 2 -
- 3 -
- 4 -
- 5 -

**BRICK and STONE LINTEL SCHEDULE**

	SPAN	36" HIGH	48" HIGH	LINTEL SIZE	WINDOW ABOVE
*BRICK	Up to 6'-0"	---	---	L3 1/2 x 3 1/2 x 1/4	---
	Up to 8'-3"	---	---	L5 x 3 1/2 x 5/16	---
	Up to 9'-3"	---	---	L6 x 4 x 5/16	L7 x 4 x 3/8
	Up to 16'-3"	L7 x 4 x 3/8	L8 x 4 x 1/2	L8 x 4 x 1/2	**per Design
*STONE	Up to 6'-0"	---	---	L4 x 3 1/2 x 1/4	---
	Up to 8'-3"	---	---	L5 x 3 1/2 x 5/16	---
	Up to 9'-3"	---	L6 x 4 x 3/8	L7 x 4 x 3/8	**per Design
	Up to 16'-3"	---	L8 x 4 x 1/2	**per Design	**per Design

All lintels: 4" Minimum bearing required each end  
 \* Brick is based on 40psf and Stone is based on 60psf  
 \*\* Any lintels not described by the above parameters shall be specifically designed.

Space for Architect Seal



RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: Brian W.
the BUCHANAN			Series: N/A
Born on Date: 08/27/2010		CDs Drawn By: SSP	Plan No.: N/A

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Sheet Information

**6.01**  
 Front Elevation  
 Elevation "V"



**TYPICAL TRIM:**  
**6" FASCIA**  
 (ALL SIDES)  
**8" FRIEZE**  
 (FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**

1. REFER TO SHEET 00.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

**Key Notes:**

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -



Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
-----------------------------	---------------------------	------------------------	------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: Brian W.
-------------	----------------------------	--------------------------------

**the BUCHANAN**

Born on Date: 08/27/2010	CDs Drawn By: SSP	Series: N/A	Plan No.: N/A
-----------------------------	----------------------	----------------	------------------

<p><b>Drees</b> HOMES<sub>su</sub></p> <p><small>Copyright © 2010 - 2019   The Drees Company, All Rights Reserved. 211 Grandview Drive, Fort Mitchell, KY 41017 Phone: (859) 578-4200</small></p>	<p>Sheet Information</p>	<p><b>6.02</b></p> <p>Garage Side Elevation Elevation "V"</p>
---	--------------------------	---

<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**  
 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.  
 2. ROOFING MATERIAL PER SELECTIONS.  
 3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.


**Key Notes:**  
 1 -  
 2 -  
 3 -  
 4 -  
 5 -



Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: Brian W.
<b>the BUCHANAN</b>			Series: N/A
			Plan No.: N/A
Born on Date: 08/27/2010	CDs Drawn By:	SSP	N/A



**Drees**  
HOMES<sub>SM</sub>

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 Phone: (502) 578-4200

Sheet Information

# 6.03

Rear Elevation  
Elevation "V"

<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**

1. REFER TO SHEET ON 1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

**Key Notes:**

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -



Space for Architect Seal

RESIDENCE FOR:  
**Sarah Harris/Joshua Grodko**  
 2649 Whiton Road  
 Drees On Your Lot, University Heights OH

Job Number: DOYL-0135-00	Drawing Date: 08/04/23	Coord Name: Luke R.	Coord Phone: 859 578-4212
House Name: <b>the BUCHANAN</b>		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: Brian W.
Born on Date: 08/27/2010		CDs Drawn By: SSP	Plan No.: N/A
 <small>Copyright © 2010   2019   The Drees Company, All Rights Reserved.        211 Grandview Drive, Fort Mitchell, KY 41017        Phone: [859] 578-4200</small>		Sheet Information	<h1 style="margin: 0;">6.04</h1> <p style="margin: 0;">Side Elevation Elevation "V"</p>

ZONING: U-1 ONE FAMILY RESIDENCE  
 FRONT YARD: 30' SETBACK  
 SIDE YARD: 3' MIN  
 12' TOTAL  
 REAR YARD: 25' MIN

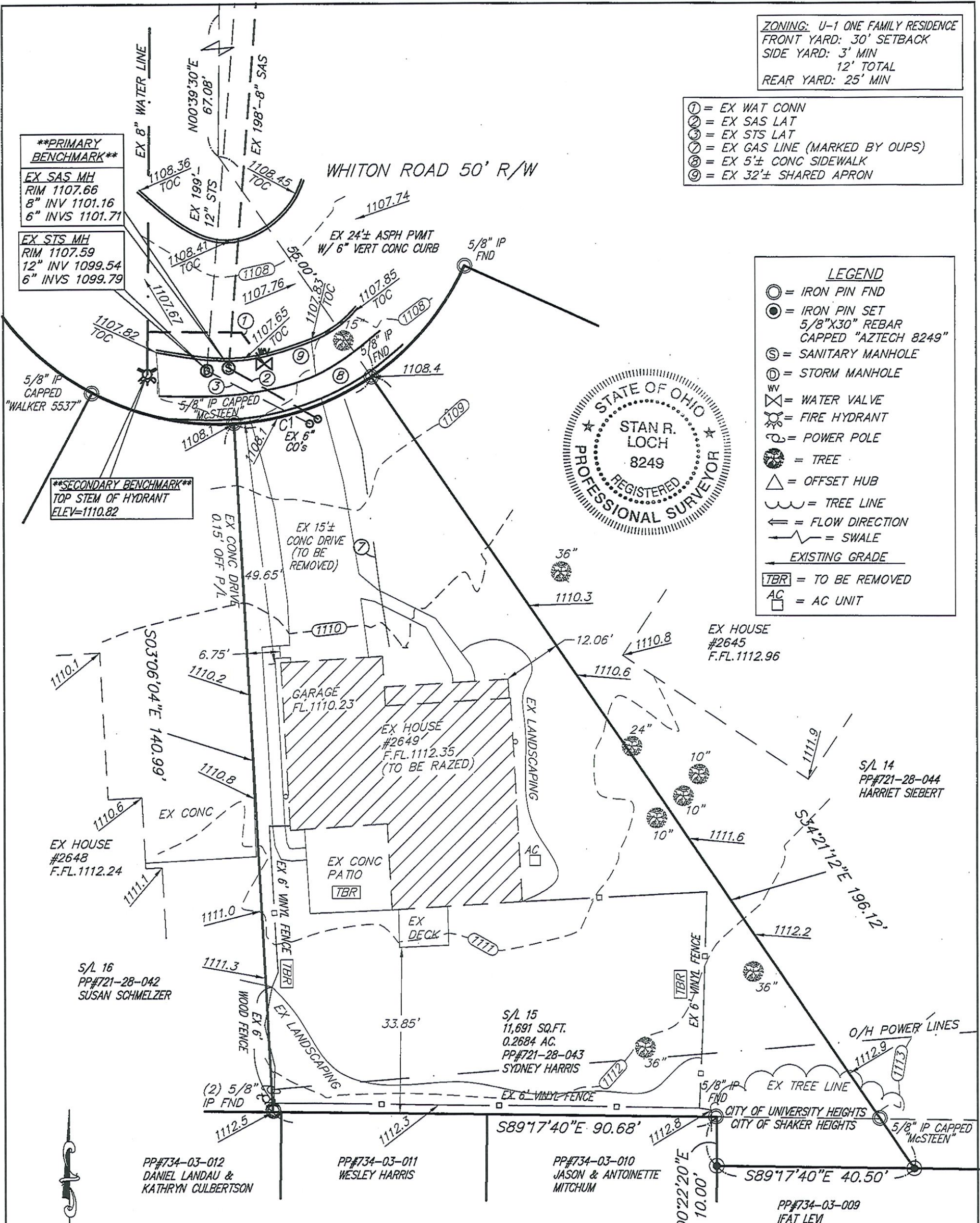
- ① = EX WAT CONN
- ② = EX SAS LAT
- ③ = EX STS LAT
- ④ = EX GAS LINE (MARKED BY OUPS)
- ⑤ = EX 5"± CONC SIDEWALK
- ⑥ = EX 32"± SHARED APRON

- LEGEND**
- = IRON PIN FND
  - = IRON PIN SET  
5/8"X30" REBAR  
CAPPED "AZTECH 8249"
  - ⊙ = SANITARY MANHOLE
  - ⊙ = STORM MANHOLE
  - ⊗ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊖ = POWER POLE
  - ⊙ = TREE
  - △ = OFFSET HUB
  - ⌒ = TREE LINE
  - ⇄ = FLOW DIRECTION
  - ⌒ = SWALE
  - = EXISTING GRADE
  - TBR = TO BE REMOVED
  - AC = AC UNIT



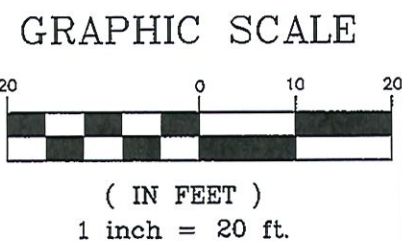
**\*\*PRIMARY BENCHMARK\*\***  
 EX SAS MH  
 RIM 1107.66  
 8" INV 1101.16  
 6" INVS 1101.71  
 EX STS MH  
 RIM 1107.59  
 12" INV 1099.54  
 6" INVS 1099.79

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 ELEV=1110.82



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	55.00'	15.38'	29.63'	N71°16'22"E	31°15'10"



**REFERENCES:**  
 KELLEY'S SUBDIVISION  
 VOL. 140, PG. 38  
 DATED: DEC, 1947  
 CITY OF UNIVERSITY HEIGHTS  
 SEWER MAP  
 DATED: MAY, 2015

**BUILDER: DREES HOMES**  
 CLEVELAND DIVISION  
 6650 W. SNOWVILLE ROAD  
 SUITE J, BRECKSVILLE, OH 44141-3242  
 440-717-9670

"I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", ① OR 2" CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 6<sup>TH</sup> DAY OF JUN, 2023 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON."

STAN R. LOCH P.S. #8249 DATE 9.6.2023

HORIZ. SCALE: 1"=20'	VERT. SCALE:	5425 WARNER ROAD - SUITE 12 VALLEY VIEW, OHIO 44125 440-602-9071 FAX 216-369-0259	EXISTING CONDITIONS & DEMOLITION PLAN FOR DREES HOMES - DOYL 135 2649 WHITON ROAD SUBLOT 15 IN THE KELLEY'S SUBDIVISION PLAT VOL. 140, PG. 38 CITY OF UNIVERSITY HEIGHTS CUYAHOGA COUNTY, OHIO				
DRAWN BY: JDC	DATE: 9/1/2023	 <b>ENGINEERING + SURVEYING</b> Civil Engineering + Land Surveying					
CHECKED BY: SRL	DRAWING NO.: 20233901						
JOB NO.: 20233901	SHEET: 1 OF 2						

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

STAN R. LOCH P.E. #63332 DATE 9-6-2023

ZONING: U-1 ONE FAMILY RESIDENCE  
FRONT YARD: 30' SETBACK  
SIDE YARD: 3' MIN  
12' TOTAL  
REAR YARD: 25' MIN

WHITON ROAD 50' R/W

- ① = EX WAT CONN (WATER VALVE LOCATED)
- ② = EX SAS LAT (CO LOCATED)
- ③ = EX STS LAT (CO LOCATED)
- ④ = PROP 1" TYPE "K" COPPER WAT CONN
- ⑤ = PROP 6" DSR 35 PVC SAS @ 1% MIN
- ⑥ = PROP 6" SDR 35 PVC STS @ 1% MIN
- ⑦ = EX GAS LINE (MARKED BY OUPS)
- ⑧ = EX 5'± CONC SIDEWALK
- ⑨ = EX 32'± SHARED CONC APRON (TO REMAIN)

**\*\*PRIMARY BENCHMARK\*\***  
EX SAS MH  
RIM 1107.66  
8" INV 1101.16  
6" INVS 1101.71

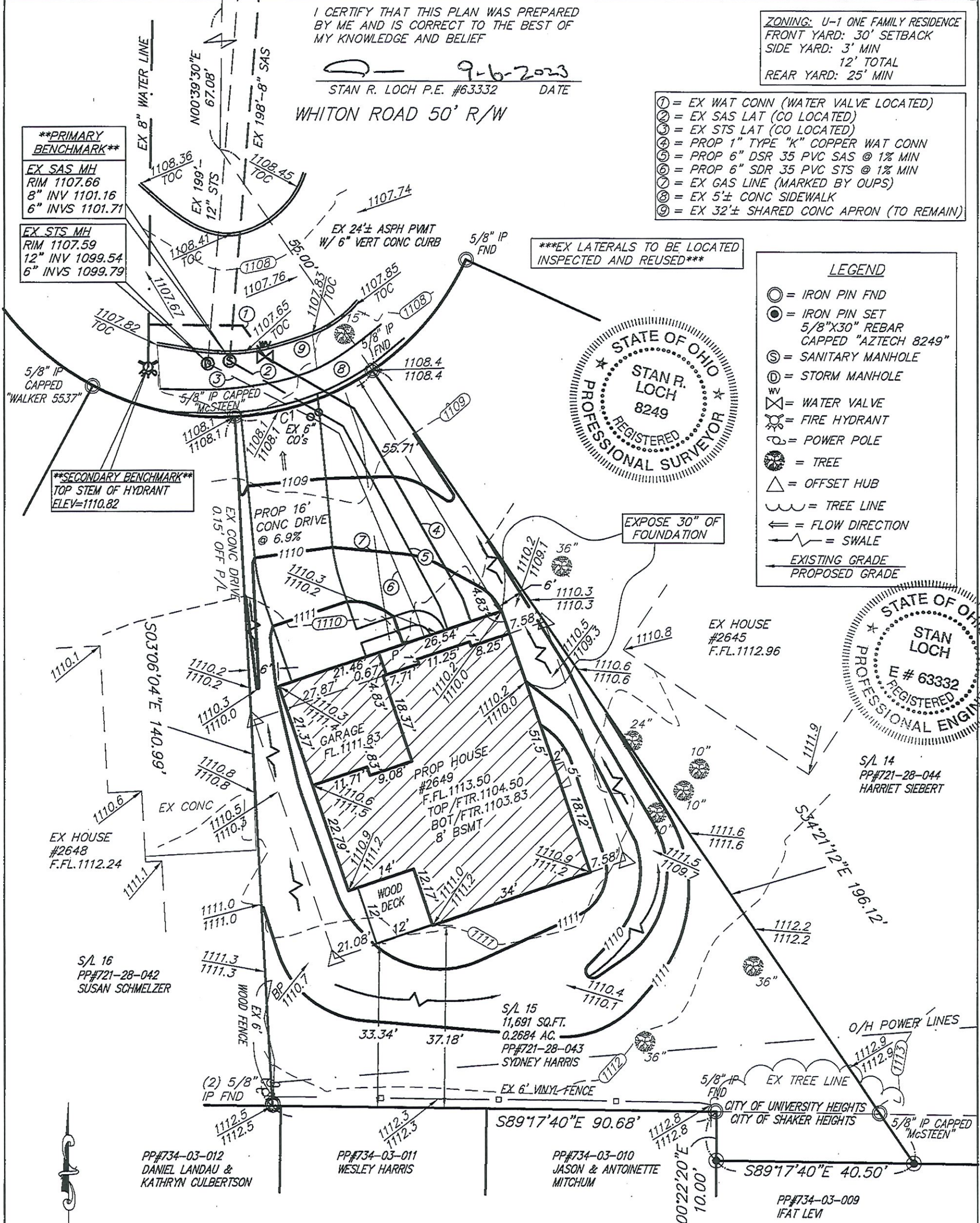
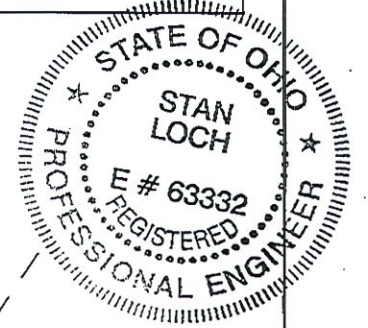
EX STS MH  
RIM 1107.59  
12" INV 1099.54  
6" INVS 1099.79

**\*\*SECONDARY BENCHMARK\*\***  
TOP STEM OF HYDRANT  
ELEV=1110.82

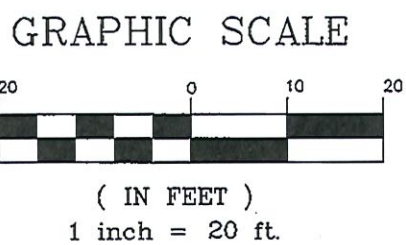
\*\*\*EX LATERALS TO BE LOCATED INSPECTED AND REUSED\*\*\*

LEGEND

- ⊙ = IRON PIN FND
- ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH 8249"
- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = POWER POLE
- ⊙ = TREE
- △ = OFFSET HUB
- ~ = TREE LINE
- ← = FLOW DIRECTION
- = SWALE
- = EXISTING GRADE
- - - = PROPOSED GRADE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	55.00'	15.38'	29.63'	N71°16'22"E	31°15'10"



BUILDER: DREES HOMES  
CLEVELAND DIVISION  
6650 W. SNOWVILLE ROAD  
SUITE J, BRECKVILLE, OH 44141-3242  
440-717-9670

REFERENCES:  
KELLEY'S SUBDIVISION  
VOL.140, PG.38  
DATED: DEC, 1947  
  
CITY OF UNIVERSITY HEIGHTS  
SEWER MAP  
DATED: MAY, 2015

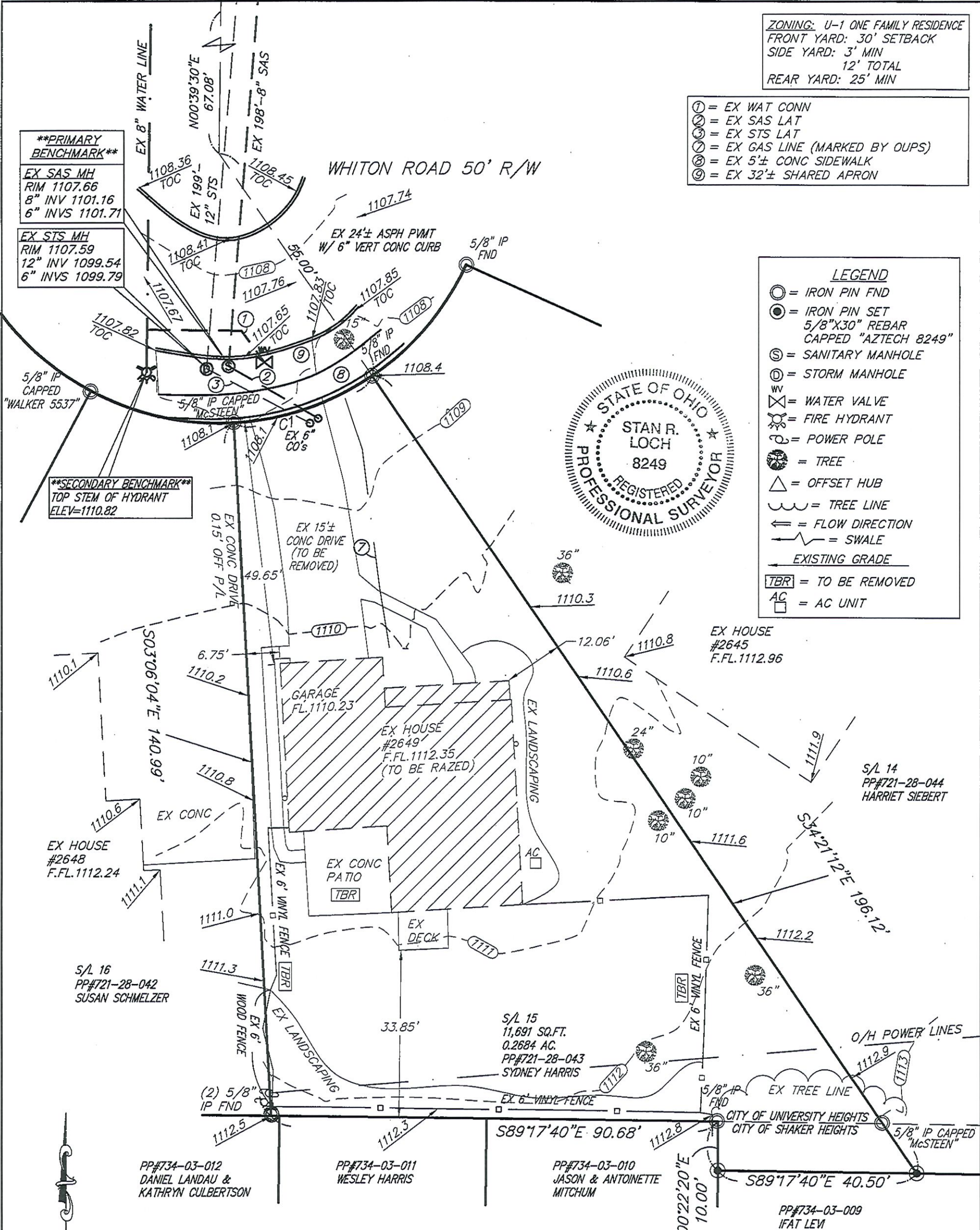
TYPE OF HOUSE:  
PLAN #: BUCHANAN  
ELEVATION: V, 8' BSMT  
GARAGE: 2 CAR FRONT RIGHT  
DROP BRICK SIDES & REAR,  
SUNROOM, 3/4 BATH IN BSMT,  
FP, WET BAR IN BSMT RI,  
WINDOWS IN BSMT (2),  
EGRESS WINDOWS (2)

HORIZ. SCALE: 1"=20'	VERT. SCALE:	5425 WARNER ROAD - SUITE 12 VALLEY VIEW, OHIO 44125 440-602-9071	FAX 216-369-0259	SITE PLAN FOR DREES HOMES - DOYL 135 2649 WHITON ROAD SUBLOT 15 IN THE KELLEY'S SUBDIVISION PLAT VOL.140, PG.38 CITY OF UNIVERSITY HEIGHTS CUYAHOGA COUNTY, OHIO
DRAWN BY: JDC	DATE: 9/1/2023	ENGINEERING + SURVEYING Civil Engineering + Land Surveying		
CHECKED BY: SRL	DRAWING NO.: 20233901			
JOB NO.: 20233901	SHEET: 2 OF 2			

ZONING: U-1 ONE FAMILY RESIDENCE  
 FRONT YARD: 30' SETBACK  
 SIDE YARD: 3' MIN  
 12' TOTAL  
 REAR YARD: 25' MIN

- ① = EX WAT CONN
- ② = EX SAS LAT
- ③ = EX STS LAT
- ④ = EX GAS LINE (MARKED BY OUPS)
- ⑤ = EX 5"± CONC SIDEWALK
- ⑥ = EX 32"± SHARED APRON

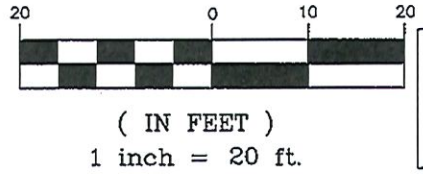
- LEGEND**
- = IRON PIN FND
  - = IRON PIN SET
  - (with rebar) = 5/8"X30" REBAR CAPPED "AZTECH 8249"
  - ⊙ = SANITARY MANHOLE
  - ⊙ = STORM MANHOLE
  - ⊗ = WATER VALVE
  - ⊗ (with star) = FIRE HYDRANT
  - ⊕ = POWER POLE
  - ⊙ (with tree) = TREE
  - △ = OFFSET HUB
  - ~ = TREE LINE
  - ⇄ = FLOW DIRECTION
  - = SWALE
  - = EXISTING GRADE
  - TBR = TO BE REMOVED
  - AC = AC UNIT



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	55.00'	15.38'	29.63'	N71°16'22"E	31°15'10"

**GRAPHIC SCALE**



BUILDER: DREES HOMES  
 CLEVELAND DIVISION  
 6650 W. SNOWVILLE ROAD  
 SUITE J, BRECKSVILLE, OH 44141-3242  
 440-717-9670

REFERENCES:  
 KELLEY'S SUBDIVISION  
 VOL.140, PG.38  
 DATED: DEC, 1947  
 CITY OF UNIVERSITY HEIGHTS  
 SEWER MAP  
 DATED: MAY, 2015

"I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", ① OR 2' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 6<sup>TH</sup> DAY OF JUN, 2023 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON."

9.6.2023  
 STAN R. LOCH P.S. #8249 DATE

HORIZ. SCALE: 1"=20'	VERT. SCALE:
DRAWN BY: JDC	DATE: 9/1/2023
CHECKED BY: SRL	DRAWING NO.: 20233901
JOB NO.: 20233901	SHEET: 1 OF 2

5425 WARNER ROAD - SUITE 12  
 VALLEY VIEW, OHIO 44125  
 440-602-9071 FAX 216-369-0259

**ENGINEERING + SURVEYING**  
 Civil Engineering + Land Surveying

EXISTING CONDITIONS & DEMOLITION  
 PLAN FOR  
 DREES HOMES - DOYL 135  
 2649 WHITON ROAD  
 SUBLOT 15 IN THE  
 KELLEY'S SUBDIVISION  
 PLAT VOL.140, PG.38  
 CITY OF UNIVERSITY HEIGHTS  
 CUYAHOGA COUNTY, OHIO

NO.	DATE	DESCRIPTION	BY



---

# UNIVERSITY HEIGHTS FIRE DEPARTMENT

---

Chief Robert D. Perko III  
3980 Silsby Road  
University Heights, OH 44118

Phone: 216.321.1939  
Fax: 216.932.8584

---

## Memorandum

**TO:** KELLY THOMAS, CLERK OF COUNCIL  
**FROM:** CHIEF PERKO *RDP*  
**SUBJECT:** ORDINANCE TO AUTHORIZE THE CLEVELAND CLINIC FOUNDATION ATWORK WELLNESS PROPOSAL FOR ARPA 1<sup>ST</sup> RESPONDER GRANT  
**DATE:** OCTOBER 13, 2023  
**CC:** MICHAEL DYLAN BRENNAN, MAYOR/SAFETY DIRECTOR; CITY COUNCIL MEMBERS;  
DENNIS KENNEDY, FINANCE DIRECTOR; LUKE MCCONVILLE, LAW DIRECTOR

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On Thursday, May 5, 2022, Governor DeWine announced \$70 million in grant funding for first responder recruitment, retention, and resilience. This money is part of the \$250 million in American Rescue Plan Act (ARPA) funding that Governor DeWine and the Ohio General Assembly has allocated to first responders. This grant money can be used for wellness programs, recruitment and retention, onboarding and training, and community engagement.

Governor DeWine has also placed enhanced focus on the wellness of first responders through the creation of the Ohio Office of First Responder Wellness within the Ohio Department of Public Safety. The new statewide office focuses exclusively on the well-being of first responders and provides specialized support and training to help emergency-response agencies proactively address post-traumatic stress and other traumas caused by factors that are unique to first-responder careers.

The primary goal of the grant request to further bolster and support our already implemented wellness program. This program was initially established from a federal grant award in 2013. Both the initial grant as well as this current grant award follow the International Association of Fire Fighters (IAFF) and International Association of Fire Chiefs (IAFC) Fire Service Joint Labor Management Wellness-Fitness Initiative (WFI). The WFI has four main components that develop a holistic wellness approach that includes; fitness, medical, rehabilitation and behavior/mental health.

The University Heights Fire Department (UHFD) submitted a grant request for a comprehensive wellness program that follows the WFI components in the amount of \$204,600.00 and was fortunate to be awarded the full amount. At the December 5, 2022 council meeting, council accepted the award for the ARPA First Responders Grant based on the recommendation of the council safety committee. At the August 15, 2023 special council meeting, council approved the motion to approve the fire department seeking bids for 2023-2024 NFPA firefighter occupational medical examinations.

Two proposal were submitted and reviewed. One from Bio-Care, Inc. located in Michigan that conducts mobile testing. While the proposal included the majority of requirements identified, they cannot provide onsite testing for the stress test and calcium scoring. While not required but valued, they do not offer medical directorship. This proposal is slightly lower than the second, but does not appear to be the best.



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## UNIVERSITY HEIGHTS FIRE DEPARTMENT

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*Chief Robert D. Perko III*  
**3980 Silsby Road**  
**University Heights, OH 44118**

**Phone: 216.321.1939**  
**Fax: 216.932.8584**

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The second proposal from the Cleveland Clinic AtWork closely resembles the examinations they provided to the fire department to meet the grant requirements back in 2013. While the associated costs are slightly more, the proposal indicates a more comprehensive cancer screening and offers a medical directorship service. All testing can be completed at a Clinic facility and is a local company.

Both proposals have been reviewed by the Law Director. There were no recommendations made other than to inquire with the Cleveland Clinic about securing a contract. A request for the contract has been made.

Therefore, I am respectfully requesting Council approval of the ordinance authorizing the Mayor to enter into a service agreement with the Cleveland Clinic Foundation for wellness programming services for the University Heights Fire Department, and declaring an emergency.

Respectfully.



**ORDINANCE NO. 2023-55**

**INTRODUCED BY: MAYOR MICHAEL DYLAN BRENNAN**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A SERVICE AGREEMENT WITH THE CLEVELAND CLINIC FOUNDATION FOR WELLNESS PROGRAMMING SERVICES FOR THE UNIVERSITY HEIGHTS FIRE DEPARTMENT, AND DECLARING AN EMERGENCY**

**WHEREAS**, the Cleveland Clinic Foundation offers wellness services including physical examination and testing, supervised by physicians and other health care professionals; and

**WHEREAS**, the City wishes to offer such services to its firefighter-employees;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO THAT:**

**Section 1.** Council hereby authorizes the Mayor to enter into a contract for wellness programming and services for City Fire Department employees with the Cleveland Clinic Foundation, through its AtWork program, on the terms and conditions as set forth in Exhibit A hereto, a copy of which is attached and which is incorporated herein by reference as if fully rewritten.

**Section 2.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage 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.

**Section 3.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City and for the further reason that Council wishes to enter into the contract as soon as possible so that wellness services are immediately available to Fire Department employees; wherefore, this ordinance shall be in full force and effect from and immediately after its adoption and approval by the Mayor.

**CITY OF UNIVERSITY HEIGHTS, OHIO**

\_\_\_\_\_  
**MICHAEL DYLAN BRENNAN, MAYOR**

**PASSED:** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**KELLY M. THOMAS, CLERK OF COUNCIL**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**LUKE F. MCCONVILLE, LAW DIRECTOR**

EXHIBIT A

(Attach Cleveland Clinic Foundation AtWork Contract)

**Cleveland Clinic AtWork®**  
**University Heights Fire Department**  
**October 13, 2023, 2023**

**Cleveland Clinic AtWork Firefighter Health and Wellness Program**

Firefighters and EMS personnel have physically and mentally demanding jobs. They are required to brave extreme conditions to help members of their community. As a result, firefighters have higher rates of cardiac disease, many types of cancer and respiratory issues, among other health concerns. A vital part of firefighter safety and longevity is regular medical surveillance, wellness, and access to high quality healthcare.

Our clinical providers have extensive experience working with fire departments and first responders. All our comprehensive testing is provided under NFPA, OSHA, NIOSH and CAHOC guidelines. In addition, all tests and exams are reviewed by board-certified medical professionals.

**Services for University Heights Fire Department**

The Cleveland Clinic AtWork Firefighter Health and Wellness Program will be available to all full-time and part-time firefighters and EMS personnel of the University Heights Fire Department. We recommend the following tests as part of a baseline physical examination and testing program for each firefighter:

Exam Services
<b>Annual Public Safety Exam</b>
Chest X-Ray, 2 Views (baseline/every 5 years)
Comprehensive Physical Exam
Occupational and Medical History Review
OSHA Respirator User Questionnaire Review
Pulmonary Function Testing (Spirometry)
Resting 12-Lead EKG with Interpretation
Audiogram
Snellen Distant/Rosenbaum Near Vision Testing
Prostate Specific Antigen (PSA) Screening (Males)
CBC with Differential/Platelet
Comprehensive Metabolic Panel (CMP) Includes Lipids and Liver Function
Urinalysis
Hepatitis-B Antibody Test (if immunized)
TB Skin Testing
Fecal Occult Blood Testing (for colon cancer screening)
Cardiac Stress Testing (baseline/annual or based on 10-year cardiac risk score)
Calcium Scoring Test (40 years and older)
Skin Cancer: Comprehensive inspection of skin included in physical exam Any suspicious lesions will be referred for dermatological assessment
Testicular Cancer: Baseline examination included in physical exam

<b>Prostate Cancer</b> Testing offered to all males at age 50 and annually thereafter PSA Testing offered to all males at age 40 and annually thereafter with a family history or are of African American heritage	
<b>Colorectal Cancer</b> Fecal Occult Blood testing is recommended for all FF at age 40 and annually thereafter Recommend sigmoidoscopy or colonoscopy beginning at age 45 and with any positive fecal occult blood test	
<b>Bladder Cancer</b> Urinalysis recommended for all FF to evaluate for blood Referral to urology if positive	
<b>Oral Cancer</b> Examination of the mouth and throat is included in physical exam	
<b>Thyroid Cancer</b> Thyroid palpation for nodules is included in the physical exam	
<b>Annual Exam Cost per Firefighter</b>	
1-Year Agreement (10/15/2023–12/31/2024)	\$998.00

**NEW FOR 2023:** We include customized firefighter health education briefings with a summary of the annual health visit (e.g., Cardiac Stress Testing, High Cholesterol, High Blood Pressure, Lung Cancer Screening, Preventing Type 2 Diabetes, Preventive Cancer Screening, Sleep Apnea, Coping with Stress, Depression, Exercise, and more).

Exams will be offered at a nearby Cleveland Clinic AtWork facility, such as:

Southside Medical Building  
 5595 Transportation Blvd., Suite 220  
 Garfield Heights, OH 44125

Appointments are required. To schedule an exam, call (216) 587-5431.

### Medical Directorship

Medical Directorship services are provided by one of our Medical Directors. Through this program, the Medical Director will provide clinical strategic guidance to improve the health and well-being of your workforce, including:

- Oversight of Annual Firefighter Examination Program
- Oversight of the Respiratory Clearance Program
- Annual review and presentation on the improvement in health indicators for your firefighters and EMTs (in aggregate with no personal identifiers)
- Participation in Fire Department Safety Meetings
- Oversight of the Physical Fitness Program
- General consultation on matters involving firefighter health and wellness, infection control and COVID-19 safety measures as deemed necessary.
- Emerging issue investigations

Service	1-Year Agreement	2- Year Agreement	3- Year Agreement
Medical Directorship	\$5,000	\$2,500	\$1,500

## About Cleveland Clinic AtWork

Since 1999, Cleveland Clinic AtWork has specialized in serving the healthcare needs of area municipalities, police and fire departments, school systems, manufacturers, trucking companies, and other employers through onsite clinics, and nearsite clinics and medical directorship. Cleveland Clinic AtWork clinical providers are certified in all aspects of occupational health and primary care.

**Cleveland Clinic AtWork  
Company Profile**

**Company Information**

<b>Company Name:</b>	<b>Main Contact:</b>	
<b>Mailing Address:</b>	<b>Phone:</b>	<b>Ext:</b>
<b>City/State/Zip:</b>	<b>Cell:</b>	
<b>Company Type:</b>	<b>Fax:</b>	
<b># of Employees:</b>	<b>Email:</b>	

**Billing Information**

<b>Billing address same as above</b>	<b>Different Address:</b>	
<b>Billing Email:</b>	<b>City/State/Zip:</b>	
<b>Attention:</b>	<b>Billing Phone #:</b>	<b>Ext:</b>

**Workers' Comp Information**

<b>State Insured/MCO:</b>	<b>Policy #:</b>
<b>Self Insured/TPA:</b>	<b>Participate in 15K:</b>
<b>Contact:</b>	<b>Group:</b>
<b>Phone #:</b>	<b>Ext:</b>
<b>Fax #:</b>	<b>Special Instruction:</b>

**Requested Services**

<b>Cleveland Clinic AtWork Locations</b>	<b>Cleveland Clinic AtWork (Garfield)</b>
	<b>Cleveland Clinic AtWork (Main Campus)</b>
	<b>Cleveland Clinic AtWork (Medina)</b>

**Service Categories**

Onsite Services?  
 Pre-Employment Screening/Physicals?  
 Annual/Biennial Exams?  
 Random/Suspicion Screening?  
 Post-Accident Screening?

**Drug & Alcohol Screening - \*Photo ID Required\***

Drug Screen Collection ONLY (CCF provided by company)  
 RAPID Drug Screen (5-Panel)  
 RAPID Drug Screen (10-Panel)  
 Drug Screen DOT-FEDERAL  
 Drug Screen 5-Panel  
 Drug Screen 10-Panel  
 Drug Screen 10-Panel w/Nicotine  
 Drug Screen 10-Panel w/Exp Opiates  
 Drug Screen 12-Panel  
 Breath Alcohol Testing for DOT:   NON-DOT:  
 Hair Drug Screen 5-Panel / 10-Panel  
 Other:

**Clinical Services**

Antibody Testing and/or Vaccination  
 TB Skin Testing  
 TB Blood Testing (QuantIFERON)  
 Audiogram  
 Respirator Fit Testing (N95)  
 Pulmonary Function Testing (Spirometry)  
 Lab Work/Blood Testing

**Provider Physical/Clearance**

Physical Exam - New Hire/Annual (non-DOT)  
 DOT Medical Clearance  
 School Bus/Van Driver (T-8)  
 Clearance Respiratory Physical  
 Return to Work  
 Fitness for Duty  
 Ohio Police & Fire Pension/Disability  
 Wellness / NFPA  
 Other:



## **Introduction and Executive Summary**

Bio-Care Inc (Bio-Care) is seeking to provide a proposal to support NFPA 1582 exams for the uniformed population of the University Height FD (UHFD).

Formed in 1993 in the State of Michigan, Bio-Care has developed into a premier mobile medical service entity supporting regulatory testing needs for clients in the Midwest state region. Bio-Care supports over 300 fire departments annually for NFPA 1582 testing recommendations to include wellness initiatives and respiratory surveillance programs among other testing services. Bio-Care provides excellent modern mobile testing platforms and provides services with strong and certified medical technicians, trained to support regulatory testing programs.

We will demonstrate Bio-Care's competence to provide testing support per the UHFD proposal in an efficient and cost-effective testing process per direction from the staffing and equipment requirements underlined in the proposal format. Additionally, program options will be outlined for the department consideration.

## **Applicant Profile**

### **Bio-Care Inc.**

1778 Holloway Drive, Suite A Holt Michigan 48842

[www.biocareusa.com](http://www.biocareusa.com)

Ryan Ashbrook

Director of Operations

800-694-6240 ext. 5

Cell: 517-930-0415

Fax: 517-694-5051

[rashbrook@biocareusa.com](mailto:rashbrook@biocareusa.com)

Jeremy Johnson

Sales and Marketing

Cell: 248-515-9028

[jjohnson@biocareusa.com](mailto:jjohnson@biocareusa.com)

## **Project Understanding**

Mobile medical testing for small or large grouped accounts are set up on a daily testing platform. The UHFD testing requires a set number of personnel per day over 2 days. A schedule will be discussed and agreed upon between Bio-Care and the UHFD.

Services are completed under three testing components (defined under Scope of Work) to include:

Physical Examination with ancillary testing requirements

Stress Testing

Calcium Scoring (TBD)

## **Ownership outline**

Bio-Care Inc. (BC) was incorporated in March 1993 as a mobile medical corporation. BC began with 5 principle owners and to this day has the same share ownership.

BC managing and operating partner is Ken Ashbrook. Mr. Ashbrook is the President of BC. Other members are part of the board of directors and have minimal connection with operational matters at BC. Mr. Ashbrook develops and implements BC's mobile equipment units, financial capital investments with direction on digital CRM practices for the company. Mr. Ashbrook reports to the board of directors.

BC is operationally managed by Ryan Ashbrook. Ryan Ashbrook is a senior staff member and has supported operational and staffing direction for BC for the past 10 years. Ryan Ashbrook operationally plans and supports mobile testing programs to include daily staff scheduling with staff, equipment and program overview. Ryan Ashbrook has a Master of Administration degree from Central Michigan University.

## **Supervision, Audits and Quality Control at Bio-Care Inc.**

Bio-Care (BC) incorporates a specialized client relationship management (CRM) process to set up clients and their testing needs. During the setup phase, detailed questions and relative data will be set up with our operational programs. This information is available to clinical staff and operations to ensure that the client testing needs are met.

The Director of Operations for BC will review the client program requests, set up necessary testing equipment and staff to support daily testing. On-site testing schedule(s) will be determined with the client to ensure adequate time slots are available to complete the program.

BC has internal review process's that are developed to support all on site testing programs, from our office to the client site. At the time of testing there will be a staff manager at the client's site to ensure that the program is running correctly, confirm testing components are included in the day of testing, and will be the liaison between BC and the client's on-site contact. All data collected at the client site is imported at the BC office in Holt Michigan. Most of the data is in a digital format and tied to the employees unique BC identification number and cross referenced by the employee DOB.



## **Bio-Care Inc. Experiences**

We are leaders in the field of mobile medical testing. We support over 300 fire departments in the Midwest annually to include several county hazmat teams. 2023 was our 30<sup>th</sup> year servicing governmental, para-governmental, industrial, and service industry accounts. We had a 98% repeat clientele ratio in 2022.

Bio-Care's reporting formats benefit the employee with detailed information that the employee can utilize with their personal medical providers.

Bio-Care presents itself with quality mobile truck systems, personalized on site staffing and professional testing experience.

## **Scope of Work**

Bio-Care has experience in planning medical logistics, operational process and digital reporting for our clients. Our operations department works with our clients to develop a full understanding of each testing component to support the regulation(s) our clients are attempting to fulfill. For the UHFD, NFPA 1582 will be under consideration as the program is planned, as well as any OSHA standards.

**1: Provide a cost-effective investment in early detection, disease prevention and health promotion of uniformed employees of the UHFD.** Servicing the UHFD with onsite mobile testing is cost effective, as the program is centered around the UHFD testing requirements and provides a centralized logistical site event specific to protocols established under the UHFD wellness/exam initiative.

**2: Conduct NFPA 1582 exams and provide aggregate data information and resources on hearing conservation, NFPA 1582, and respirator clearance.** Our staff, to include a doctor, phlebotomist, and physiologist, will complete all the exam components listed in the proposal. CAOCH Certified Medical Technicians will be completing the hearing portion. All testing will take place on the medical examination unit. Data collected will be forwarded digitally to the Bio-Care office for review and reporting. Each participant will receive a detailed report with their results and recommendations per our medical director.

## **Services and Tangible Work Products**

Several staff members will be allocated to support the UHFD. At any time during the testing hours, the medical truck unit shall have two medical technicians with one physician.

Jeremy Johnson will be the Project Manager. Mr. Johnson will be utilized in the setting up of the testing platforms, working with the city and the UHFD leadership to ensure all aspects of the testing and reporting requirements are fulfilled daily and weekly throughout the project life cycle. Mr. Johnson will be available to meet with the UHFD and City administrators at their request via cell, email or in person as needed.

## **Program Management**

Bio-Care will provide one testing environmental truck platform to support the UHFD examinations. Medical testing will be performed on Bio-Care's newly developed examination truck platform specifically developed for NFPA 1582 examination programs. This truck unit has self-contained heating and cooling systems, generator, and power connections for long term service at your site.

## **Medical Truck Unit**

Our mobile testing truck system has three testing areas with four (4) extension sections to accommodate staff and 3 testing personnel at a time in comfort and privacy. This truck platform has the following testing platforms built into this system:

**Hearing Booth** to meet hearing conservation testing standards: Sound metered booth with digital hearing screening equipment.

**Complete laboratory seating area** with room for phlebotomy collection and processing of specimens.

**Testing section** to complete pulmonary, quantitative mask fit testing (if applicable) and vision screening.

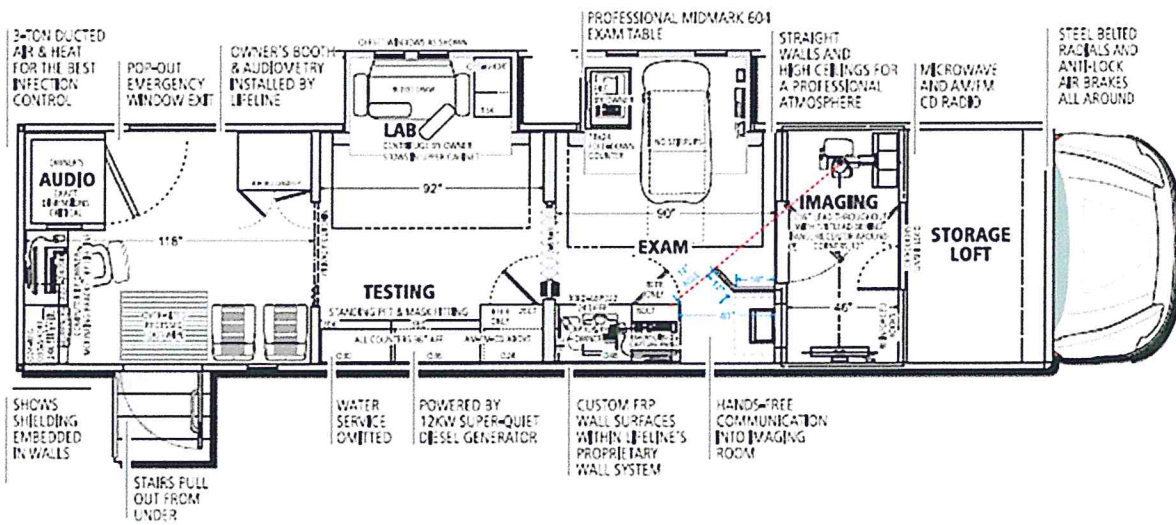
**Examination room** with two extensions for room to perform hands on examination, seated, supine or standing. Digital EKG screening during or prior to hands on physical.

**Digital Chest X-ray room** with a Direct Read Quantum X-ray stand and direct digital file storage for transfer to radiology.

**Stress Testing** will be completed inside your facility. We can use a treadmill provided by the UHFD or we can bring one to set up.

**Calcium Scoring** is done by our partner company NDS. These exams must be done all in the same day separate from the physical exams. This can all be scheduled through Bio-Care.

Exam unit photo



## References

Sterling Heights FD

Contact: Steve Kohut

Phone: 586-484-7554

Email: [skohut@sterling-heights.net](mailto:skohut@sterling-heights.net)

Western Wayne County Hazmat

Contact: Steve Biebel

Phone: (248) 871-2815

Email: [sbiebel@fhgov.com](mailto:sbiebel@fhgov.com)

Cleveland FD (ultrasounds only)

Contact: Thomas Schloemer

Phone: (216) 664-6880

Email: [tschloemer@clevelandohio.gov](mailto:tschloemer@clevelandohio.gov)

Oregon Fire & Rescue

Contact: Mark Mullins

Phone: 419-698-7021

Email: [mmullins@ci.oregon.oh.us](mailto:mmullins@ci.oregon.oh.us)

Allen-Clay Joint Fire District

Contact: Mike Musolf

Phone: 419-855-4733

Email: [mmusolf@allenclayjfd.oh.gov](mailto:mmusolf@allenclayjfd.oh.gov)

Jerusalem Township FD

Contact: Tony Parasiliti

Phone: 419-836-8921

Email: [tparasiliti@jtfire.com](mailto:tparasiliti@jtfire.com)



# QUOTE

Company Address 1778 Holloway Drive, STE A  
Holt, Michigan 48842  
United States

Created Date 8/30/2023  
Expiration Date 12/31/2024  
Quote Number 00003991

Prepared By Jeremy Johnson  
Phone (248) 515-9028  
Email jjohnson@biocareusa.com  
Fax (517) 694-5051

Contact Name Kevin Vonhaz  
Phone (216) 848-1212  
Email kvonhaz@universityheights.com

Bill To Name University Heights FD  
Bill To 3980 Silsby Rd  
University Heights, Ohio 44118  
United States

Ship To Name University Heights FD  
Ship To 3980 Silsby Rd  
University Heights, Ohio 44118  
United States

Product	Line Item Description	Sales Price	Quantity	Total Price
Medical Examination - Fire Department: physical exam, vitals, medical history questionnaire, comprehensive blood panel, complete urinalysis with Micro, vision test, pulmonary function (PFT), and 12 lead resting EKG.		\$315.00	35.00	\$11,025.00
Audiometric Testing		\$10.00	35.00	\$350.00
Fecal Occult Blood Screening	NUMBERS TBD	\$45.00	1.00	\$45.00
Stress EKG		\$200.00	35.00	\$7,000.00
NMP 22 Bladder Cancer Screen		\$45.00	35.00	\$1,575.00
Chest X-Ray: PA (posteroanterior) & Lateral	2 view	\$75.00	35.00	\$2,625.00
Prostate-Specific Antigen (PSA) Blood Test	NUMBERS TBD	\$25.00	1.00	\$25.00
Tuberculosis (TB) Screening - Mantoux Tuberculin Skin Test		\$25.00	35.00	\$875.00
Fecal Occult Blood Screening		\$45.00	35.00	\$1,575.00
Hepatitis B Titer Screening	Numbers TBD	\$38.00	1.00	\$38.00
Travel Charge - Truck		\$600.00	1.00	\$600.00
Travel Fee - Staff Travel and/or Overnight Hotel and Per Diem		\$750.00	3.00	\$2,250.00

Subtotal \$27,983.00  
Total Price \$27,983.00  
Grand Total \$27,983.00

This is a Quote which has preliminary pricing information and terms of service. Once your testing services are planned, a final Service Agreement will be sent to you detailing the Service Pricing and Terms of Service.

### Payment Terms

1. A minimum charge equal to 85% of the Service Pricing TOTAL on the signed Service Agreement will be billed. It is your responsibility to provide accurate information and to ensure your personnel are scheduled and show up for testing.
2. Once the testing schedule has been completed and you've signed the Service Agreement, a fee of \$150 will be charged for each additional hour of testing time that you require. All scheduling changes need to be discussed and approved with Bio-Care Operations.
3. Daily Testing Rates consist of up to 8 consecutive hours of testing.
4. Payment for services is due per the number of days noted in the Service Agreement from the invoice date. It is your responsibility to follow and complete your organization's internal account payable processes.



# QUOTE

- 5. Late payments will be assessed a 2% late fee every 10 days following the invoice date.
- 6. A charge equal to 50% of the Service Pricing TOTAL on the signed Service Agreement will be billed if the testing is cancelled within 15 days of the scheduled testing date(s) without written notification to Bio-Care.



# QUOTE

Company Address 1778 Holloway Drive, STE A  
Holt, Michigan 48842  
United States

Created Date 9/5/2023  
Expiration Date 7/31/2024  
Quote Number 00003992

Prepared By Jeremy Johnson  
Phone (248) 515-9028  
Email jjohnson@biocareusa.com  
Fax (517) 694-5051

Contact Name Kevin Vonhaz  
Phone (216) 848-1212  
Email kvonhaz@universityheights.com

Bill To Name University Heights FD  
Bill To 3980 Silsby Rd  
University Heights, Ohio 44118  
United States

Ship To Name University Heights FD  
Ship To 3980 Silsby Rd  
University Heights, Ohio 44118  
United States

Product	Line Item Description	Sales Price	Quantity	Total Price
Calcium Scoring	Per day pricing. Can test up to 35 firefighters in a day	\$9,000.00	1.00	\$9,000.00
	Subtotal	\$9,000.00		
	Total Price	\$9,000.00		
	Grand Total	\$9,000.00		

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## Proposal for University Heights Fire Department

Prepared by: Cleveland Clinic AtWork®

September 8, 2023

### Cleveland Clinic AtWork Firefighter Health and Wellness Program

Firefighters and EMS personnel have physically and mentally demanding jobs. They are required to brave extreme conditions to help members of their community. As a result, firefighters have higher rates of cardiac disease, many types of cancer and respiratory issues, among other health concerns. A vital part of firefighter safety and longevity is regular medical surveillance, wellness, and access to high quality healthcare.

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Resting 12-Lead EKG with Interpretation
Audiogram
Snellen Distant/Rosenbaum Near Vision Testing
Prostate Specific Antigen (PSA) Screening (Males)
CBC with Differential/Platelet
Comprehensive Metabolic Panel (CMP) Includes Lipids and Liver Function
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Hepatitis-B Antibody Test (if immunized)
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Fecal Occult Blood Testing (for colon cancer screening)
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Skin Cancer: Comprehensive inspection of skin included in physical exam Any suspicious lesions will be referred for dermatological assessment
Testicular Cancer: Baseline examination included in physical exam



<b>Prostate Cancer</b> Testing offered to all males at age 50 and annually thereafter PSA Testing offered to all males at age 40 and annually thereafter with a family history or are of African American heritage		
<b>Colorectal Cancer</b> Fecal Occult Blood testing is recommended for all FF at age 40 and annually thereafter Recommend sigmoidoscopy or colonoscopy beginning at age 45 and with any positive fecal occult blood test		
<b>Bladder Cancer</b> Urinalysis recommended for all FF to evaluate for blood Referral to urology if positive		
<b>Oral Cancer</b> Examination of the mouth and throat is included in physical exam		
<b>Thyroid Cancer</b> Thyroid palpation for nodules is included in the physical exam		
<b>Annual Exam Cost per Firefighter</b>		
	1-Year Agreement (9/30/2023–12/31/2024)	\$998.00
	2-Year Agreement (9/30/2023–12/31/2025)	\$950.00
	3-Year Agreement (9/30/2023–12/31/2026)	\$900.00

**NEW FOR 2023:** We include customized firefighter health education briefings with a summary of the annual health visit (e.g., Cardiac Stress Testing, High Cholesterol, High Blood Pressure, Lung Cancer Screening, Preventing Type 2 Diabetes, Preventive Cancer Screening, Sleep Apnea, Coping with Stress, Depression, Exercise, and more).

Exams will be offered at a nearby Cleveland Clinic AtWork facility, such as:

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 Garfield Heights, OH 44125

Appointments are required. To schedule an exam, call (216) 587-5431.

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- Oversight of the Respiratory Clearance Program
- Annual review and presentation on the improvement in health indicators for your firefighters and EMTs (in aggregate with no personal identifiers)
- Participation in Fire Department Safety Meetings
- Oversight of the Physical Fitness Program
- General consultation on matters involving firefighter health and wellness, infection control and COVID-19 safety measures as deemed necessary.
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Service	1-Year Agreement	2- Year Agreement	3- Year Agreement
Medical Directorship	\$5,000	\$2,500	\$1,500

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Since 1999, Cleveland Clinic AtWork has specialized in serving the healthcare needs of area municipalities, police and fire departments, school systems, manufacturers, trucking companies, and other employers through onsite clinics, and nearsite clinics and medical directorship. Cleveland Clinic AtWork clinical providers are certified in all aspects of occupational health and primary care.



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## UNIVERSITY HEIGHTS FIRE DEPARTMENT

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Chief Robert D. Perko III  
3980 Silsby Road  
University Heights, OH 44118

Phone: 216.321.1939  
Fax: 216.932.8584

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### Memoranda

**TO:** KELLY THOMAS, CLERK OF COUNCIL  
**FROM:** CHIEF PERKO *RDP*  
**SUBJECT:** MOTION TO ACCEPT 2023-2024 OHIO EMS PRIORITY ONE GRANT  
**DATE:** OCTOBER 12, 2023  
**CC:** MICHAEL DYLAN BRENNAN, MAYOR/SAFETY DIRECTOR; CITY COUNCIL MEMBERS; DENNIS KENNEDY, FINANCE DIRECTOR

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As part of the Ohio Department of Public Safety, the Ohio Emergency Medical Services (EMS) offers an EMS equipment grant program. Through this program they support the needs of public safety in local communities.

The purpose of the Ohio EMS Grant Program is to provide funding for equipment purchases and to improve quality and accessibility to EMS in Ohio. This grant opportunity has no maximum but typically awards our Fire Department approximately \$3,000. There are no matching costs associated with this grant.

Typically, the Fire Department focuses on EMS equipment for active shooter incidents, known as Rescue Task Force (RTF). This equipment is used for Firefighter/Paramedics entering the warm zone of an active shooter incident. The equipment is comprised of a ballistic vest and helmet, and medical supplies for traumatic injuries associated with high-powered ammunition. The Fire Department continues to actively engage in active shooter training this year and plans on participating future training activities with our local Law Enforcement as well as neighboring agencies and the Cuyahoga County Emergency Management Agency. Any remaining funds will be utilized to secure necessary equipment to fully support EMS operations.

After careful consideration, the Ohio Department of EMS has determined that our grant submitted was consistent for an award.

I am happy to announce that the Fire Department received official notification that the grant project was approved. Ohio EMS is contributing \$3,015.52 to the award. There are no matching costs associated with this grant.

Therefore, I am respectfully requesting the approval to accept the 2023-2024 Ohio EMS Grant in the amount of \$3,015.52 for the purchase of EMS equipment for the Fire Department.

Respectfully.



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### Memorandum

**TO:** KELLY THOMAS, CLERK OF COUNCIL  
**FROM:** CHIEF PERKO *RDP*  
**SUBJECT:** MOTION FOR APPROVAL OF THE PURCHASE OF ONE FIRE DEPARTMENT STAFF VEHICLE AS INDICATED IN THE UHFD CAPITAL IMPROVEMENT PLAN  
**DATE:** OCTOBER 12, 2023  
**CC:** MICHAEL DYLAN BRENNAN, MAYOR/SAFETY DIRECTOR; CITY COUNCIL MEMBERS;  
DENNIS KENNEDY, FINANCE DIRECTOR; LUKE MCCONVILLE, LAW DIRECTOR

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Please find the attached documentation pertaining to the purchase of one Ford utility vehicle with accessories needed for the Fire Department.

The Fire Department 5-year Capital Improvement Plan (CIP) recommends replacement of Fire/EMS apparatus and staff vehicles. Each year the CIP is amended to consider necessary revisions related to operational needs, budget and grant funding. As indicated in the CIP, the purchase of a staff vehicle will serve to replace one staff vehicle that has increasingly experienced mechanical failures and safety issues. The vehicle being decommissioned is unit #1157, a 2007 Jeep Cherokee with approx. 107,000 miles.s

**It is important to note that this vehicle has been placed out of service indefinitely.**

It is unable to pass E-check and after 3<sup>rd</sup> party evaluation, was deemed unsafe to drive. The number of necessary repairs far exceed the value of the vehicle and would likely not result in it being safe for emergency response.

This year the Fire Department was approved a budgeted amount of \$80,000 for the capital equipment purchases. As requested in the CIP, we have purchased mobile radios in the amount of \$33,600. The balance of \$46,400 was to be utilized for a cardiac monitor and structural firefighting turnout gear. Unfortunately, the market has not stabilized and prices continue to rise rapidly. The price of a new cardiac monitor alone is approximately \$42,000.

The ambulance purchasing committee has recommended rolling all associated equipment costs into the purchase of the new ambulance. This equipment would include items like the cardiac monitor. The fire department was able to acquire turnout gear at a heavily discounted rate last year due to the supply chain disruption. The reduced rate afforded us the ability to buy additional set of gear to replace sets expiring this year, resulting in less to purchase this year. Therefore, I am recommending the remaining capital funds of \$46,400 be allocated to the purchase of the much-needed replacement of staff car #1157. This will cover the majority of the costs associated with completely outfitting this vehicle. A budget amendment would be needed for the remaining balance of \$4,778.84. The total amount of would not need to be paid until delivery in 2024, however the money would need to be encumbered now.



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Attached is a proposal from Montrose Ford. The proposed purchase of the 2023 Ford Explorer is an item on State bid through the State of Ohio Cooperative Purchasing Program. These vehicles are the prominent choice for fire department use in our region and is what our current fleet is comprised of.

Hall Public Safety has outfitted most of our emergency vehicles over many years, including three Ford Explorers. They have outfitted items such as lighting, radio equipment, and I.T. needs. Attached is a proposal from Hall Public Safety to fully outfit the proposed 2023 Ford Explorer. Lastly, a proposal from Auto Trim of Cleveland is included to install departmental identification decals.

The cost of the vehicle from Montrose Ford located at 3960 Medina Rd Akron, OH 44333 is \$43,295.68. The cost to outfit the vehicle from Hall Public Safety located at 8291 Darrow Road, Twinsburg, OH 44087 is \$7,193.16. The cost of the departmental identification decals from Auto Trim of Cleveland located at 26100 Broadway Ave., Cleveland, OH 44146 is \$690.00. Total cost fully outfitted is \$51,178.84.

I respectfully request City Council to authorize the Mayor to approve this capital purchase request not to exceed the total amount of \$51,178.84; and \$43,295.68 allocated for the purchase of one 2023 Ford Explorer from Montrose Ford; and \$7,193.16 allocated to outfit the vehicle from Hall Public Safety; and \$690.00 being allocated to purchase and install departmental decals from Auto Trim of Cleveland; and on emergency.

Respectfully.



1277 DeValera Ave., P.O. Box 4537  
Akron, Ohio 44310-0537  
330-633-6000  
1-800-458-7941  
FAX 330-633-0834

**Chief Robert Perko**  
**University Hts. Fire Department**

**September 25, 2023**

During the recent *Preventative Maintenance Service*, the following vehicle was found to have specific issues that need immediate attention and/or future consideration.

Truck # *Fire Prevention Car 1157*

- 1) \* Rear tires are dated 2010 and have extensive dry-rot and cracking in the side walls.  
(Truck "OOS" per NFPA 1911 / 7-year tire service life from date of manufacture.)
- 2) All shocks and springs are worn and weak.
- 3) Excessive rust on the Body and frame (large rusted through hole in the unibody structure).
- 4) \* Multiple fluid leaks (Class-3 leaks).
- 5) Inner rocker panels are completely rusted out.
- 6) \* Control arm bushings are in bad shape.
- 7) Oil pan is leaking around the gasket (Class-3 leak).
- 8) Oil pan and transmission pan are heavily corroded / rusted.
- 9) \* All brakes are down to 20% or less lining left and the rotors are heavily pitted and in poor condition.
- 10) \* Radiator is leaking (Class-3 leak).
- 11) \* Transmission lines are leaking (Class-3 leak).
- 12) \* Front drive shaft CV boot is torn and leaking (Class-3 leak).
- 13) Inner fenders are rusted out.
- 14) \* Headlight lens covers are "hazed" over.
- 15) Heat shield for the exhaust system is loose and hanging.
- 16) \* Main engine to frame electrical ground strap is rotted off (hanging).
- 17) \* Engine rear main seal is leaking (Class-3 leak).
- 18) Exhaust system is loud / noisy and leaking in several locations.
- 19) \* Rear torsion bars are worn and in bad shape.

*Note: Items marked with a \* indicate safety concerns that need to be addressed immediately.*

***Note: This vehicle in its present condition is UNSAFE to operate! The cost to repair all of the problems listed above far exceeds the current value of this vehicle. It is our opinion to scrap this vehicle.***

After you have reviewed this list, should you have any questions or concerns, please feel free to call and inquire.

Regards,

***Chris Salwan***  
Service Representative

**2023 POLICE EXPLORER  
UNIVERSITY HEIGHTS**

Order No: **X161**

FIN# QH825

K8A 4DR AWD POLICE  
.119" WHEELBASE

425 50 STATE EMISS  
55F KEYLESS - 4 FOB

**E4 VERMILLION RED**

F CLTH SEATS  
6 EBONY  
500A EQUIP GRP  
.AM/FM STEREO W/SYNC

**\$ 43,437.00**

ADDED BY CUST.		ADDITIONAL BID ITEM QUOTED (WILL + OR - TO ABOVE AMOUNT)			
153	\$ -	3.3L V6 GAS Flex Fuel	99B/44U	\$ (2,200.00)	\$ (2,200.00)
942	\$ 43.26	HEATED MIRRORS	549	\$ 59.00	\$ 59.00
16D	\$ -	GRIL LED LGHTS/SIREN/SPKR PRE-WIRE	60A	\$ 59.00	\$ 59.00
64E	\$ 460.41	RED/WHT DOME IN CARGO	17T	\$ 49.00	\$ 49.00
		INTERIOR UPGRADE	65U	\$ 378.01	\$ 378.01
		MINIMUM DELIVERY CHARGE	DLR	\$ 300.00	\$ 300.00
		TITLE FEE	DLR	\$ 15.00	\$ 15.00

Attn:

Derek Powers  
Fleet/Gvmt. Sales Mgr.  
Montrose Ford

**QUOTED - 10/11/2023**  
**ORDERED 9/4/2022**

<b>TOTAL OF UNIT W/ ADDED ADDL. BID ITEMS FROM ABOVE</b>	<b>\$ 42,097.01</b>
<b>TOTAL FOR REMOTE START</b>	<b>\$ 695.00</b>
<b>TOTAL FOR EXT WARRANTY (IF REQUESTED)</b>	<b>\$ -</b>
<b>TOTAL FOR CUSTOMER ADDED OPTIONS</b>	<b>\$ 503.67</b>
<b>TOTAL FOR SINGLE UNIT QUOTED / ORDERED</b>	<b>\$ 43,295.68</b>
<i>1 unit/s requested</i>	<b>\$ 43,295.68</b>

ACCEPTED BY: \_\_\_\_\_

Date: \_\_\_\_\_

CODE	DESCRIPTION
153	License Plate Bracket - Front
942	Daytime Running Lamps
16D	Badge Delete
64E	18 in. Painted Aluminum Wheel





**Hall Public Safety Upfitters**

Corporate Office  
8291 Darrow Rd.  
Twinsburg, Ohio 44087  
855-387-3911  
Hallpublicsafety.com

Remit to/Mailing Address  
12400 Beechlawn Ave. N.E.  
Alliance, Ohio 44601

Customer

**University Hts. Fire Dept.**

Attn: Rita Drew  
2300 Warrensville Center Rd  
University Heights, OH 44118

Estimate Date : October 13, 2023

Expiration Date : November 10, 2023

Project : 2023 Ford Police  
Interceptor Utility

Sales rep : Dave Butch

Ship To

3980 Silsby Road  
University Heights, OH 44118

#	Item & Description	Qty	Rate	Amount
1	NOTE...Vehicle will be equipped with a factory console	1.00	0.00	0.00
2	Department will supply one, Two-way radio for installation	1.00	0.00	0.00
3	Whelen Inner Edge FST Eight Lamps, Upper Front Two Piece Unit, with Takedowns for 20-22 Utility Interceptor SKU : ISFL508	1.00 EA	928.00	928.00
4	Whelen ION super LED light head. Red SKU : IONR Rear window	2.00 EA	134.40	268.80
5	Whelen ION super LED light head. Amber SKU : IONA Rear window	2.00 EA	134.40	268.80
6	Sound Off Taillight Flasher for 16-23 Utility Interceptor SKU : ETTFUT-16 Note....Hall Public Safety no longer installs lighting into front or rear light housings. See flasher listed here for tail lights	1.00 EA	129.50	129.50
7	Whelen ION super LED light head. Red SKU : IONR Side window	2.00 EA	134.40	268.80
8	Whelen Micron Stud Mount in Red SKU : MCRNTR Upper grill	2.00 EA	121.60	243.20
9	Whelen ION-T Series Linear DUO Red/White SKU : TLI2D Lower front fog area	2.00 EA	151.20	302.40
10	Whelen compact 100 Watt Composite Speaker SKU : SA315U	1.00 EA	210.00	210.00

#	Item & Description	Qty	Rate	Amount
11	Whelen SA315 Mount Kit for 20-23 Utility Interceptor Driver Side SKU : SAK66D	1.00 EA	39.20	39.20
12	Whelen Hand Held Siren with light controller SKU : HHS3200	1.00 EA	570.40	570.40
13	Two way radio antenna and cable SKU : Antenna	1.00 EA	85.00	85.00
14	Able 2 Multi Accessory Outlet with USB Port SKU : 14.0434	1.00 EA	42.84	42.84
15	Havis Charge Guard battery saver/timer SKU : CG-X	1.00 EA	90.95	90.95
16	Magnetic Mic SKU : MMSU-1	2.00 EA	34.95	69.90
17	Secure Idle Ignition System for Interceptor Sedan and SUV with LED Round Switch SKU : SI240-T-IH-LED	1.00 EA	190.00	190.00
18	Weathertech first and second row floor liners in Black for 20-22 Utility Interceptor SKU : 441575-1-2	1.00 EA	196.80	196.80
19	Streamlight DS Stinger LED flashlight with dual switch-12v DC Charger SKU : 75812	1.00 EA	138.57	138.57
20	Data control harness and cables SKU : Data control	1.00 EA	150.00	150.00
21	Misc. wires, connectors, supplies and hardware SKU : Misc. wires	1.00 EA	250.00	250.00
22	Labor - vehicle upfit SKU : Labor - vehicle upfit	1.00	2,600.00	2,600.00
23	NOTE...This model year of vehicle has changed from your prior build. Please review this entire quote with your sales representative.	1.00	0.00	0.00
24	Note...Due to this vehicle being equipped with a factory center console, it is recommended that department supplies a two piece remote head radio.	1.00	0.00	0.00
			Sub Total	7,043.16
			Shipping charge	150.00
			<b>Total</b>	<b>\$7,193.16</b>

## Notes

Thank you for your business !!

\*\*\*\*Remit to/Mailing Address\*\*\*\*

12400 Beechlawn Ave.  
Alliance, Ohio 44601

## Terms & Conditions

Estimate is good for 30 days

Auto Trim of Cleveland  
26100 Broadway Ave  
Oakwood Village, OH 44146 US  
(440)439-6015  
shawnam@autotrim-cle.com



## Estimate

### ADDRESS

UNIVERSITY HEIGHTS FIRE  
DEPT  
3980 Silsby Rd  
University Heights, oh 44118

### SHIP TO

UNIVERSITY HEIGHTS  
FIRE DEPT  
3980 Silsby Rd  
University Heights, oh 44118

ESTIMATE # 1007

DATE 10/13/2023

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ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b> SUPPLY AND INSTALL UNIVERSITY HEIGHTS FIRE MARSHAL DECALS ON 2023 FORD EXPLORER	1	690.00	690.00
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	SUBTOTAL		690.00
	TAX		0.00
	TOTAL		<b>\$690.00</b>

Accepted By

Accepted Date