CITY OF CLEVELAND
Mayor Justin M. Bibb

Request for Proposal

For Professional Architectural/Engineering services for the

2023 BROWNS STADIUM CAPITAL REPAIR AUDIT

Released May 12, 2023
City of Cleveland
601 Lakeside Avenue
Cleveland, Ohio 44114

Table of Contents

Exhibits

Overview

Introduction

The City of Cleveland ("City"), Division of Architecture and Site Development of the Mayor's Office of Capital Projects, on behalf of the Director of Department of Public Works ("Director"), is soliciting proposals from qualified firms interested in providing professional services for a Capital Repair Audit of Browns Stadium for the City of Cleveland.

Cleveland Browns Stadium (the "Stadium") is a premier facility hosting the Cleveland Browns NFL football team and other major venue attractions in Cleveland, Ohio. It opened in 1999 and is owned by the City of Cleveland and leased to the Cleveland Browns (the "Lease"). Per the terms of the Lease, the City is required to periodically conduct a Capital Repair Audit ("Audit") to assess/inspect the condition of the structural and capital components of the facility and compile a report, including fairly reliable cost estimates, of work that must be performed to the standards as outlined in the original lease agreement. This RFP when completed and delivered to the City shall meet the City's obligation on this particular issue.

These services are needed to provide the City with a structural and capital component inspection report with a probable estimate of costs, as prepared by an experienced State of Ohio licensed engineer and expert sub-consultants as needed. The scopes of services are fully defined in the RFP.

Scope of Services

Objective

The City of Cleveland ("City"), Division of Architecture and Site Development of the Mayor's Office of Capital Projects on behalf of the Director of Department of Public Works ("Director"), seeks a qualified firm meeting the requirements contained in this RFP and the Lease (the "Capital Repair Engineer") interested in providing professional services for a Capital Repair Audit of Browns Stadium for the City of Cleveland.

These services are needed to provide the City with a structural and capital component inspection report with an estimate of probable costs, as prepared by an experienced State of Ohio licensed engineer and expert sub-consultants as needed. Structural components include all load-bearing supports that are visible without destructive removals. Capital components include all major health, welfare, and life-safety systems, including but not limited to heating, ventilating, cooling, plumbing, electrical, and fire-signaling and -suppression systems.

The Capital Repair Engineer shall inspect the facility and review documents and records of previous facility assessments and capital repair projects to-date.

The Capital Repair Engineer shall compile a list of Capital Repairs as defined in Exhibit G that are likely to be necessary within ten (10) years of the date of the final report.

The Capital Repair Engineer shall prioritize the list of Capital Repairs into priority categories (Emergency Repairs, Material Capital Repairs, and Capital Improvements) as defined in the attachments and assign recommended timeframe to complete work based on urgency. Recommended repairs shall also be categorized by trade (e.g., concrete, general trades, mechanical, electrical, etc.) to facilitate possible bundling of project design packages. The Audit shall identify significant facility equipment, noting age of equipment and recommended repair and replacement schedule.

The Capital Repair Engineer shall engage the services of a professional construction cost estimator to provide a reliable opinion of probable cost of construction for the various scopes of work identified. The estimate shall include an escalation factor for phased repairs.

Software Platforms and Formats:
The Capital Repair Engineer shall maintain all project files in PlanGrid on-line project management space for the duration of the project and turn over all files within PlanGrid to the Owner at the end of the Audit. The Capital Repair Engineer shall provide as many PlanGrid licenses for the consultant team as necessary to manage the project within PlanGrid, and provide four (4) licenses for the Owner for the duration of the Audit and for two (2) years following completion of the Audit. The Capital Repair Engineer shall coordinate with the Owner to establish file formats, file structure, review process, and documentation within the PlanGrid system.

Post-Assessment Services:
The Capital Repair Engineer shall also include two hundred (200) hours of on-call post-assessment services for the two (2) years following completion of the Audit. These services include addressing questions, follow-up, additional information, and updates as requested by the Owner during said two (2) years.

The City reserves the right to modify the scope of services at any time before execution of a contract to add, delete, or otherwise amend any item(s), as it deems necessary, in its sole judgment, and in the best interest of the City.

Project Deliverables:
The City has established the following list of reports that the consultant will be required to provide as deliverables. The City reserves the right to modify the list of deliverables at any time before execution of a contract to add, delete, or otherwise amend any report or other deliverable, as it deems necessary, in its sole judgment, and in the best interest of the City.

1. Capital Repair Audit, prioritized and with estimates of probable costs.
2. Five-Year Capital Plan which established recommended time frame for completion of capital repairs identified in the Audit.
3. Live database of this Audit for ongoing facility management tracking. Coordinate software and format with Owner.

The City reserves the right to add related services as needed.

Unless otherwise expressly provided, the term of the Agreement shall begin upon its date of execution and, unless extended by City or unless sooner canceled or terminated under the provisions of the Agreement, shall expire when all required deliverables have been submitted to and approved by the Director and all other Services have been satisfactorily performed and accepted by the Director (“Term”).

Proposal Schedule

Pre-Proposal Conference

A non-mandatory Pre-Proposal Conference will be held on-line on **Wednesday, May 24, 2023 at 11:00AM Local Time.** Link to the meeting is as follows:

https://tinyurl.com/5y3nfs3b

Meeting ID: 224 736 436 050
Passcode: QY8Dc9

Or call in (audio only)
+1 216-306-2628
Phone Conference ID: 618 722 723#

Site Visit

A non-mandatory Pre-Proposal Site Visit of the stadium will be held on **Wednesday, May 24, 2023, at 1:00PM Local Time**. This will be the **only** opportunity to visit the stadium during the pre-proposal period. Participants should arrive at the pedestrian service entry on the north side of the stadium. Leave adequate time to get through security. **Photo ID is required.**

Questions

The deadline for any and all questions, including if this RFP should contain any discrepancies or commissions, or if the intended meaning of any part of this RFP is unclear or in doubt, shall be **Wednesday, May 31, 2023 at 12:00PM Noon Local Time**. Questions should be directed/addressed via e-email **both** to the following:

Mr. Carter Edman
cedman@clevelandohio.gov

and

Mr. Michael Stahl
mstahl@clevelandohio.gov

Email subject line shall be:
2023 BROWNS STADIUM RFP

Deadline

Proposals must be received no later than **Friday, June 9, 2023 at 12:00PM Noon Local Time**. No proposals will be accepted after that time unless the City has extended the deadline by a written addendum. The City reserves the right to refuse any submission not delivered by the deadline.

PROPOSALS OR UNSOLICITED AMENDMENTS TO PROPOSALS ARRIVING AFTER THE CLOSING WILL NOT BE ACCEPTED

All proposals shall be submitted electronically via email **both** to the following:

Mr. Carter Edman
cedman@clevelandohio.gov

and

Mr. Michael Stahl
mstahl@clevelandohio.gov

Email subject line shall be:
2023 BROWNS STADIUM PROPOSALS

Proposal documents shall in in pdf format. Proposal documents may be sent as attachments or via embedded link in the email, depending on file size. If sending a link, provide any necessary downloading instructions.

Submit Services Proposal and Fee Proposal as described in the “Proposal Submission Requirements” section of this RFP. Fee Proposals shall be a separate pdf file from the Services Proposal. File names must clearly identify the firm’s name and which file is the Services Proposal and which is the Fee Proposal.

Proposal Submission Requirements
Components
Each Consultant that wishes to be considered for selection to perform the Scope of Services described in this RFP shall electronically submit to MOCAP two separate, non-editable pdf files, one labelled Services Proposal, and one labelled Fee Proposal.

1. **Services Proposal:**

   A. **Cover Letter (One page):** Clearly indicate contact information, including phone and e-mail, for project primary contact individual.

   B. **Organization of the Firm (One page):** Include a description of the Consultant Firm including information regarding its primary business, its background and history, its organizational structure, QA/QC program, the number of employees, and commitment to diversity. This section should contain any additional information about the firm that the firm feels will assist in understanding the qualifications of the firm. It is highly desirable that there be a local component to the Consultant Team to facilitate response time to matters that require on-site reviews.

   C. **Project Team (One Page):** Organizational chart showing project team members, roles, and relationships, including subconsultants.

   D. **Project Team Resumes (One Page Each):** Professional resume for each team member shown on the organizational chart, including relevant licenses and qualifications and list of significant projects.

   E. **Project Approach:** The Consultant shall include a description how they plan to achieve the goals of this project, with specific descriptions of information gathering, evaluation, prioritization design, and documentation, and of their management, technical, and QA/QC approach taking into account the unique project goals and constraints. Include a specific and complete list of proposed deliverables.

   F. **Relevant Project Experience (One Page Each):** Project sheets for completed relevant projects demonstrating ability to successfully lead and execute the type of work required for this project.

   G. **Capacity to Perform Work (One Page):** Provide a description of the Consultant's capacity to perform work requested by describing the Team's current workload, including consideration for current City project workload, and the availability of the staff to meet required schedules. Identify all City projects currently being worked on and stage of development. Describe the methods utilized to track work progress, budgets, and deadlines. Describe any support personnel or technical resources the Consultant plans to use to assist in performing work as required on schedule, and within budget.

   H. **Special Commendations (Optional):** The Consultant shall provide any other pertinent data, information and other extraordinary circumstances which will clearly demonstrate their unique ability to provide the required Professional Services in a manner not detailed previously within this RFP.

I. Proposed Project Schedule: Provide a conceptual Project Schedule indicating a proposed timeline for the performances of all Professional Services as detailed in the "Scope of Services" section starting on page 3 of this RFP. The Consultant must be prepared to commence work immediately after the execution of a Contract for Professional Services.

It is currently anticipated that field investigation for the Audit be conducted from August through October of 2023, so that the Stadium may be observed in operation, with a completion of the Audit deliverables by the end of 2023. However, the Consultant must be prepared to commence planning and preparatory work immediately after the execution of a Contract for Professional Services.

J. Compliance Affidavit (Exhibit A): Non-Competitive Bid Contract Statement for Calendar Year 2023 is enclosed as Exhibit A for use with contracts to be awarded in 2023. All Consultants submitting proposals for contracts awarded on or after January 1, 2023 must initially submit a notarized 2023 affidavit. If award of contract extends into 2024, then an updated form shall be required. Submit the 2023 Statement in the separate sealed envelope that contains the fee proposal.

K. Northern Ireland Fair Employment Practices Disclosure (Exhibit B): Interested Consultants shall complete and submit the Northern Ireland Fair Employment Practices Disclosure form as part of their proposal. Refer to Exhibit B.

L. Certificate of Insurance: Submit a Certificate of Insurance form indicating limits of professional services (errors and omissions) and general liability coverage as a separate attachment to their Proposal, and shall at all times during the term of the contract resulting from this RFP, maintain the following insurance coverage:

a. The insurance company or companies providing the required insurance shall be authorized by the Ohio Department of Insurance to do business in Ohio and rated "A" or above by A. M. Best Company or equivalent. The Successful Proposer, as contractor, shall provide a copy of the policy or policies and any necessary endorsements, or a substitute for them satisfactory to and approved by the Director of Law, evidencing the required insurances upon execution of the contract.

b. Professional liability insurance with limits of not less than $200,000.00 for each occurrence and subject to a deductible for each occurrence of not more than $25,000.00 per occurrence and in the aggregate, and if not written on an occurrence basis, shall be maintained for not less than two (2) years after satisfactory completion and written acceptance of the services under the contract.

c. Workers' compensation and employer's general liability insurance as provided under the laws of the State of Ohio.

d. Statutory unemployment insurance protection for all of its employees.

e. Such other insurance coverage(s) as the City may reasonably require.

f. Certificate of Authorization or Certificate of Exemption: Submit a current "Certificate of Authorization" or a "Certificate of Exemption" to practice as a Professional in the State of Ohio issued by the State of Ohio, for each specified discipline: Architecture, Structural Engineering, Electrical Engineering, Mechanical Engineering, Civil Engineering and Landscape Architecture. Submit any other certifications, licenses, etc. to confirm professional competency in related services noted.

2. Fee Proposal:

A. Compensation: The Consultant's proposal shall indicate the proposed fee for each Component of service as defined previously, shall include an appropriate amount for reimbursable expenses in each Component, and shall indicate a total Lump Sum Fee broken down by Component as follows:

STAGE I: Investigation *Includes:*
- Site inspections
- Testing
- Informational interviews
- Review meetings with Stadium and DASD personnel

STAGE II: Draft Report *Includes:*
- Draft assessment and cost estimates
- Review meetings
- Initial prioritization

STAGE III: FINAL REPORT *Includes:*
- Final assessment and cost estimates
- Review meetings
- Capital repair prioritization

STAGE IV: Post-assessment Services *Includes:*
- (200) hours of consulting services after Audit completion

TOTAL Proposed Lump Sum Fee: _____
(Sum of Stage I through Stage IV)

Proposed Reimbursable Allowances:_____

TOTAL Proposed Base Compensation:_____
(Sum of Lump Sum Fee and Reimbursable Allowances)

Design Contingency:_____
(10% of Base Compensation)

TOTAL Contract Amount:_____
(Total Proposed Base Compensation plus 10% Contingency)

a. **Contingency:** The Contingency is eligible for use in performing Professional Services necessary to complete the project as contemplated in this RFP but are unforeseen at the time of issuance of this RFP. Any change in Professional Services to be paid from this Contingency shall be preceded by a Clarification, an itemized scope and fee breakdown provided by the Consultant, and a written determination by the Director's designee, and approved by the Director, that the change qualifies for payment at rates specified in this RFP and does not exceed the available Contingency amount. The Consultant's cost for overhead, profit and other expenses contemplated for assessment against the Contingency are to be included in the Lump Sum Fee and not in the Contingency.

b. **Reimbursable Expenses:** Reimbursable expenses shall be accounted for and reimbursed according to the City of Cleveland Professional Services Contracts Reimbursable Policy included in Exhibit E of this RFP. The Consultant shall identify all items along with estimated costs for any reimbursable expenses required to complete for each Component of the project. This shall include, but is not limited to: deliveries, postage, printing, reproduction, geotechnical services, surveys, testing, fees, plan review fees, permits, special inspection fees and any other approved expenses usually associated with this type of project. Reimbursable expenses, including subconsultant fees, shall be billed at cost invoiced, without any mark-up. Costs for mileage, travel, parking, tolls, lodging, meals and dues/membership fees to professional societies/organizations are NOT eligible for reimbursement and will not be considered. No qualification of the financial offer will be accepted. Reimbursable Expense Allowance amounts not expended in a previous Component may only be carried over to subsequent Components after written approval.

B. **Professional Services Fee Proposal:** The Fee Proposal shall indicate the makeup of your proposed fee including hourly rates, direct costs, overhead, profit, and indirect expenses based upon the total estimated hours to be spent to provide the services.

In addition to the Lump Sum Fee broken down as described above, shall be a separate breakdown of the Consultant Team's Hourly Rates based upon discipline(s), classification(s) and staffing. Hourly Rates for the following classifications shall be included in the Proposal:

Principal: $_____ per hour.

Primary Staff: $_____ per hour.

Administrative Support: $_____ per hour.

Although Consultants' proposed fees are not the deciding factor in the selection of the Consultant, it will be evaluated with other criteria herein and submitted with the proposal.

C. Equal Opportunity Documentation (Exhibit C): Enclosed is the Mayor's Office of Equal Opportunity Cleveland Area Business Code Notice to Bidders & Schedules – Exhibit C. The Consultant must complete and sign each of the Schedules 1 through 4 as per the instructions.

The Cleveland Area Business Code, Chapter 187 of the Codified Ordinances Cleveland, Ohio, 1976, is incorporated in and made part of the RFP, and any resulting contract by this reference, as fully as if attached. Refer to Exhibits. This document is also available at ClevelandOhio.gov/oeo.

a. Requirements: During performance of this Agreement, Contractor shall comply with all applicable requirements of the Cleveland Area Business Code, Chapter 187 of the Codified Ordinances of Cleveland, Ohio, 1976 ("C.O."), and any Regulations promulgated under the Code. Specifically, compliance under any resulting agreement shall include, but not be limited to, the Contractor's:

i. Compliance with its proposal representations regarding CSB, MBE, and/or FBE participation in performance of the Agreement;

ii. Compliance and cooperation with Project Monitors, whether from the Mayor's Office of Equal Opportunity (the "OEO") or the contracting department;

iii. Accurate, complete, and on-time submission of all reports, forms, and documents including, but not limited to, employment reports, certified payrolls, monitoring forms, and other information the Director of the OEO may require, whether in printed or electronic form, to ascertain and verify Contractor's compliance; and

iv. Attendance at and participation in all required project meetings, including OEO compliance meetings, and progress meetings called by the contracting department's director(s) at key intervals during performance of the contract services.

b. Compliance Requirements:

i. Under the Cleveland Area Business Code, the City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland – area Small Businesses (CSBs) by providing and enhancing economic opportunities to participate in City contracts. The successful Proposer for a contract will be a firm that shares that commitment. Accordingly, a Proposer is strongly encouraged to utilize the services of qualified MBE/FBE/CSB sub-consultants that are certified by the Mayor's Office of Equal Opportunity (the "OEO") in its proposal.

ii. The standard sub-contracting goal for professional services for this contract is 10% Cleveland Area Small Business ("CSB") subcontractor participation. Please review the attached Office of

Equal Opportunity documents to ascertain the goal for the proposed contract. Proposers are required to make a good-faith effort to subcontract portions of the work to certified Minority Business Enterprise ("MBE"), Female Business Enterprise ("FBE"), and Cleveland – area Small Businesses (CSB) firms, consistent with the subcontracting goal(s) applicable to this RFP.

iii. To document its good-faith effort to utilize certified MBE, FBE and CSB sub-consultants, each proposer must complete Schedules 1 through 4 found in the Cleveland Area Business Code – Notice to Bidders and Schedules. These schedules identify the Proposer's proposed use of MBE, FBE and CSB sub-consultants on the project, which evidences the proposer's good-faith effort to obtain the participation of certified sub-consultants. The Proposer shall submit the completed forms with its proposal and they will be forwarded to the City's Office of Equal Opportunity for evaluation. Failure to submit complete schedules may result in the rejection of a proposal. Proposers who do not make a good faith effort to meet the participation goal mentioned previously will not be considered "responsive."

iv. Proposers may obtain a listing of firms certified by the OEO as CSBs, MBEs and FBEs by checking the City's website at ClevelandOhio.Gov/oeo. On the Office of Equal Opportunity page, you will find a selection in the right-hand column for "B2Gnow Certification Registry."

v. Proposers are responsible for obtaining the most current list and for contacting potential CSB/MBE/FBE sub-consultants. The City assumes no responsibility for matching prime consultants with qualified, certified MBE, FBE, and/or CSB sub-consultants.

vi. The City Office of Equal Opportunity will monitor participation of MBE, FBE, and/or CSB sub-consultants throughout the duration of the engagement or project. The successful proposer, as contractor, will be responsible for providing the OEO with all information necessary to facilitate this monitoring.

c. Failure to Comply:

i. When determining the Contractor's future eligibility for a City contract, the City shall consider a Contractor's failure to comply with the representations of its proposal and the requirements under the Code as a failure to faithfully perform a contract.

Organization of Proposal
The Proposer should carefully read all instructions and requirements and furnish all information requested. If a Proposal does not comply with all terms, conditions, and requirements for submittal, the City may consider it unacceptable and may reject it without further consideration.

Marketing documents, such as brochures, advertisements, etc. shall not be permitted.

The City's Right and Requirements
The Director, at his/her sole discretion, may require any Proposer to augment or supplement its proposal or to meet with the City's designated representatives for interview or presentation to further describe the Proposer's qualifications and capabilities. The requested information, interview, meeting, or presentation shall be submitted or conducted, as appropriate, at a time and place the Director specifies.

Furthermore, the City reserves the right to modify the scope of services at any time before execution of a contract to add, delete, or otherwise amend any item(s), as it deems necessary, in its sole judgment, and in the best interests of the City.

The City reserves the right, at its sole discretion, to reject any proposal that is incomplete or unresponsive to the requests or requirements of this RFP. The City reserves the right to reject any or all proposals and to waive and accept any informality or discrepancy in the proposal or the process as may be in the City's best interests.

Proposal as a Public Record
Under the laws of the State of Ohio, all parts of a proposal, other than trade secret or proprietary information and the fee proposal may be considered a public record which, if properly requested, the City must make available to the requester for inspection and copying. Therefore, to protect trade secret or proprietary information, the Proposer should clearly mark each page - but only that page - of its proposal that contains that information. The City will notify the proposer if such information in its proposal is requested, but cannot, however, guarantee the confidentiality of any proprietary or otherwise sensitive information in or with the proposal. Blanket marking of the entire proposal as "proprietary" or "trade secret" will not protect an entire proposal and is not acceptable.

Other Conditions and Information

Formats for Deliverables

All deliverables for all Components shall be submitted in native software formats (e.g.: "~.pdf" AND "~.dwg" AutoCAD® for Drawing files; "~.pdf" AND Microsoft Project® for Project Schedules; "~.pdf" AND "~.xls" for cost estimates) via electronic download at the end of each Component as Record Deliverables. Files may be compressed in a "~.zip" file format.

Meeting Minutes

The Consultant shall record and issue meeting minutes for all meetings, conferences, and conference calls attended by the Consultant to all attendees.

Project Schedule

The Consultant shall submit within ten (10) calendar days after the award and/or execution of the Contract a Project Schedule which shall include:

1. Proposed duration of each Component.

2. Milestone dates including review submittals.

3. Allowance for reasonable time required for all reviews/approvals by all authorities.

The Consultant shall produce, maintain, update biweekly, and submit the Project Schedule at each Component of the project, or as requested by the City.

Professional Services Payments

Payments for Professional Services shall be made in accordance with the Consultant's Proposed Fee. Consultant shall be responsible for management of the Professional Services Fee as follows:

1. Requests for Payment, to include (provide sample for City approval):

    A. Fee Breakdown by Component per Proposal.

    B. Percent Complete, Amount Earned, Previous Fee Billing, and Current Billing by Component.

    C. Reimbursable Expenses by Component, broken down by Current, Prior, and Billed-to-Date.

    D. Staff logs/hours expended and reimbursable receipts for each Request for Payment.

2. Requests for Payment shall be submitted on a monthly basis not to exceed the amounts stipulated in the Fee, including reimbursable expenses, for each Component.

3. Payments may not exceed 90% of each Component until the Component is satisfactorily completed and accepted by the City.

4. Final payment will be made only when all record and project close-out documents have been accepted by the City as complete.

5. Any portions of Fees or Reimbursable Allowances not utilized for any Component may only be utilized in later Components with prior written authorization by the City.

Composition of Consultant Team
While it is the responsibility of the proposers to determine the composition of their consultant team, it is anticipated that the consultant team may include:

- Architecture, including Historic Restoration and Renovation
- ADA Compliance
- Structural Engineering
- Electrical Engineering
- Mechanical Engineering (HVAC, Plumbing & Fire Protection)
- Civil Engineering
- Geotechnical Engineering
- Landscape Architecture
- Specialty Engineering (i.e.: Acoustical, Audio/Visual, Communications, Security System, Fire Alarm System, Fire Sprinkler System, etc.)
- Sustainability (LEED consulting/certification services, Commissioning)
- Energy Modeling and analysis
- Environmental Engineering for Sites and Structures

It is the Capital Repair Engineer's responsibility to determine the sub-consultants required to complete this Audit.

Standard of Care
The standard of care of the services provided by the Consultant shall meet or exceed that level commonly expected of professional architects and engineers that are licensed to practice in the State of Ohio. The Consultant shall assume the role of "Architect-of-Record" and "Engineer-of-Record" for all work performed under the contract and be licensed in the State of Ohio. All documents for the work performed under the contract shall bear a current, active professional seal recognized by and as required the State of Ohio.

The Consultant shall attend and participate in project meetings with various City departments/divisions and/or public meetings as required during all Stages.

Upon request, the Consultant shall make field observations and conduct investigations, as required, to evaluate existing conditions during all Stages.

Upon request, the Consultant, through the services of a sub-consultant, shall provide environmental assessment services to determine the extent and impact of the presence of hazardous materials within a project area. Individuals performing these services must be fully licensed to perform the services needed and shall work with the Consultant and the Division to prepare scopes of work and cost estimates for remediation work.

Proposal Acceptance
The City reserves the right to accept proposals, in whole or in part, to reject any or all proposals or portions thereof, to waive irregularities, informalities, and technicalities, to re-issue or to proceed to obtain the services(s) desired otherwise, and to negotiate separately, as necessary, to serve the best interest of the City of Cleveland. The Director may, at his sole discretion, modify or amend any provision of this notice, or the RFP. Firms whose proposals are not accepted will be notified in writing. The Director of the Department of Public Works, or his designee, will make

notification of the award. For this Request for Proposal, the proposal must remain valid for 180 days after submission.

Costs Incurred
The City is not liable for any costs incurred by any responding firms before execution of a contract and issuance of written Notice to Proceed.

Economy of Preparation
Proposals should be prepared simply and economically in 8-1/2" × 11" vertical format, providing straightforward, concise descriptions and information. Company brochures and marketing materials will not be accepted.

Agreement
The successful Consultant Team shall be required to execute an agreement substantially in the form of the Sample Professional Services Agreement attached as Exhibit E as amended to incorporate the full range of services described in this RFP. Where a conflict arises between the terms and conditions of the RFP and the Consultant Proposal then the terms and conditions of the RFP shall prevail, unless specifically addressed in the Professional Services Contract.

Mailing List and Notifications
Exhibit F – Mailing List is NOT exclusive. Qualified firms not on the list are encouraged to submit proposals for consideration and/or participate as team members. To assure that all modifications, notices and addenda are received, all interested firms that are included and not included on the list are required to notify Mr. Carter Edman, AIA, Manager, Division of Architecture and Site Development, in writing (via e-mail to cedman@clevelandohio.gov) of their interest in the project. Said modifications, notices and addenda will be issued to those firms that have made their interest known. Firms that fail to confirm their interest risk not receiving important information regarding the project. The City will require the selected Consultant Team to abide by this RFP and any subsequent modifications, notices and addenda.

Proposal Selection Criteria

Quality of Proposal (15 points)
Quality of Proposal includes Organization of the Firm, Specific Approach to this Project, Ability to Perform the Scope of Services, Capacity to Perform Work, including consideration for current City project workload, and Special Commendations as defined in the "Proposal Submission Requirements" section starting on page 8 of this RFP.

Credentials of Key Personnel (25 points)
Credentials of Key Personnel includes Qualifications of the Project Team and Project Team as defined in the "Proposal Submission Requirements" section starting on page 8 of this RFP, particularly the project manager who will be the lead person on this project, and their prior experience and demonstrated ability to perform the scope of work.

Demonstrated Ability (20 points)
Proposed Schedule to complete the work and demonstrated ability to meet proposed schedules and budgets.

Compensation / Fee (10 points)
This item will be reviewed after the evaluations of qualifications have been completed.

Compliance with Cleveland Small Business ("CSB") Participation and Evaluation Credits (20 points)
In Accordance with the City's goal of increasing the level of CSB participation in City contracts, the Consultant shall strive to meet the City's goal of 10% CSB participation of the total contract amount (including subsidiary agreements). See Exhibits C and D.

IMPORTANT NOTE**:** Submissions evaluated as "non-responsive" and/or "not making a good faith effort" will be eliminated from further consideration.

1. **CSB, MBE, or FBE Proposals for Professional Services Contracts:**

   A. Definitions: Unless defined in this paragraph or elsewhere in this solicitation of proposals, the following terms shall have the meaning(s) given them in the Cleveland Area Business Code, Chapter 187 of the Codified Ordinances of Cleveland, Ohio, 1976.

   a. "City of Cleveland Small Business" or "CCSB."

   b. "Cleveland Area Small Business" or "CSB."

   c. "Cleveland Area Business Code" or "CAB Code."

   d. "Female Business Enterprise" or "FBE."

   e. "Minority Business Enterprise" or "MBE."

   f. "Office of Equal Opportunity" or "OEO."

   g. "Proposal" means an offer to contract with the City in response to this solicitation of proposals (whether called a "Request for Proposals,"

"Request for Quotes," or otherwise) for a personal ("professional") services Contract.

h. "Proposer" means a Person submitting a Proposal to the City.

i. "Regional Cleveland Area Small Business" or "RCSB."

B. Evaluation Credit: For the purpose of comparing competing Proposals only, the City's contracting department may apply an Evaluation Credit of five percent (5%) of the total points awarded for a Proposal received from a CSB, MBE, or FBE. The contracting department shall apply evaluation credit according to the following criteria:

a. Where the City has evidence demonstrating past or present discrimination as to participation of MBEs or FBEs in specific types and categories of contracts, a contracting department may apply evaluation credit to a Proposal when the Proposer is a type of MBE or FBE, and proposing to participate in a type and category of contract, for which discrimination has been demonstrated. If a contracting department applies evaluation credit to one or more proposals from a MBE or FBE for a contract, it may not apply evaluation credit to any proposal from a CSB under review for award of that contract.

b. If the City has no discrimination evidence described in paragraph 1 above permitting it to apply evaluation credit, a contracting department may apply evaluation credit to the proposal of any CSB(s) where the CSB has its principal office physically located within Cleveland's municipal boundaries (a "CCSB"). If it does, no other proposer shall receive such evaluation credit.

c. If the City has no discrimination evidence described in paragraph 1 above permitting it to apply evaluation credit and no proposal from a CCSB, a contracting department may apply evaluation credit to the proposal of a CSB having its principal office physically located outside Cleveland's municipal boundaries but within Cuyahoga County's boundaries (a "RCSB").

C. Procedure: The contracting department may use the total points awarded for a proposal after applying evaluation credit to compare competing proposals to determine which proposal to recommend for a contract award. The City may use the evaluation of a proposal determined after applying evaluation credit to approve that proposal for a contract award. The application of evaluation credits shall not alter the contract amount of a proposal submitted by a proposer, or of the contract executed based on the proposal.

2. Proposer's Good-Faith Effort: Each proposer shall make and document its good-faith efforts to meet any CSB, MBE, and FBE goal that applies to the contract for which it is submitting a proposal. The City may consider a proposer's good-faith efforts to meet or exceed CSB, MBE, and/or FBE subcontractor participation goals set by the Director of the Office of Equal Opportunity for the contract in recommending and approving a proposal for contract award.

"Good-faith effort" as used in this solicitation and any resulting contract shall mean and include, without limitation, the proposer's:

A. Active efforts to obtain participation in the contract from CSBs, MBEs, and/or FBEs equal to or exceeding the specific goal(s) set for the contract;

B. Completion and submission in association with its proposal, as required, all reports, forms, and documents, including, but not limited to, employment reports, certified payrolls, and other information that the Director of the OEO may need to ascertain and verify the specific practical steps the proposer has taken or is taking to meet or exceed the CSB, MBE, and FBE goal(s) for the contract, and the proposer's equal employment practices; and

C. Attendance at and participation in all required pre-contract award meetings.

D. The Director of the OEO may determine a proposer's good-faith efforts regarding proposed CSB, MBE, and FBE participation in the contract and its employment practices, as provided under the Cleveland Area Business Code, from the proposer's documentation and actions, information obtained from other sources, and monitoring by the OEO, as applicable.

3. **Incorporation of Cleveland Area Business Code; OEO Notice to Bidders & Schedules:** The Cleveland Area Business Code, Chapter 187 of the Codified Ordinances Cleveland, Ohio, 1976, and the OEO Notice to Bidders & Schedules are incorporated in and made part of this solicitation and any resulting contract by this reference, as fully as if attached.

Current Work under City Contracts (up to 10 points)
Comparably qualified firms with little to no work under current City contracts may receive additional consideration of up to 10 points.

Interviews
Based on preliminary scoring of point-based items described above the City may create a short list of Consultant(s) and conduct interviews as warranted. Further instruction will be provided to the short listed Consultant(s) when notified of the forthcoming interview.

Exhibit A:

Non-Competitive Bid Contract Statement and

W-9 form

CITY OF CLEVELAND
Mayor Justin M. Bibb

Requested By:_____
(Department/Office)

NON-COMPETITIVE BID CONTRACT STATEMENT FOR CALENDAR YEAR 2023 (ALL DEPARTMENTS/OFFICES)

This statement, properly executed and containing all required information must be completed. **IF YOU FAIL TO COMPLY, YOUR PROPOSAL WILL NOT BE CONSIDERED**.

Entity Name: _____

Entity's Mailing Address: _____

_____

COMPLETE SECTION I, II, OR III BELOW, WHICHEVER IS APPROPRIATE, AND SECTION IV.

NOTE: For purposes of this Statement, the "Mayor" and "Mayor's Committee" means Justin Bibb, the Neighbors for Justin Bibb Committee, or any similar campaign committee of Justin Bibb, respectively.

SECTION I.	**TO BE COMPLETED BY NON-PROFIT CORPORATIONS AND GOVERNMENTAL ENTITIES.**

If you are recognized by the IRS as a non-profit corporation or are a governmental entity, mark the appropriate designation below and proceed to the indicated section(s).

_____ NON-PROFIT CORPORATION **GO TO SECTIONS III and IV.**

_____ GOVERNMENTAL ENTITY **GO TO SECTION IV.**

SECTION II.	**TO BE COMPLETED BY INDIVIDUALS, SOLE PROPRIETORSHIPS, PARTNERSHIPS, INCORPORATED PROFESSIONAL ASSOCIATIONS, UNINCORPORATED ASSOCIATIONS, ESTATES AND TRUSTS.**

The above-named entity is a (Please mark appropriate designation):

_____ SOLE PROPRIETORSHIP

_____ INCORPORATED PROFESSIONAL ASSOCIATION

_____ UNINCORPORATED ASSOCIATION

_____ LIMITED LIABILITY COMPANY

_____ TRUST

_____ ESTATE

_____ PARTNERSHIP

_____ JOINT VENTURE

For purposes of Section II, a "principal" means an individual, an owner, a partner, a shareholder, a member, an administrator, an executor or trustee connected with the above-named entity, or the spouse of any of them.

PLEASE READ PARAGRAPHS (A) and (B) and mark the appropriate paragraph. If paragraph (B) is checked, the City of Cleveland is prohibited by Section 3517.13 of the Revised Code from awarding a non-competitively bid contract over $500.00 to the entity during calendar year 2023 unless Council makes a direct award.

_____ (A) NO ONE PRINCIPAL of the above named entity made one or more contributions to the Mayor or the Mayor's Committee between January 1, 2021 and December 31, 2022 that totaled in excess of $1,000.00 per individual. (This paragraph also applies if no principal of the above-named entity made any contributions to the Mayor or the Mayor's Committee).

_____ (B) ONE OR MORE PRINCIPALS of the above named entity made, as individual(s), one or more contributions to the Mayor or the Mayor's Committee between January 1, 2021 and December 31, 2022 that totaled in excess of $1,000.00.

SECTION III. TO BE COMPLETED BY NON- PROFIT AND FOR-PROFIT CORPORATIONS AND BUSINESS TRUSTS.

_____ NON-PROFIT CORPORATION _____ FOR-PROFIT CORPORATION

_____ BUSINESS TRUST (OTHER THAN INCORPORATED PROFESSIONAL ASSOCIATIONS)

For purposes of Section III, a "principal" means an individual or an entity owning more than 20% of the corporation or business trust or the spouse of any such individual.

PLEASE READ PARAGRAPHS (A) (B) (C) and (D) and mark the appropriate paragraph. If paragraph (C) is checked, the City of Cleveland is prohibited by Section 3517.13 of the Revised Code from awarding a non-competitively bid contract over $500.00 to the entity during calendar year 2023 unless Council makes a direct award. If paragraph (D) is checked, the City of Cleveland is prohibited by Section 3599.03 from awarding a contract to the non-profit corporation.

_____ (A) NO INDIVIDUAL or entity owned more than 20% of the corporation or business trust between January 1, 2021 and December 31, 2022.

_____ (B) NO PRINCIPAL of the above named entity made, as an individual, one or more contributions to the Mayor or the Mayor's Committee between January 1, 2021 and December 31, 2022 that totaled in excess of $1,000.00. (This paragraph also applies if no principal of the above-named entity made any contributions to the Mayor or the Mayor's Committee).

_____ (C) ONE OR MORE PRINCIPALS of the above named entity made one or more contributions to the Mayor or the Mayor's Committee between January 1, 2021 and December 31, 2022 that totaled in excess of $1,000.00 individual.

_____ (D) FUNDS OF THE NON-PROFIT CORPORATION were contributed to the Mayor or the Mayor's Committee at any time.

GO TO SECTION IV.

SECTION IV. TO BE COMPLETED BY <u>ALL</u> ENTITIES.

I do hereby state that I have legal authority to complete this statement on behalf of the above-named entity and to the best of my knowledge and belief the answers herein are true and complete.

Print Name _____ Print Title _____

Signature _____ Date _____

Telephone No. _____
(Area Code)

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared the above-named _____, who acknowledged that (he/she) did sign the foregoing statement and that the same is (his/her) free act deed, personally and as duly authorized representative of _____, and the free act and deed of the entity on whose behalf (he/she) signed.

Notary Public _____

Date _____

FOR MAYOR'S OFFICE USE ONLY

_____ ELIGIBLE _____

_____ INELIGIBLE _____

DATE _____

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	**Signature of U.S. person** ►	**Date** ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting,* later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,

2. You do not certify your TIN when required (see the instructions for Part II for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code,* later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships,* earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code,* later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a)

11—A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester,* later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/Businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code,* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships,* earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov.* You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint.* You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Visit *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

Exhibit B:

Northern Ireland Fair Employment Practices Disclosure Form

NORTHERN IRELAND FAIR EMPLOYMENT PRACTICES DISCLOSURE

INSTRUCTIONS:☐☐ Pursuant to Codified Ordinance Sec. 181.36, the information requested on this page must be supplied by all contractors and any subcontractors having more than a fifty percent (50%) interest in the proposed contract prior to any contract being awarded by the City of Cleveland. Any contractor or subcontractor who is deemed to have made a false statement shall be declared to have acted in default of its contract and shall be subject to the remedies for default contained in its contract. For failure to cure such a default, the contractor or subcontractor shall be automatically excluded from bidding for the supply of any goods or services for use by the City for a period of two (2) years.

CHECK WHICHEVER IS APPLICABLE:

☐ A.☐ ☐☐ The undersigned or any controlling shareholder,* subsidiary, or parent corporation of the undersigned is **NOT ENGAGED IN ANY BUSINESS OR TRADING FOR PROFIT IN NORTHERN IRELAND**. (if paragraph A. is checked, proceed to the signature line.)

☐ B.☐ ☐☐ The undersigned or any controlling shareholder,* subsidiary, or parent corporation **IS ENGAGED IN ANY BUSINESS OR TRADING FOR PROFIT IN NORTHERN IRELAND**. (if paragraph B. is checked, please either check the stipulation contained in paragraph C. or attach documentation that shows that the undersigned has complied with the stipulation contained in paragraph C.)

☐ C.☐ ☐☐ The undersigned and all enterprises identified in paragraph B. are **TAKING LAWFUL AND GOOD FAITH STEPS TO ENGAGE IN FAIR EMPLOYMENT PRACTICES WHICH ARE RELEVANT TO THE STANDARDS EMBODIED IN THE "MacBRIDE PRINCIPLES FOR FAIR EMPLOYMENT IN NORTHERN IRELAND."** A copy of the MacBride Principles can be obtained from the Office of the Commissioner of Purchases and Supplies. In lieu of checking this paragraph, the undersigned must attach documentation which the undersigned believes shows compliance with the stipulation contained in this paragraph C.

_____
Name of Contractor of Subcontractor

By: _____

Title: _____

☐ * "Controlling shareholder" means any shareholder owning more than fifty percent (50%) of the stock in the corporation or more than twenty-five percent (25%) of the stock in the corporation if no other shareholder owns a larger share of stock in the corporation.

Exhibit C:

Mayor's Office of Equal Opportunity Cleveland Area Business Code Notice to Bidders and OEO Schedules

MAYOR'S OFFICE OF EQUAL OPPORTUNITY
SUBCONTRACTING GOALS
PROFESSIONAL SERVICES

The Subcontractor Participation Goals for this contract are:

10% CSB Participation

Subcontracting Goals are evaluated on the proposed contract price.

Ch.187

MAYOR'S OFFICE OF EQUAL OPPORTUNITY

CLEVELAND AREA BUSINESS CODE

NOTICE TO BIDDERS
&
OEO SCHEDULES

City of Cleveland
Justin Bibb, Mayor

Tyson Mitchell, Director
Office of Equal Opportunity

Revision Date: May 5, 2022

EQUAL OPPORTUNITY CLAUSE

(Section 187.22(b) C.O.)

Each Contract also shall contain the following equal opportunity clause:

"During the performance of this contract, the contractor agrees as follows:

(1) The contractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, national origin, age, disability, ethnic group or Vietnam-era or disabled veteran status. The contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to race, religion, color, sex, sexual orientation, national origin, age, disability, ethnic group, or Vietnam-era or disabled veteran status. As used in this chapter, "treated" means and includes without limitation the following: recruited, whether by advertising or other means; compensated, whether in the form of rates of pay or other forms of compensation; selected for training, including apprenticeship, promoted, upgraded, demoted, downgraded, transferred, laid off and terminated. The contractor agrees to and shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the hiring representatives of the contractor setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that the contractor is an equal opportunity employer.

(3) The contractor shall send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract, or understanding, a notice advising the labor union or worker's representative of the contractor's commitments under the equal opportunity clause, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) It is the policy of the City that local businesses, minority-owned businesses and female-owned businesses shall have every practicable opportunity to participate in the performance of contracts awarded by the City subject to the applicable provisions of the Cleveland Area Business Code.

(5) The contractor shall permit access by the Director or his or her designated representative to any relevant and pertinent reports and documents to verify compliance with the Cleveland Area Business Code, and with the Regulations. All such materials provided to the Director or designee by the contractor shall be considered confidential.

(6) The contractor will not obstruct or hinder the Director or designee in the fulfillment of the duties and responsibilities imposed by the Cleveland Area Business Code.

(7) The contractor agrees that each subcontract will include this Equal Opportunity Clause, and the contractor will notify each subcontractor, material supplier and supplier that the subcontractor must agree to comply with and be subject to all applicable provisions of the Cleveland Area Business Code. The contractor shall take any appropriate action with respect to any subcontractor as a means of enforcing the provisions of the Code."

City of Cleveland
Mayor's Office of Equal Opportunity

Cleveland Area Business Code

NOTICE TO BIDDERS

1. Introduction:

The Cleveland Area Business Code contained in Chapter 187 of the Codified Ordinances of Cleveland, Ohio 1976 was enacted to increase the participation of minority-owned business enterprises, female-owned business enterprises, and local small business enterprises in City of Cleveland contracting. The Code also works to ensure that Contractors doing business with the City do not use discriminatory employment practices. Failure to comply with the Cleveland Area Business Code or with representations made on the attached Schedules may result in rejection of part or all of the bid, and/or cancellation of the contract.

2. Definitions:

As used in this Notice to Bidders and the attached OEO Schedules, the following words, phrases, and terms shall be defined as set forth below:

(a) "Bidder" means a Person offering to contract with the City in response to an invitation to bid.

(b) "Bid Discount" means the application of a percentage discount to the total amount of a bid submitted by a Bidder for a Contract solely for the purpose of bid comparisons when evaluating the lowest and best bid, or lowest responsible bid. The use of a Bid Discount for bid comparison does not alter the total amount of the bid submitted by a Bidder or the Contract executed based on a bid.

(c) "Business Enterprise" means a firm, sole proprietorship, partnership, association, corporation, company, or other business entity of any kind including, but not limited to, a limited liability corporation, incorporated professional association, joint venture, estate, or trust.

(d) "City" means the City of Cleveland, Ohio.

(e) "City of Cleveland Small Business" or "CCSB" means a CSB that has its principal office located physically within the municipal boundaries of the City.

(f) "Cleveland Area Small Business" or "CSB" means a Business Enterprise certified under division (a) of Section 187.03.

(g) "Cleveland Contracting Market" or "Contracting Market" means the geographic market area consisting of Cuyahoga County, or the geographic market area identified in a disparity study or otherwise as provided in Section 187.28. As of June 8, 2018, the geographic market identified in a disparity study purposes for MBE and FBE certification and contracting benefits includes Cuyahoga County, Geauga County, Lake County, Lorain County, Medina County, Portage County, and Summit County, Ohio.

(h) "Contract" means a binding agreement executed on or after the effective date of this Cleveland Area Business Code by which the City either grants a privilege or is committed to expend or does expend its funds or other resources, or confers a benefit having monetary value including, but not limited to, a grant, loan, interest in real or personal property, or tax incentive in any form for or in connection with any work, project, or public purpose.

(i) "Contracting Department" includes any administrative department under charge of the Mayor or any office, board, or commission treated or construed as a department of City government for any purpose under the Charter or ordinances of the City for the benefit or program of which the City enters into a particular Contract.

(j) “Contractor” means a separate or distinguishable Business Enterprise employing one or more persons and participating in the performance of a Contract, including but not limited to CSBs, MBEs and FBEs where applicable, and shall include a party in privity with a Contractor for implementation of a Contract.

(k) “Director” means the Director of the Office of Equal Opportunity.

(l) “Evaluation Credit” means a predetermined number of points in the evaluation of proposals submitted by a Bidder for a Contract to be added solely for the purpose of proposal comparison when evaluating competing proposals. The use of Evaluation Credits does not alter the amount of the proposal submitted by a Bidder or the Contract executed based on the proposal.

(m) “Female” includes only a United States citizen or lawful, permanent resident who is a member of the female gender.

(n) "Female Business Enterprise" or "FBE" means a Business Enterprise owned, operated, and controlled by one or more Females who have 51% ownership. The one or more Females must have operational and managerial Control, interest in capital, and earnings commensurate with the percentage of Female ownership. To qualify as a Female Business Enterprise, the Business Enterprise shall be located and doing business in the Cleveland Contracting Market.

(o) “Local Contracting Market” or “Contracting Market” means the geographic market area consisting of Cuyahoga County, Geauga County, Lake County, Lorain County, and Medina County, Ohio; provided, however, that with respect to growers or producers of food only, the geographic market area also shall include: Erie County, Huron County, Richland County, Ashland County, Wayne County, Holmes County, Stark County, Summit County, Portage County, and Tuscarawas County.

(p) “Local Producer” means a Person that:

(1) has its principal office (headquarters) located physically in the Local Contracting Market and whose highest executive officers and highest level managers maintain their offices and perform their respective executive and managerial functions and duties in the Local Contracting Market; and

(2) A. grows food or fabricates goods, whether or not finished, from organic or raw materials;

B. processes goods, materials, food or other products so as to increase their commercial value by not less than 50%;

C. supplies goods by performing a Commercially Useful Function; or

D. provides, by its qualified full-time employees, maintenance, repair, personal, or professional services.

(q) “Local-Food Purchaser” means a Business Enterprise that, in implementation of its City contract, purchases Local Food in an amount comprising not less than twenty percent (20%) of the Business Enterprise's City Contract amount.

(r) “Local Sustainable Business” means a Business Enterprise that:

(1) has its principal office (headquarters) located physically in the Local Contracting Market and whose highest executive officers and highest level managers maintain their offices and perform their respective executive and managerial functions and duties in the Local Contracting Market; and

(2) has established sustainability goals for itself and is a member of or signatory to a nationally-recognized sustainability program, which goals and program have been determined acceptable by the City Chief of Sustainability or other officer designated by the Mayor.

(s) "Minority Business Enterprise" or "MBE" means a Business Enterprise owned, operated and controlled by one or more Minority Persons who have at least 51% ownership. The Minority Person(s) must have operational and managerial Control, interest in capital, and earnings commensurate with the percentage of ownership. To qualify as a Minority Business Enterprise, the enterprise shall be located and doing business in the Cleveland Contracting Market.

(t) "OEO" means the Office of Equal Opportunity of the City of Cleveland.

(u) "Proposer" means any Person proposing to contract with the City in response to a request for proposals or other similar solicitation.

(v) "Regional Cleveland Area Small Business" or "RCSB" means a CSB that has its principal office located physically within the territorial boundaries of Cuyahoga County but outside the municipal boundaries of the City.

(w) "Regulation" or "Regulations" means and includes the regulations implementing this Code and promulgated by the Director of Equal Opportunity under division (b)(6) of Section 123.08 of these Codified Ordinances.

(x) "Small Business Enterprise" or "SBE" means a Business Enterprise that meets the established economic criteria for a SBE and is owned, operated and controlled by one or more persons who meet the economic criteria for SBE ownership established by the Director in the Regulations.

3. Required OEO Schedules:

The following documents must be completed, signed and submitted as part of the Contractor's bid or proposal for any City of Cleveland contract over $50,000.00. Failure to submit all OEO Schedules may result in the rejection of a bid.

Schedule 1: PROJECT CONTACT INFORMATION FORM

Schedule 1, the PROJECT CONTACT INFORMATION FORM, provides the Office of Equal Opportunity with the necessary contact information to conduct its monitoring responsibilities. Each Bidder or Proposer shall complete, sign and submit Schedule 1 and include it with its bid or proposal.

Schedule 2: CERTIFIED MBE/FBE/CSB SUBCONTRACTOR PARTICIPATION COMMITMENT

Schedule 2, the CERTIFIED MBE/FBE/CSB SUBCONTRACTOR PARTICIPATION COMMITMENT, identifies and verifies the certified MBE, FBE, and/or CSB subcontractors the Bidder or Proposer intends to use on the project. Each Bidder or Proposer must complete Schedule 2 for each and every certified MBE, FBE and/or CSB subcontractor that the Bidder or Proposer intends to use on the project. Bidders or Proposers shall include the contract specification item number(s) on which the subcontractor will participate in Part 1, the scope, or supplies/materials that the subcontractor will be responsible for will be documented on Part 2, with the corresponding l dollar amount for the subcontract on Part 3. The total dollar amount in Part 3 should be an actual dollar amount, and should not be a range of values or a percentage of the contract. If an MBE or FBE plans to re-subcontract any of its work, it must indicate that on Schedule 3. Any work re-subcontracted to a non-certified subcontractor will reduce the Bidder or Proposer's participation credit to the extent of the re-subcontracting.

Schedule 3: SCHEDULE OF SUBCONTRACTOR PARTICIPATION

Schedule 3, the SCHEDULE OF SUBCONTRACTOR PARTICIPATION, documents the non-certified subcontractors that the Bidder intends to use on the project. Schedule 3 must include the contact information for the subcontractor, the Spec Item and Type of Work or Materials the subcontractor is expected to provide for the project, and the value of the subcontract. All non-certified subcontractors must be listed on Schedule 3, but certified CSB, MBE and/or FBE Subcontractors that have already been listed on a Schedule 2 do not need to be included on Schedule 3. Schedule 3 must be signed by an authorized representative of the Bidder.

Schedule 4: CSB/MBE/FBE UNAVAILABILITY/IMPRACTICALITY CERTIFICATION

Schedule 4, CSB/MBE/FBE UNAVAILABILITY/IMPRACTICALITY CERTIFICATION, allows the Bidder or Proposer to document its good faith effort to achieve the CSB, MBE, and/or FBE subcontracting goals identified for the project in the bid documents. If a Bidder or Proposer has met or exceeded the subcontracting goals for the project, the Bidder or Proposer shall indicate this in Section A of Schedule 4. If the Bidder or Proposer has not met the subcontracting goals for the project, the Bidder or Proposer shall indicate this in Section A of Schedule 4, and complete Section B.

Section B of Schedule 4 allows the Bidder or Proposer to document its efforts to solicit certified subcontractor participation for the project, thereby meeting the good faith effort requirement of the bid. Section B also allows the Bidder or Proposer to attach a written document explaining why subcontracting to the goals included in the bid or proposal documents is impossible or impractical due to the nature of the work, service or product being contracted by the bid or proposal.

Failure to submit and accurately complete OEO Schedules 1, 2, 3, and 4 may result in the rejection of all or part of the bid or proposal. Submission of incomplete, inaccurate, or inconsistent data in the Schedules may lead to a formal investigation, decertification of the Bidder or Proposer, decertification of the subcontractor, and/or a rejection of all or part of the bid. The City of Cleveland reserves the right to waive any informality or immaterial irregularity, and reserves the right to reject any or all bids.

4. Equal Employment Certification:

No Contractor shall discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, national origin, age, disability, ethnic group or Vietnam-era or disabled veteran status. Contractors shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to race, religion, color, sex, sexual orientation, national origin, age, disability, ethnic group or Vietnam-era or disabled veteran status. As used in this chapter, "treated" means and includes without limitation the following: recruited whether by advertising or other means; compensated, whether in the form of rates of pay or other forms of compensation; selected for training, including apprenticeship, promoted, upgraded, demoted, transferred, laid off and terminated. Contractors shall post in conspicuous places available to employees and applicants for employment, notices to be provided by the hiring representative of contractors setting forth the provisions of this nondiscrimination clause.

Within 60 days after entering into a Contract, each Contractor shall file a written affirmative action program containing standards and procedures ensuring that the contractor affords all qualified employees and applicants for employment equal opportunities in the contractor's recruitment, selection, and advancement processes.

Each contractor's affirmative action program shall contain the following components:

(1) A diagnostic component that includes quantitative analyses comparing the composition of the Contractor's workforce to the composition of the Cleveland Contracting Market employment pool according to the most current census data available, grouped by EEO occupations.

(2) Each affirmative action program shall contain placement goals as follows:

(i) For each non-construction contract, placement goals equal to the availability percentage for women or minorities where the percentage of women or minorities employed by the contractor in a particular job group is less than would reasonably be expected given their percentage availabilities in the corresponding Cleveland Contracting Market employment pool. Placement goals are objective targets reasonably attainable by applying a good-faith effort to implement all aspects of the affirmative action program; they are not inflexible quotas. Placement goals do not authorize or require a Contractor to grant a preference to any individual or

adversely affect an individual's employment status for an unlawful discriminatory reason.

(ii) For each construction contract, establish placement goals for minorities and women for each trade involved in the performance of the contract equal to the goals established by the Director. Placement goals are objective targets reasonably attainable by applying a good-faith effort to implement all aspects of the affirmative action program; they are not inflexible quotas. Placement goals do not authorize or require a contractor to grant a preference to any individual or adversely affect an individual's employment status for an unlawful discriminatory reason.

(3) Identification of problem areas through analysis of the contractor's employment process to determine if it affords or incorporates, or contains impediments to, equal employment opportunities.

(4) Action-oriented programs consisting of practical steps the contractor will implement to address any identified problem areas or the underutilization of women or minorities in relation to their availability in the relevant labor pool.

(5) Internal auditing and reporting systems that monitor and examine the impact the contractor's employment decisions and compensation systems have on women and minorities and their progress toward achieving a workforce that would be expected in the absence of discrimination.

(6) Policies, practices, and procedures that the contractor will implement to ensure that all qualified applicants and employees enjoy equal opportunity in recruitment, selection, advancement, and every other term and privilege associated with employment.

(7) Any additional requirements the Administrator may require through the Regulations or on a case-by-case review of a contractor's proposed affirmative action program.

If, 60 days after entering into a Contract, a contractor has not filed an affirmative action program, has deviated substantially from an approved affirmative action program, or has discriminated against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, national origin, age, disability, ethnic group or Vietnam-era or disabled veteran status, the Office of Equal Opportunity may take immediate enforcement action.

5. Good Faith Effort Evaluation

The Office of Equal Opportunity will evaluate OEO Schedules submitted as part of a contract bid or proposal to determine whether or not the Bidder or Proposer has demonstrated a good faith effort to meet the MBE, FBE, and/or CSB subcontracting goals established in the invitation to bid or request for proposal. OEO will submit this evaluation to the contracting City Department, which may consider the results of the evaluation in determining the lowest responsible bid submitted for the contract. The City of Cleveland may reject any bid where OEO has determined that the Bidder has not demonstrated a good faith effort to meet the subcontracting goals.

The City of Cleveland may award a contract to a Bidder who has not demonstrated a good faith effort to meet the subcontracting goals where the City determines that the bid otherwise remains the lowest responsible bid for the contract.

6. CSB Certification:

Each Bidder, Proposer or subcontractor representing itself as a Cleveland Area Small Business (CSB) in the OEO Schedules shall be certified with the Office of Equal Opportunity as a CSB prior to the bid opening. Certification applications must be completed online through the City's Certification and Compliance Monitoring System at https://cleveland.diversitycompliance.com/.

There are two classifications of CSBs:

A **City of Cleveland Small Business (CCSB**) is a CSB headquartered within the City of Cleveland.

A **Regional Cleveland Small Business (RCSB)** is a CSB headquartered within Cuyahoga County, but not within the City itself.

A business is eligible for certification as a Cleveland Area Small Business (CSB) if it meets the following criteria:

(1) It is a Small Business Enterprise;
(2) It has its principal office located physically in Cuyahoga County; and
(3) Its chief executive officer and highest level managers maintain their offices and perform their managerial functions in Cuyahoga County.

A business qualifies as a Small Business Enterprise if it meets size requirements of the US Small Business Administration, or separate economic criteria as established by the Director of the Office of Equal Opportunity in the Regulations. You can find the current SBA size standards here: http://www.sba.gov/content/small-business-size-standards

7. CSB Contract Participation

In an effort to promote the participation of Cleveland-area Small Businesses (CSBs) in City contracts, each Contracting Department of the City will use its best efforts to contract with CSB Bidders and Proposers, and Bidders and Proposers that have committed to subcontracting with certified CSBs.

Where other, project-specific goals have not been set in the bid or proposal documents, the standard CSB subcontractor participation goals are:

Construction Contracts:	**30% CSB Subcontractor Participation**
Professional Services Contracts:	**10% CSB Subcontractor Participation**
All Other Contracts:	**20% CSB Subcontractor Participation**

The Contracting Departments may, in consultation with the Director, increase or decrease these participation goals for a particular contract. When the goals are changed, the change will be noted in the bid or proposal documents.

8. MBE/FBE Certification:

Each Bidder, Proposer or subcontractor representing itself as a Minority Business Enterprise (MBE) or Female Business Enterprise (FBE) in the OEO Schedules shall be certified with the Office of Equal Opportunity as an MBE and/or FBE prior to the bid opening. Certification applications must be completed online through the City's Certification and Compliance Monitoring System at https://cleveland.diversitycompliance.com/.

A business is eligible for certification as a Minority Business Enterprise (MBE) if:

(1) The Business Enterprise is owned, operated and controlled by one or more Minority Persons who have at least 51% ownership;
(2) The Minority Persons who own the Business Enterprise have operational and managerial control, interest in capital, and earnings commensurate with the percentage of ownership; and
(3) The Business Enterprise is located and doing business in the Cleveland Contracting Market.

A business is eligible for certification as a Female Business Enterprise (FBE) if:

(1) The Business Enterprise is owned, operated and controlled by one or more Females who

have at least 51% ownership;

(2) The Female owners have operational and managerial control, interest in capital, and earnings commensurate with the percentage of ownership; and

(3) The Business Enterprise is located and doing business in the Cleveland Contracting Market.

9. MBE and FBE Contract Participation

The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs) and Female Business Enterprises (FBEs) through its contracting activities, and the City intends to Contract with firms that share that commitment. Under this policy, each Contracting Department will use its best efforts to promote the participation of MBEs and FBEs as both prime contractors and subcontractors in all City Contracts. In turn, Bidders and Proposers shall make every effort to use MBEs and FBEs as subcontractors where available and practical.

Some City contracts will have specific MBE and/or FBE subcontractor participation goals. **These goals will be expressly stated in the Invitation to Bid (ITB) or Request for Proposal (RFP) in each contract where the goals are applicable.**

When there are specific MBE and/or FBE goals on a City contract, those goals will be considered in lieu of an equivalent portion of the CSB goals for the contract. Please review the bid or proposal documents for the final MBE, FBE and/or CSB subcontracting goals for the project.

10. MBE/FBE Bid Discounts:

Contracting Departments may apply a Bid Discount of five percent (5%) for bids received from certified MBE and FBE Bidders to remediate past or present discrimination, where the City has developed or obtained a legally sufficient basis in evidence to demonstrate past or present discrimination. The CSB/MBE/FBE Registry denotes which MBEs and FBEs are eligible for Bid Discounts.

11. MBE/FBE Evaluation Credits:

Contracting Departments may apply an Evaluation Credit of five percent (5%) of the total points awarded for proposals received from MBE and FBE Proposers to remediate past or present discrimination, where evidence of contracting disparity has been adequately demonstrated.

12. MBE/FBE Subcontracting Bid Discounts and Additional Retainage:

Contracting departments may apply a bid discount for bids received for public improvement contracts in the amount of five percent (5%) of the portion of the total amount of the goods, labor, and materials that the bidder represents it will subcontract to one or more MBEs and FBEs, where the City has developed or obtained a legally sufficient basis in evidence to demonstrate past or present discrimination.

If a Contracting Department applies the MBE/FBE subcontracting Bid Discount to the bid of a Bidder that would not have otherwise been the lowest and the Bidder is awarded the Public Improvement Contract, the City shall retain as Additional Retainage an amount equal to the total dollar amount by which the bid was adjusted for bid comparison in addition to the contract retainage required under Section 185.41 of the Codified Ordinances of the City of Cleveland. Release of this retainage shall be managed under the provisions established in Section 187.05(e) of the Codified Ordinances.

13. CSB Bid Discounts:

If a Contracting Department does not apply an MBE or FBE Bid Discount to one or more bids for the award of a Contract, the Contracting Department may apply a Bid Discount in the following amounts for bids received from CSB prime contractors:

A Bid Discount of five percent (5%) for bids received from CCSBs.
A Bid Discount of five percent (5%) for bids received from RCSBs, provided no bids are received from

CCSBs.

14. CSB Evaluation Credits:

If a Contracting Department *does not apply an MBE or FBE Evaluation Credit* to one or more proposals for the award of a Contract, the Contracting Department may apply Evaluation Credits as follows for proposals received from CSB prime contractors:

(1) An Evaluation Credit of five percent (5%) of the total points awarded for proposals received from CCSBs.
(2) An Evaluation Credit of five percent (5%) of the total points awarded for proposals received from RCSBs, provided no proposals are received from CCSBs.

15. CSB Subcontracting Bid Discounts and Additional Retainage:

Contracting Departments may apply a Bid Discount to bids received for a Public Improvement Contract in the amount of five percent (5%) of the portion of the total amount of labor and materials that the Bidder represents it will subcontract to one or more CSBs. This provision does not apply, however, if a Bid Discount has been applied for MBE or FBE subcontractor participation,

If a Contracting Department applies the CSB subcontracting Bid Discount to the bid of a Bidder that would not have otherwise been the lowest and the Bidder is awarded the Public Improvement Contract, the City shall retain as Additional Retainage an amount equal to the total dollar amount by which the bid was adjusted for bid comparison in addition to the retainage required under Section 185.41 of the Codified Ordinances. Release of this retainage shall be managed under the provisions established in Section 187.03(d) of the Codified Ordinances.

16. LPE and SUBE Certification:

A Bidder or Proposer may qualify as a Local Producer, a Local-Food Purchaser or a Local Sustainable Business under the Local Producer, Local-Food Purchaser, and Sustainable Business Preference Code, Chapter 187A of the Codified Ordinances of the City of Cleveland. Each Bidder or Proposer representing itself as a Local Producer (LPE), or a Local Sustainable Business (SUBE) shall be certified with the Office of Equal Opportunity prior to the bid opening. Certification applications must be completed online through the City's Certification and Compliance Monitoring System at https://cleveland.diversitycompliance.com/.

17. LPE and SUBE Bid Discounts:

The Contracting Department shall apply a Bid Discount in the following amounts for bids received from LPE and/or SUBE prime contractors:

A Bid Discount of two percent (2%) for bids received from LPEs.
A Bid Discount of two percent (2%) for bids received from SUBEs.

18. LPE and SUBE Evaluation Credits:

The Contracting Department shall apply an Evaluation Credit in the following amounts for proposals received from LPE and/or SUBE prime contractors:

An Evaluation Credit of two percent (2%) for proposals received from LPEs.
An Evaluation Credit of two percent (2%) for proposals received from SUBEs.

19. Maximum Annual Subcontracting Program Benefit:

In an effort to encourage wide participation in the CSB, MBE and FBE subcontracting programs, the City of Cleveland has a policy which may limit the amount of subcontracting credit that a single CSB, MBE and/or FBE subcontractor can provide in a single year. When the CSB, MBE and/or FBE subcontractor has reached this maximum subcontracting dollar value, its participation in future contracts will not be

counted towards a Bidder or Proposer's CSB, MBE and/or FBE participation goals.

The Director may apply credit toward the CSB, MBE and/or FBE subcontractor participation goals upon written request of a Bidder or Proposer attesting that no other certified CSBs, MBEs or FBEs are available to perform the work or supply the materials required for the Contract, or in an emergency, or for such other reasons that the Director determines require use of that CSB, MBE or FBE.

Nothing prohibits a Bidder or Proposer from subcontracting to a CSB, MBE or FBE that has reached the cap, or prohibits the CSB, MBE or FBE from performing work or supplying materials under any contract. But that participation will not count towards the Bidder or Proposer's subcontracting goals.

20. CSB/MBE/FBE Manufacturer and Supplier Participation:

Under the Cleveland Area Business Code, the entire amount of expenditures to certified CSB, MBE, or FBE manufacturers will be counted towards CSB, MBE or FBE participation goals on the contract. A manufacturer is an enterprise that produces goods from raw materials and adds value by substantially altering them before resale.

Sixty percent (60%) of expenditures to certified CSB, MBE or FBE suppliers that are not manufacturers will be counted towards CSB, MBE or FBE participation goals on the contract, provided that the CSB, MBE or FBE supplier performs a commercially useful function in the supply process. A business enterprise is a supplier performing a commercially useful function in the supply process" when it:

(1) Assumes the actual and contractual responsibility for furnishing the supplies or materials; and
(2) Is recognized as a supplier, distributor or reseller by the manufacturer or producer of the contracted supplies and materials; and
(3) Owns or leases a warehouse, yard, building or other facilities or uses such as means as are customary in the industry for the purpose of maintaining an inventory of or supplying such supplies or materials from which it supplies its customers; and
(4) Distributes, delivers, and/or services products primarily with its own staff and/or equipment.

If a CSB, MBE or FBE supplier is not a manufacturer and is not performing a commercially useful function in the supply process, the supplier's participation will not be counted towards the CSB, MBE or FBE participation on the contract.

21. Joint Ventures:

Participation of CSBs, MBEs and FBEs in joint ventures is encouraged. To receive credit for CSB, MBE and/or FBE participation in a joint venture, the joint venture must be certified by the Office of Equal Opportunity. The CSB/MBE/FBE Joint Venture Certification Application is available from the Office of Equal Opportunity, and applications for joint venture certification must be received by the Office of Equal Opportunity no later than 10 days prior to the bid opening.

22. Use of General Contractors as Subcontractors for CSB/ MBE/FBE Prohibited:

Consistent with the U.S. Bureau of Census Standard Industrial Classifications, the City considers that a "general contractor" assumes responsibility for an entire construction contract, although it may subcontract part or all of the actual work to special trades or other contractors. The City does not consider that certification as a "general contractor" assumes or includes certification for any other trade or work. In order to qualify as a CSB, MBE or FBE Subcontractor, the CSB, MBE or FBE must be certified for the specific type of work indicated on Schedule 2, the Certified MBE/FBE/CSB Subcontractor Participation Commitment.

23. Subcontractor Participation Compliance Monitoring

Once a contract is awarded through the bid or proposal process, the winning contractor is obligated to use the certified CSB, MBE or FBE subcontractors listed on the OEO Schedules and in the same participation amount indicated in the OEO Schedules. OEO will monitor this subcontractor participation throughout the

course of the contract to ensure that the listed subcontractors are performing work on the project, and that they are being properly compensated for that work.

The City of Cleveland uses a web-based contractor certification and contract compliance monitoring system, colloquially known as B2Gnow, to monitor compliance on City contracts. Contractors can access the system at http://cleveland.diversitycompliance.com, or through a link on the Office of Equal Opportunity's website at http://city.cleveland.oh.us/oeo.

Each month during the contract, the prime contractor (or direct contract-holder with the City) will report payments to ALL subcontractors through the B2Gnow system. This monthly reporting information includes total payment in dollars made to the subcontractor, record of invoices satisfied, record of checks or other payment methods used to satisfy invoices, payment dates, and any additional information required by OEO to verify payment to subcontractors. The prime contractor will enter this payment information into the B2Gnow system, and the subcontractors will verify this payment information in the system.

OEO offers regular training sessions in the use of the B2Gnow system. Please contact OEO at 216-664-4152 to schedule training. Online training options are also available through the B2Gnow system.

Please note that use of the B2Gnow system requires an email account and access to a personal computer with internet connectivity. This requirement applies to both prime contractors and subcontractors. The City will provide for access to a computer and internet connection at Cleveland City Hall, upon appointment, for those contractors who do not otherwise have access to the required technology.

Questions about the certification process or the OEO Schedules should be directed to the Office of Equal Opportunity (OEO) at (216) 664-4152.

City of Cleveland
Office of Equal Opportunity
Schedules

THE OEO SCHEDULES ARE NOW AVAILABLE AS FILLABLE PDF DOCUMENTS AT THE OFFICE OF EQUAL OPPORTUNITY WEBSITE.

THIS IS THE PREFERRED FORMAT FOR SUBMITTING YOUR OEO SCHEDULES AS PART OF YOUR BID.

WWW.CLEVELANDOHIO.GOV/OEO

Revision Date: May 5, 2022

City of Cleveland
Office of Equal Opportunity
Schedules Checklist

This checklist will guide you through the Office of Equal Opportunity Schedules that must be completed and submitted as part of your bid or proposal.

Schedule 1: Project Contact Information Form

☐ Is all requested contact information included?

☐ Is the form complete and signed?

Schedule 2: Certified MBE/FBE/CSB Subcontractor Participation Commitment

☐ Did you specify the total dollar amounts for each subcontract?

☐ Did you verify that each subcontractor is certified for the type of work to be performed?

☐ If applicable, has the re-subcontracting section been completed?

☐ Is the form complete and signed by the subcontractor?

Schedule 3: Schedule of Subcontractor Participation

☐ Did you specify the total dollar amount of the subcontract?

Schedule 4: CSB/MBE/FBE Subcontractor Unavailability/Impracticality Certification

☐ Did you list all companies you have contacted? (If additional space is needed, attach a separate sheet)

☐ If you are claiming that subcontracting is not available or practical on this contract, have you provided an explanation on a separate, attached sheet?

☐ Is the form complete and signed?

City of Cleveland - Office of Equal Opportunity
SCHEDULE 1: PROJECT CONTACT INFORMATION FORM

Project Name:	
Bidder/Proposer Name:	

Part I: Bidder Information

Contractor's Full Legal Name:						
Contractor's Address:					Federal Tax ID Number (EIN):	
City:					State and Zip:	
Contractor's Principal Officer Name:					Phone Number:	
Contractor's Main Email Address:						
Contractor's Authorized OEO Representative Name:					Phone Number:	
Authorized OEO Representative Email Address:						
Are you Certified with the Office of Equal Opportunity? Check all that apply:	☐ CSB	☐ MBE	☐ FBE	☐ SUBE	☐ LPE	☐ SFP

Signature: _____ Date: _____
Bidder/Proposer Representative:

_____
Title:

Revision Date: May 5, 2022

City of Cleveland - Office of Equal Opportunity
SCHEDULE 2: Certified MBE/FBE/CSB Subcontractor Participation Commitment

Project Name:	
Bidder/Proposer Name:	

The subcontractor listed below is intended to fulfill the Minority-owned Business Enterprise (MBE), Female-owned Business Enterprise (FBE) and/or Cleveland-Area Small Business (CSB) participation goals established for this bid. Eligible subcontractors must be certified by the City of Cleveland Office of Equal Opportunity (OEO), both generally and for the specific type of work or supply furnished for the contract. The appropriate NAICS code should be included for the type of work listed below, or the bidder may not receive credit for the subcontractor's participation on the contract. **NOTE: Material Suppliers (not manufacturers) will receive credit for 60% of the value listed for its material supply subcontract amount in Part 4.**

Subcontractor:
Address:
City, State, Zip:
OEO Compliance Contact:
Contact Email Address:
Contact Phone:
OEO Certification: CSB ☐ MBE ☐ FBE ☐
Federal Tax ID#/EIN:

Part 1: Contract Spec Item #	Part 2: NAICS Code	Part 3: Type of Work Performed and/or Materials Supplied	Part 4: Subcontract Amount
			$
			$
			$
	TOTAL		$

The Bidder **may not substitute subcontractors** between the submission of bids and award of the contract. After the contract is awarded, the Bidder may not substitute or shift subcontractors without written approval of the Director of OEO.

The undersigned subcontractor is confirming that it is certified as a MBE, FBE, and/or CSB firm with the Office of Equal Opportunity, and is certified in the appropriate category, defined by NAICS codes, to provide the goods or services listed above. Both undersigned parties agree that, if awarded a contract, they will enter into a written agreement confirming the intentions documented above.

RE-SUBCONTRACTING

The undersigned prospective subcontractor will re-subcontract work on this contract:

☐ **Yes** If Yes, the subcontractor must complete additional Schedule 2 and/or Schedule 3 forms documenting the resubcontracting of work to certified and/or non-certified subcontractors. Failure to do so will be considered a lack of good faith effort to meet the MBE, FBE, and/or CSB subcontracting goals for this bid.

☐ **No**

Authorized Bidder Representative:			
Signature:		Date:	

Authorized Subcontractor Representative:			
Signature:		Date:	

City of Cleveland - Office of Equal Opportunity
SCHEDULE 3: Schedule of Subcontractor Participation

Project Name:	
Bidder/Proposer Name:	

List ALL PROSPECTIVE NON-CERTIFIED SUBCONTRACTORS and/or SUBCONSULTANTS expected to participate on this contract.

Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			$
City, State, Zip:			$
Contact Email Address:			$
Contact Phone:			$
Federal Tax ID#/EIN:	TOTAL		$
Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			$
City, State, Zip:			$
Contact Email Address:			$
Contact Phone:			$
Federal Tax ID#/EIN:	TOTAL		$
Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			$
City, State, Zip:			$
Contact Email Address:			$
Contact Phone:			$
Federal Tax ID#/EIN:	TOTAL		$
Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			$
City, State, Zip:			$
Contact Email Address:			$
Contact Phone:			$
Federal Tax ID#/EIN:	TOTAL		$

City of Cleveland - Office of Equal Opportunity
SCHEDULE 4: CSB/MBE/FBE SUBCONTRACTOR UNAVAILABILITY/IMPRACTICALITY CERTIFICATION

Project Name:	
Bidder/Proposer Name:	

Note: Prime contractors are expected to make a good faith effort to utilize CSBs, MBEs and FBEs as subcontractors whenever there are CSB, MBE and/or FBE participation goals established in the bid specifications. There may be instances, however, where Prime Contractors will not be able to achieve the CSB, MBE and/or FBE participation goals for a particular contract. This Schedule 4 allows Prime Contractors to demonstrate their good faith efforts in identifiying and soliciting CSBs, MBEs and FBEs to work on the contract. If the subcontracting goals for this contract are not met, failure to complete this schedule fully and completely may impact the evaluation of this bid or proposal.

Section A:

Please check one of the following:

☐ 1. Prime Contractor has submitted Schedules 1 and 2 indicating CSB/MBE/FBE Subcontractor participation **MEETING OR EXCEEDING** the goals set forth in the bid documents.

☐ 2. Prime contractor has submitted Schedules 1 and 2 indicating CSB/MBE/FBE Subcontractor participation that **DOES NOT MEET** the goals set forth in the bid documents.

If Box 1 is checked, no further documentation is necessary. **Where Box 2 is checked, the Prime Contractor must provide a detailed explanation in Section B.**

Section B:

If you checked Box 2 on Section A, you must check one of the following:

The Prime Contractor **did not meet** the CSB, MBE and/or FBE subcontractor participation goals for this contract because:

☐ 1. The Prime Contractor has made an honest, purposeful attempt to solicit CSB, MBE and/or FBE subcontractor participation, but was unable to find subcontractors to perform the work for the reasons noted below. **Please use the unavailability letter codes found on the following page.**

CONTACTED CONTRACTOR	PROPOSED WORK/SUPPLIES	REASON FOR UNAVAILABLITY	DATE OF CONTACT	DATE RESPONSE RECEIVED
1.				
2.				
3.				
4.				

☐ 2. The Prime Contractor made an honest, purposeful attempt to solicit CSB, MBE and/or FBE subcontractor participation, but due to the nature of the work, service, or product contracted, additional subcontracting with CSBs, MBEs or FBEs is either impossible or impractical. The Prime Contractor has provided a **detailed explanation** of the nature of the work and the reasons that additional subcontracting is not possible **on a separate attached page**.

Authorized Representative:			
Signature:		Date:	

Revision Date: May 5, 2022

SCHEDULE 4
CSB/MBE/FBE SUBCONTRACTOR UNAVAILABILITY/IMPRACTICALITY CERTIFICATION

REASONS FOR **CSB/MBE/FBE** SUBCONTRACTOR UNAVAILABILITY

Instructions:
You may insert in Schedule 4, under the column Reasons for Unavailability, all letters identifying the reason why each prospective subcontractor listed on Schedule 4 was unable to prepare a bid or unavailable to participate on the City contract for which you are bidding.

Example Reasons for Unavailability

A. Subcontractor did not respond to the Bidder's request for a quotation.
B. Subcontractor responded to the Bidder's request but not as to the type of work or supplies for which requested.
C. Subcontractor does not perform the specific work or furnish the specific supplies the Bidder requested, as part of the type(s) of work or supplies for which OEO has certified it as a CSB/MBE/FBE.
D. Subcontractor is unavailable because its workforce is or will be fully employed on other work during time of contract performance.
E. Subcontractor stated it had insufficient time or information on which to prepare a bid. F. Subcontractor's bid price(s) were too high to be competitive (Explain in detail).
G. Other. (Explain in detail)

Office of Equal Opportunity
Reporting Submission Schedule

- Monthly Subcontractor Payment Reports in B2Gnow
- Certified Payroll Reports in LCPtracker

All required Office of Equal Opportunity (OEO) monthly reporting shall be submitted via the B2Gnow Contract Compliance Monitoring System (cleveland.diversitycompliance.com) and the LCPtracker Certified Payroll Tracking System (www.LCPtracker.net – for Construction Contracts over $100,000) according to the following schedule:

REPORTING MONTH	**B2Gnow Monthly Audit Available**	**B2Gnow and LCPtracker REPORTING DUE**
JANUARY	1st Monday in the **FEB.**	3rd Friday in the **FEBRUARY**
FEBRUARY	1st Monday in the **MAR.**	3rd Friday in the **MARCH**
MARCH	1st Monday in the **APRIL**	3rd Friday in the **APRIL**
APRIL	1st Monday in the **MAY**	3rd Friday in the **MAY**
MAY	1st Monday in the **JUNE**	3rd Friday in the **JUNE**
JUNE	1st Monday in the **JULY**	3rd Friday in the **JULY**
JULY	1st Monday in the **AUG.**	3rd Friday in the **AUGUST**
AUGUST	1st Monday in the **SEPT.**	3rd Friday in the **SEPTEMBER**
SEPTEMBER	1st Monday in the **OCT.**	3rd Friday in the **OCTOBER**
OCTOBER	1st Monday in the **NOV.**	3rd Friday in the **NOVEMBER**
NOVEMBER	1st Monday in the **DEC.**	3rd Friday in the **DECEMBER**
DECEMBER	1st Monday in the **JAN.**	3rd Friday in the **JANUARY**

Exhibit D:

Subcontractor Addition and Substitution Policy and Procedure

Subcontractor Addition and Substitution

Policy and Procedure

Mayor Justin M. Bibb

Direct questions to the Division of Purchases and Supplies Purchasing@clevelandohio.gov.

policy update 093022twj

Sub-contractor Addition and Substitution
Policy and Procedure

Purpose

The purpose of this Policy is to state the policies and practices which all City departments should follow to obtain the previous written Board of Control consent required for a City contractor to add a subcontractor, or to substitute one subcontractor for another subcontractor, under a City contract.

Policy and Procedure

Each subcontractor proposed for a City contract, whether for a purchase, public improvement, or professional services, must be approved by the Board of Control (the "BOC") *prior* to the commencement of work and or services by the subcontractor. Subcontractor approval will be considered by the BOC upon recommendation of the department Director. A subcontractor identified as a certified Cleveland-Area Small Business ("CSB"), a Minority Business Enterprise ("MBE"), or a Female Business Enterprise ("FBE") (each generically also a "certified sub-contractor") proposed for a contract, whether as an additional or substitute subcontractor, must also be verified as such by the Office of Equal Opportunity ("OEO").

> ***Note:*** The City assumes no obligation to pay, and will not pay, a contractor for any work and or services performed by a sub-contractor on the contract prior to Board of Control approval of that sub-contractor.

Except upon occurrence of an emergency requiring immediate use of a subcontractor to prevent an interruption of public service or endangerment of public health, safety or welfare as declared and determined solely by the Director, the prime contractor is responsible for submitting all required supporting documentation to the contracting department Director, through the designated Project Manager for the contract (the "Project Manager"), if any, no less than 3 (three) weeks in advance of the date the additional or substitute subcontractor is needed on the project, to allow time for internal and BOC approvals without delay or interruption of the project.

> ***Note:*** The Director will not grant any City contractor additional time to meet project deadlines, and will not authorize or pay additional compensation or delay damages of any kind arising from the contractor's inability to add or substitute a subcontractor because the contractor failed to submit the approval request and supporting documentation at least 3 (three) weeks in advance of the date the additional or substitute sub-contractor is needed.

The contracting department Project Manager, if any, for a particular contract will serve, on behalf of the department Director, as the primary contact for the prime contractor. The contracting department Director is responsible for assessing the completeness and sufficiency of the supporting documentation received from the prime contractor and subcontractor, for timely processing of the documentation through the appropriate internal department review(s) and approval(s) and forwarding to the OEO, if required, for evaluation and approval prior to any placement on the Board of Control agenda and for submitting the appropriate Board of Control resolution for approval.

Substitution of a Certified Subcontractor.

If, after a contract is awarded, a contractor is unable to utilize a CSB, MBE, or FBE identified in the contractor's bid or proposal, it shall make a good- faith effort to identify and propose, and request the Director of the Office of Equal Opportunity's approval of, a substitute CSB, MBE, or FBE, respectively, to fulfill its utilization commitment. (Section 187.13(b) C.O.)

A contractor must provide the contracting department Director, through the Project Manager, written justification for any proposed substitution for a certified sub-contractor. In addition, the contractor shall document its good-faith effort by submitting complete, revised OEO Schedules 2 and 3 to the contracting department Director, through the Project Manager, with its request to the City for approval. The contracting department Director, through the Project Manager, shall submit the written justification and revised OEO Schedules to OEO.

The Director of OEO shall evaluate the proposed subcontractor substitution for approval, and will advise the contracting department Director, through the Project Manager, of the decision.

Federally Funded Projects. For projects funded directly or indirectly by the federal government where the contracting department is responsible for monitoring Disadvantaged Business Enterprise ("DBE") participation, the department's monitoring unit shall perform the role otherwise performed by OEO. The supporting documentation for the evaluation and approval of an additional or substitute DBE subcontractor must be forwarded to OEO for information purposes. The department Director shall also submit any necessary supporting documentation with its request for Board of Control approval.

Monitoring and Enforcement. The Project Manager shall, under direction of the department Director, verify that the contractor's subcontractor utilization complies with the Board of Control's subcontractor approval(s) by reviewing the contractor's documentation and by worksite visits. The presence on the Project worksite of any

subcontractor not previously approved by the Board of Control shall be immediately reported to the department Director for action.

The Project Manager shall maintain copies of all verification records in the contracting department.

***Penalties for Non-Compliance*.** The Project Manager will document and report any findings of non-compliance with this Policy by a contractor to the contracting department Director. The department Director will then submit a copy of the findings, and a recommendation for action or no action, to the Director of Law. If non-compliance with Chapter 187 C.O. is found regarding a certified sub-contractor, the department Director must also submit a copy of the findings to the Director of the OEO for determination of sanction(s) or penalty(ies) under that chapter and/or under the contract terms.

Exhibit E:

Sample Professional Services Agreement (To be amended as necessary to incorporate specifics of the project) and City of Cleveland Professional Services Contracts Reimbursables Policy

PROFESSIONAL SERVICES AGREEMENT

Between

THE CITY OF CLEVELAND

And

_____

This professional services agreement**,** dated _____, 2016 is between the City of Cleveland ("City"), a municipal corporation of the State of Ohio, through its Director of Capital Projects ("Director"), under the authority of Ordinance No. XXXX-XX, passed by the Council of the City of Cleveland on _____ and _____ ("Contractor"), an Ohio _____ at _____, through its duly authorized officer.

RECITALS:

1. The City desires to supplement the regularly employed staff of the Department of Capital Projects in order to obtain the professional services necessary to perform various public improvement projects for the City of Cleveland.

2. Contractor has proposed to provide such professional services to the City in its letter dated _____, 2016.

3. The City finds Contractor's proposal acceptable and desires to hire Contractor to furnish such services under the terms, conditions and provisions contained in this Agreement.

Accordingly, the parties agree as follows:

ARTICLE I: SERVICES OF CONTRACTOR

A. General:

Contractor is hired to supplement the regularly employed staff of the Mayor's Office of Capital Projects to perform engineering and related services as needed.

B. Scope of Work:

Contractor shall perform all tasks described or reasonably implied in the *Request for Proposals for the Professional Engineering and Related Service To Assist the Division of Architecture and Site Development With Various Public Improvements for the City of Cleveland*, issued by the City (the "RFP") and its proposal dated _____, 2016 attached as Exhibit "A."

C. Standard of Work:

Contractor shall perform all work in connection with this Agreement in a manner consistent with accepted industry or professional standards. Contractor shall perform all tests and services using Ohio licensed, registered and/or certified technicians, engineers, surveyors when required by state law. Contractor bears the sole responsibility for the training, certification, and supervision of its agents, employees, and assigns.

ARTICLE II: ASSISTANCE OF THE CITY

The City shall assist Contractor to the extent possible to reasonably carry out the intent of this agreement. The City shall provide access to and copies of all known documents related to the project at no cost to Contractor, however; the City does not guarantee the accuracy of any information contained in such documents. Contractor shall use reasonable engineering judgment and practices to verify any information provided by the City, in any form, before acting in reliance on such information.

Contractor shall immediately bring to the City's attention any discrepancies, errors, problems, or concerns discovered during reasonable

investigations that are material to the subject matter of this Agreement. Each party agrees to waive any claim against the other party based on, or arising out of, any information provided by the City that is incorrect or not in conformance with actual conditions.

ARTICLE III: TERM

The term of this Agreement begins upon execution of this Agreement and will continue, unless sooner canceled or terminated under the provisions of this Agreement until the Contractor's work is complete.

ARTICLE IV: PAYMENTS

A. Amount:

The City shall purchase the services provided by Contractor for a total amount not to exceed $_____. Services shall be rendered on an on-call as-needed basis at the following hourly rate schedule provided in the Contractor's letter of _____, attached and fully incorporated as Exhibit F:

B. Payment:

The City shall pay Contractor after submission and approval by the Director of verified invoices. Each invoice must contain, at a minimum,

1. The current task, a list of all persons who have worked on that task, the dates covered, the actual hours expended, each persons' hourly rate and multiplier, and the total dollar amount attributable to each person;

2. Signed and approved copies of Contractor's and any sub-contractors current monthly timesheets for each person working under this Agreement for the period being billed. Absent or incomplete timesheets are grounds for the City to withhold payment.

3. A written report, with supporting documentation, of all payments received from the City up to the current date, including all payments made to subcontractors. Prior to submitting the first invoice, Contractor shall prepare and submit to the Director a

monthly cash flow schedule for itself and each subcontractor, based on planned work and the expected date(s) of completion.

(i) Once project tasks are identified, contractor shall prepare and submit revised cash flow schedules as described above on a monthly basis for the duration of this Agreement. The revised schedules must address material changes from previous estimates and show the projected and actual payments to itself and its subcontractors.

Contractor shall submit a separate invoice to the City for each task or project in which it is engaged. Each invoice must be delivered to the City within 30 days after the completion of the task for which Contractor is billing the City. If the invoice is not approved, the City shall inform Contractor, within 30 days, as to the reasons and the corrective actions necessary to qualify the billing for approval. The City shall pay all invoices properly submitted by Contractor within 45 days of receipt.

C. Acceptance:

No approval given or payment made under this Agreement is conclusive evidence of the acceptance of performance under this Agreement either wholly or partially, and no payment made under this Agreement constitutes an acceptance of deficient or unsatisfactory work.

D. Reimbursable Expenses:

The City shall compensate Contractor for all out-of-pocket expenses incurred in furtherance of Contractor's performance, but in no circumstances may the City tender any payment to Contractor in violation of the City's Reimbursable Expense Policy, attached as Exhibit "D." All reimbursable expenses are included in, and not in addition to, the total contract amount above. Travel within the City limits shall not be reimbursed.

E. Additional Services

If Contractor performs additional services which are outside the scope of this Agreement, the City is not obligated to pay for such services unless the following conditions have been satisfied:

1. The submittal by Contractor to the Director of Capital Projects of a written notice prior to the initiation of additional services, including a cost estimate, detailed description of the services to be performed, and an assessment on the influence of the services on existing schedules or projects;

2. Prior approval by the City's Board of Control for the amending of this Agreement to include the proposed services and additional compensation, if requested;

3. Certification of additional costs, if any, by the City's Department of Finance;

4. A written contract amendment approved by the Director of Law; and

5. Final approval from the Director of Capital Projects in the form of a written notice to commence the additional services.

ARTICLE V: CANCELLATION

The City may cancel this Agreement at any time upon written notice to Contractor of such intent when either the progress or results achieved under this Agreement are unacceptable to the City.

If this Agreement is canceled by the City prior to completion, Contractor shall submit, within 10 days, a certified final progress report of the percentage of work completed prior to the date of cancellation, pursuant to Art. IV (B). The City shall pay Contractor for the work completed as certified in this report.

Notwithstanding any other provision of this Agreement, all records, documents, materials and working papers, digital files (in DWG- and Word-formats) prepared as part of the work under this Agreement will become and remain the property of the City. Upon any such cancellation, Contractor shall

turn over to the City all records, documents, working papers, computer disks of data and other materials which would be necessary, in the judgment of the City, to maintain continuity in progress of the work by another consultant.

ARTICLE VI: RIGHT TO INSPECT; AUDIT

A. Any authorized representative of the City shall, at reasonable times and with reasonable notice, have the right to inspect and examine all drawings, specifications, and technical documents that facilitate Contractor's performance of this Agreement. Further, the City has the right to audit, inspect, and examine the accounting and financial records for the services Contractor provides under this Agreement. These records include, but are not limited to, payroll, personnel records, payments of employee salaries and benefits, and records of payments made to subcontractors. Nothing contained in this section constitutes a waiver of the attorney-client privilege under Ohio law.

B. Contractor shall keep and maintain all records related to the performance of this Agreement for a period of not less than three years following the date this Agreement is completed or terminated. Contractor shall store such records in a manner suitable to normal business practices.

ARTICLE VII: SUBCONTRACTORS

A. Contractor is responsible to the City for the acts or faults of any subcontractor and of such subcontractor's officers, agents and employees, each of whom will, for this purpose, be considered an agent or employee of Contractor. Contractor shall file a conformed copy of the applicable subcontract with the City. Any contract between Contractor and any subcontractor must include language to the effect that the City of Cleveland is not obligated to pay or to be liable for the payment of any sums due any subcontractor.

B. The City authorizes the following subcontractors to perform under this Agreement:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____

C. Contractor shall not further sublet or subcontract, nor shall any subcontractor not named in this Agreement commence performance of any part of the work or services included in this Agreement without the previous written consent of the City.

ARTICLE VIII: INDEMNIFICATION

A. Generally

Contractor shall indemnify and save harmless, to the fullest extent permitted by law, the City and its respective offices, agents, and employees (Collectively, City) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, that may be based upon any injury to persons or property to the extent caused by the Contractor's negligent performance of professional services under this Agreement and that of its subcontractors or anyone for whom the Contractor is legally liable.

The City agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Contractor, its members, employees, and subcontractors (Collectively, Contractor) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, that may be based upon any injury to persons or property to the extent caused by the negligent acts of the City and its respective offices, agents, employees under this Agreement and that of its subcontractors or anyone for whom the City is legally liable.

Neither the City nor the Contractor shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

B. Trade Secrets and Other Protected Information

Contractor shall indemnify and shall hold harmless (including reasonable attorney fees) the City against all liability to third parties (other than liability solely the fault of the City) arising from or in connection with the violation of any third party's trade secrets, proprietary information, trademarks, copyright, patent rights, or other intellectual property rights in connection with the performance of services under this Agreement.

ARTICLE IX: INSURANCE

A. Generally:

Contractor shall obtain and maintain for itself, and require of its subcontractors, comprehensive general and professional liability insurance. Contractor shall adequately insure itself against the indemnification obligations undertaken above, with a minimum of one million dollars combined single limit for any claims that may arise from, or in connection with, its operations under this Agreement, naming the City as additional insured parties. Contractor alone shall be responsible for the enforcement of its subcontractors' insurance obligations.

B. Terms:

Contractor shall not alter, cancel, modify, or amend its insurance agreement in any way without providing the City with 30 days written notice, and shall immediately inform the City upon receiving notice of such changes from any insurer. The policy or policies acquired by Contractor and its subcontractors must be issued by insurance organizations authorized to do business in the State of Ohio, and must have an "A" rating or above by A.M. Best Company, or the equivalent. Any general liability policy held by Contractor and its subcontractors must be occurrence type; have a "per project" endorsement; and be primary with

respect to the holder's general liability, notwithstanding any other insurance covering the City. Any professional liability insurance must have limits of not less than two million dollars for any one incident, and if not written on an occurrence basis, must be maintained for a period of at least two years following the completion of this Agreement.

C. No Limitation on Liability

The limits of insurance specified above in no way constitute the upper limits of liability for which Contractor is responsible under this Agreement.

D. Copy of Insurance Policy

Upon request of the City's Director of Law, Contractor shall provide an exact copy of the policy or policies held for the purposes of this Agreement.

ARTICLE X: STATE INDUSTRIAL COMPENSATION

Contractor shall comply with the Workers Compensation Laws of the State of Ohio at all times during the term of this Agreement and pay any premiums that may be required under those laws. Contractor shall save the City harmless from any and all liability under Ohio's Workers Compensation laws.

ARTICLE XI: SOCIAL SECURITY ACT

Contractor is an independent contractor with respect to all services performed under this Agreement. Contractor shall accept full and exclusive liability for the payment of any and all contributions or taxes for social security, unemployment benefits, pensions and annuities that are or will be imposed under any state or federal laws which are measured by the wages, salaries or other remuneration paid to persons employed by Contractor on work performed under the terms of this Agreement.

Contractor shall obey all lawful rules and regulations and will meet all lawful requirements which are now or may be promulgated under the respective laws by any duly authorized state or federal official. Contractor further agrees to

indemnify and save harmless the City of Cleveland from any such contributions, taxes or liability.

ARTICLE XII: INTEREST OF CONTRACTOR

Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services under this Agreement. Contractor shall not employ any person with such an interest in the performance of this Agreement.

ARTICLE XIII: DEFAULT AND REMEDIES

A. Contractor will default on this Agreement upon the happening of any of the following events:

1. If Contractor fails to observe or perform any of the covenants or agreements under this Agreement and such failure continues for a period of 10 days after written notice is given to Contractor by the City;

2. The filing, execution or occurrence of: (i) a petition or other proceeding by, or a finding against, Contractor for its dissolution, reorganization or liquidation; (ii) a petition in bankruptcy by Contractor; (iii) an adjudication of Contractor as bankrupt or insolvent; (iv) an assignment or petition for assignment for the benefit of creditors;

3. If Contractor abandons or discontinues its operations for the City except when such abandonment or discontinuance is caused by fire, flood, war, strike, or other calamity beyond its control.

B. Upon the happening of any one or more of the events as set forth in Paragraph A of this Article, or upon any other default or breach of this Agreement, the City may, at its option, exercise concurrently or successively any of the following rights and remedies:

1. To enjoin any breach or threatened breach by Contractor of any covenants, agreements, terms, provisions or conditions;

2. To sue for the performance of any obligation, promise or agreement devolving upon Contractor for performance or for damages for the nonperformance of this Agreement, all without terminating this Agreement;

3. To terminate this Agreement; and

4. Without waiving the default, to pay any sum required to be paid by Contractor to subcontractors or other parties which Contractor has failed to pay. Contractor shall repay the City, on demand, any amount so paid, with an interest of 8% per year from the date of the City's payment.

C. All rights and remedies granted to the City in this Agreement and any other rights and remedies which the City may have at law and in equity are cumulative and not exclusive. The fact that the City exercises a remedy without terminating this Agreement will not waive the City's rights to later terminate or to exercise any other remedy granted or to which it is otherwise entitled.

D. If the progress of the services Contractor is performing under this Agreement is delayed in whole or in part, the extent of the services provided by Contractor may, in the opinion of the Director, be reasonably altered. Any such alteration for delay must be set forth in a written document signed by both parties, but in no circumstance may Contractor unreasonably withhold its consent. The City is not obligated to provide additional compensation for a delay in completion.

ARTICLE XIV: <u>ASSIGNMENT PROHIBITED</u>

A. Contractor shall not assign, transfer, convey, sell or pledge its rights or interest in this Agreement or any part of this Agreement, or any right or privilege created under this Agreement. Any purported assignment of this Agreement by Contractor is void. If Contractor attempts to assign any portion of the Agreement, the City is entitled to terminate this Agreement.

B. In the event the City seeks to terminate this Agreement due to the actions or inactions of the City or Contractor, the City may, upon obtaining appropriate legislation, assign the rights, duties or obligations described in this Agreement to another eligible party as allowed by law.

ARTICLE XV: NOTICE AND PAYMENTS

A. All necessary and proper notices to be served and payments to be made under this Agreement may be sent by regular mail, postage prepaid, to the following addresses or to such other address as either party may later designate for that purpose.

To the City: Original invoice –

Manager of Division of Architecture
& Site Development
Mayor's Office of Capital Projects
Cleveland City Hall, Room 517A
601 Lakeside Avenue
Cleveland, OH 44114

To Contractor: _____
_____
_____
_____

B. Any notices and other communications to be delivered by either party to the other pursuant to this Agreement must be in writing and are deemed delivered as follows, except as otherwise specifically provided in this Agreement:

1. When personally delivered;
2. By Federal Express or other overnight courier service, or
3. When faxed, provided that faxed notices are confirmed within two days by another form of delivery described above.

ARTICLE XVI: REPRESENTATIONS AND WARRANTIES:

A. Each party to this Agreement represents and warrants to the other party as follows:

1. They are not subject to any judgment or decree of a court of competent jurisdiction or governmental agency that would limit or restrict their right to enter and carry out this Agreement.

2. Neither the execution of this Agreement nor the consummation of its transactions will constitute a breach under any contract or agreement to which they are a party or by which they are bound.

3. They have made no false statements to the other party or any of its employees or agents in the process of obtaining this Agreement.

4. They have the authority to execute this Agreement and perform their obligations under this Agreement.

B. Contractor represents and warrants to the City the following:

1. Contractor has not provided, attempted to provide, solicited, or accepted, directly or indirectly, any undue advantage or kickback for its own benefit or for the benefit of any other party.

C. Contractor shall not provide, attempt to provide, solicit, or accept any such advantage during the term of this Agreement, and shall not include, directly or indirectly, the amount of an advantage into any billing or invoice.

D. The parties shall fully disclose to one another, promptly upon its occurrence, any change in facts, assumptions or circumstances of which either party becomes aware that may affect the representations and warranties set forth above.

ARTICLE XVII: PARTNERSHIP; THIRD-PARTY RIGHTS

This Agreement does not create any agency, partnership, co-partnership or joint venture relationship between the parties. Nothing contained or implied in this Agreement is intended to confer upon any person or entity, other than the named parties, any right or remedy under or by reason of this Agreement.

ARTICLE XVIII. EQUAL OPPORTUNITY

This Agreement is a "contract," and Contractor is a "contractor" within the meaning of Chapter 187 of the Codified Ordinances of Cleveland, Ohio (1976). During the term, Contractor shall comply with all terms, conditions and requirements imposed on a "contractor" in the Equal Opportunity Clause, Section 187.22(b) C.O., attached as Exhibit C and made a part of this Agreement. A copy of this Clause must be made a part of every subcontract or agreement entered into for goods or services, and will be binding on all persons, firms and corporations with whom Contractor may deal.

ARTICLE XIX. CONFIDENTIALITY

A. The City's Information

The City's documents and data, in any form, remain the City's property. The City hereby authorizes Contractor to make use of the City's data as is appropriate solely for the performance of this Agreement. During the term of this Agreement, Contractor's employees and agents may be exposed to the City's proprietary and confidential information. Contractor agrees that its agents and employees shall neither use nor disclose to third parties such proprietary information without prior written permission from the City. All of Contractor's officers, employees, and agents shall adhere to this confidentiality obligation. However, this obligation shall not apply to information which is:

1. Readily available to the general public in the form disclosed by the City;

2 Actually and demonstrably known by Contractor before being obtained from the City; or

3. Obtained or acquired by Contractor in good faith and not accompanied by an obligation of secrecy from a third party.

B. Permitted Disclosure

The provisions of this Article in no way restrict any disclosure by either party if such disclosure is pursuant to the law of the jurisdiction governing the matter, an order of any court or governmental agency, the rules or regulations of any governmental agency; or if either party in its judgment determines that such disclosure is necessary in order to comply with, or avoid violation of this section.

C. Public Records

Consultant acknowledges that this Agreement is subject specifically to the Ohio Public Records law and the Ohio Trade Secrets Act.

ARTICLE XX. MISCELLANEOUS

A. All terms and words used in this Agreement, regardless of the number and gender in which they are used, include any other number, singular or plural, and any other gender, as the context of this Agreement may require, as if such words were fully and properly written in the appropriate number and gender.

B. This Agreement represents the parties' complete and final writing and supersedes all informal understandings or oral agreements related to the subject matter of the Agreement.

C. No representation or warranty of any type is binding upon the City, unless expressly authorized in writing in this Agreement.

D. Without regard to its conflict of laws principles, the laws of Ohio govern all matters with respect to this Agreement, including torts. Any dispute

arising under or in connection with this Agreement or related to any matter which is the subject of the Agreement is subject to the exclusive jurisdiction of the state and federal courts located in Cuyahoga County, Ohio. Each party hereby waives any claim that any a legal proceeding (including any tort claim) brought in accordance with this section has been brought in an inconvenient forum or that the venue of that proceeding is improper.

Each party agrees that the exclusive choice of forum set forth in this section does not prohibit the enforcement of any judgment obtained in that forum or in any other appropriate forum.

E. Contractor is responsible for its own compliance with all applicable laws and regulations, including but not limited to, those relating to environmental protection, employee safety measures, applicable codes, rules and regulations. Contractor shall hold the City harmless from any liability, loss, cost or expense, including reasonable attorney's fees, arising out of its failure to comply with such laws and regulations.

F. In the event that any one or more of the provisions contained in this Agreement are, for any reason, be held to be invalid, illegal or unenforceable in any respect, such unenforceability will not affect any other provisions of this agreement. The Agreement will be construed as if such invalid, illegal or unenforceable provisions had never been contained, unless the deletion of the provision or provisions would result in such a material change so as to make the performance of the Agreement unreasonable.

G. The headings of sections and paragraphs, if any, used in this Agreement are used for reference only, and in no way define, limit, or modify the scope or intent of any provision. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, will be deemed original, but such counterparts together constitute but one and the same

instrument. The following attached documents are incorporated with and made a part of this Agreement:

1. Exhibit A – Contractor's proposal
2. Exhibit B - Ordinance No. XXXX-XX
3. Exhibit C - Equal Opportunity Clause, Section 187.22(b) C.O
4. Exhibit D - City's Reimbursable Expense Policy
5. Exhibit E – Board of Control Resolution XXX-XX
6. Exhibit F – Contractor's Hourly Rate Schedule

In the event of conflict between this Agreement and Contractor's proposal, the terms of this Agreement will govern.

[The rest of this page is intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

CITY OF CLEVELAND

By: _____ _____
James D. DeRosa, Director Date
Mayor's Office of Capital Projects

[CONTRACTOR]

By: _____ _____
Date

Printed Name: _____

Title: _____

Taxpayer ID Number: _____

The legal form and correctness
of this instrument is approved.

MARK GRIFFIN
Director of Law

By: _____
Dennis A. Matejka
Assistant Director of Law

Date: _____

City of Cleveland
Professional Services Contracts
Reimbursables Policy
01/01/2014

The following constitutes the City of Cleveland's Reimbursables policies to be used in the City's Professional Services Contracts.

1. Direct Labor vs. Reimbursables

All expenditures in Professional Service Contracts shall fall into one of two categories: Direct Labor, and Reimbursables. Direct Labor shall mean the hourly work (billed by the appropriate hourly rates and multipliers) of the Prime Consultant and all identified Professional Subconsultants. Any expenditure that is not the Direct Labor of the Prime Consultant nor the Subconsultants shall be considered a Reimbursable expenditure.

2. Labor Multipliers

In order to be considered responsive, the Prime Consultant and each Subconsultant shall submit with its proposal the labor multipliers to be used on this project. Each Prime Consultant and Subconsultant shall acknowledge that the following items are included in their multipliers:

2.1 Direct Labor 100.00%

2.2 Fringe Benefits:

Vacation
Holiday
Sick Time
Career Development
Incentive Compensation
Cap Contribution
Social Security Taxes
State Unemployment
Federal Unemployment
Health & Dental Insurance
Worker's Compensation
Retirement

2.3 Overhead Salaries

Admin. & Office General
Committees & Societies
Bids & Proposals
Technical Research
Marketing
Strategic Programs

2.4 Overhead Expenses

Admin & Office General Travel
Committees and Societies
Bid & Proposal Costs
Technical Research
Marketing
Strategic Programs
* Rent Expense
* Telephone & Telegraph
* Engineering & Office Supplies
* Engineering & Office Printing
Depreciation
* Furniture & Equipment Rental
Subscriptions
Dues to Professional Societies
Repairs
* Postage
Library
* Lease Car
Temporary Help
Recruiting
* Computer Expense
Audit & General Legal
Consulting Fees
General Insurance
Professional Liability Insurance
Misc. & Other
Legal Expenses
Home Office Allocations
Real Estate/Property Tax
Fringe Benefits on Overhead Salaries
Profit

The portions of the items designated by an asterisk (*) above that are not dedicated to this project shall be included in the Consultant's multipliers. The Project portion of the asterisked items (*) shall be subject to the other conditions enumerated in this policy. The Consultant shall ensure that all portions of all other items listed above are included in its multipliers, and not include portions in the reimbursables submittal. The Consultant shall also ensure that all of the following indirect labor is included in the multiplier and not in the direct labor fees: executives; business development staff; accountants; overtime, except where required by law; and time devoted to contract preparation.

3. Reimbursables List

The Consultant shall submit with its Proposal an extensive and detailed list of all expected reimbursable items, with estimated cost. This list shall be finalized, in a format approved by the City, during contract negotiation. No other reimbursable expenses will be allowed on the project, unless pre-authorized by the City in writing.

Each quarter, the Consultant shall submit, for the City's review and approval, an updated projection of the reimbursables list. This projection shall indicate each item in the reimbursables list, and for each item, the original budget amount, the most recently approved budget amount, the amount spent to date, the estimated amount still needing to be expended, and the new, requested budget amount, if needed. The Consultant will be allowed to recommend moving funds between items, but the City must grant such approval in writing. The Consultant shall not be allowed to expend funds on any line item in excess of the approved budget amount for that line item, until the City approves a modification to the budget amounts that would allow for such expenditures.

4. Invoicing

The Consultant shall submit monthly a separate invoice for reimbursable expenditures. Each invoice shall be delivered to the City in less than 30 calendar days after the end of the month being billed for, and normally with the monthly labor invoice. Such reimbursable invoices shall be in a format approved by the City, and shall include all necessary supporting documentation as called for elsewhere in this policy. Such supporting documents shall be properly dated, legible and reproducible.

5. General Qualifications for Reimbursables

In general, items procured that are not Direct Labor must be devoted at least 50% of the time to the project during the duration of the project in order to be considered for direct cost reimbursement. Expenses on items (including Class 2 travel) devoted more than 50% but less than 100% to this project shall be pro-rated, with only that portion devoted to the project being billed for. Items devoted less than 50% to this project shall be included in the Consultant's multiplier. Use of items previously owned or leased by the Consultant (such as computer or CAD workstations), regardless of how much devoted to this project, shall be included in the multiplier and not be billed as a direct cost reimbursable. Assets purchased as a reimbursable for this project shall be turned over to the City when the Consultant no longer has need for them on this project. All reimbursables shall be paid on actual costs, supported by actual receipts, unless otherwise indicated. **Direct cost reimbursable items shall have no markup or multiplier applied to them.**

No expenditures for individual reimbursable items over $10,000 shall be made without prior written approval of the City. The City reserves the right to direct the Consultant to terminate making reimbursable expenditures on any and all categories and expenses.

6. Office Expenses

In some cases the City will allow and even expects the Consultant to establish a Project Office dedicated solely to a project and from which no other business shall be conducted. In such cases, the Consultant can include the following expenses generated by the Project Office either in the multipliers, or in the reimbursables provided actual invoices are submitted:

- Equipment maintenance
- Recurring communication expenses (including leased lines, cellular phones, pagers, telephones)
- Office Supplies
- External reproduction/binding
- Film developing
- Postage
- Office rent

It must be clear in the Consultant's proposal whether all such and similar expenses are accounted for in the reimbursables or in the multipliers.

For a Consultant with a dedicated Project Office, those office expenses generated by other offices (the Prime's other offices, Subconsultants' offices) can be paid as a direct cost reimbursable only if the item is 100% devoted to this project (e.g. postage and long distance phone calls made on behalf of this project), and only if backed up by actual invoices. Otherwise, all non-Project Office expenses (e.g. rent for other offices) must be included in the Consultant's or Subconsultants' multipliers.

For projects in which there is no dedicated Project Office, the Consultant can include as reimbursables only those office expenses devoted 100% to this project (like postage and long distance calls made on behalf of this project,) and only when supported by actual invoices. Office expenses less than 100% devoted to this project (like rent, utilities, use of Consultant's computer workstations) must be included in the Consultant's multiplier. Smaller items, such as office supplies and hand calculators, even if 100% dedicated to the project, shall be included in the Consultant's multiplier.

It is anticipated that any necessary trailer space for the Consultant at the project/construction site will be provided by the construction contractor.

7. Equipment

Equipment to be purchased or leased that will be at least 50% dedicated to this project, and meeting the other qualifications above, including computer hardware and software, fax machines, copying equipment, plotters, printers, communication equipment, cameras/camcorders, overhead projectors, and walky talkies, can be included with the direct cost reimbursables for this project. It is expected that virtually all equipment needing to be acquired, especially computer hardware, shall be leased as opposed to purchased. Only in special cases (such as specialty software like Primavera) and only with the prior approval of the City, shall a Consultant be allowed to purchase equipment for this project. The Consultant shall provide copies of the lease agreements and shall include with its invoices copies of its invoices from the supplying vendor.

8. Vehicles and Local Travel

In some cases the City will allow the Consultant to obtain Project Vehicles, dedicated solely to this project. Project Vehicles shall be leased only, not purchased. Copies of the leasing agreement and vendor invoices must be submitted for direct cost reimbursement. Related Project Vehicle costs, such as fuel, parking, maintenance, and insurance shall be included in direct cost reimbursables, and shall be paid on actual costs, supported by actual invoices.

For the use of personal (i.e. non-Project) vehicles, the Consultant shall be paid at the per mile rate ($0.565 per mile as of January 1, 2013) that the City pays internally to its staff for mileage. For such vehicle use, the Consultant shall be paid out of direct cost reimbursables, but only if the travel is work related.

9. Markup on Subconsultants

Indirect costs related to the Subconsultants, like the liability/risk of hiring Subconsultants, Subconsultant oversight, cost of negotiations/business procurement, and interest on cash flow, shall be included in the Consultant's multipliers. Any other actual direct cost shall be billed as a reimbursable expense supported by actual invoices. Effort expended on managing Subconsultants shall be billed as a direct

labor charge. **The Consultant shall not include in the direct cost reimbursables any indirect costs or markups on Subconsultants' labor or reimbursables.**

10. Special Services

Special Services, used solely for the benefit of this project and not performed by the Prime Consultant or by the Subconsultants, such as electrical testing, hazardous material testing, training, deliveries, diving services, office and field office setups and maintenance, and telephone and network installations and maintenance, shall be included in the direct cost reimbursables. All such services must receive prior written permission from the City. **No markups or other indirect handling costs on these Special Services shall be included in the direct cost reimbursables.** The Consultant shall include any such indirect costs or markups in its multipliers. Any direct labor involvement by the Prime Consultant or Subconsultants in managing these services shall be billed in the labor charges.

11. Personal Allowances

Reimbursement on all items in this category shall be from the direct cost reimbursables, supported by actual receipts and invoices, except as noted. All regulations in this category shall apply to the Prime Consultant, all Subconsultants, and Special Services staff. Consultant's staff shall be classified into four classes:

Class 1. Staff Already Living in the Greater Cleveland Area.

Class 2. Infrequent Travelers to Cleveland. Those staff coming to Cleveland for less than a two week stay. Staff hired by the Consultant after the Notice To Proceed has been issued and assigned to this project can only be classified as Class 1 or Class 2.

Class 3. Staff with Extended Stays in Cleveland. Out of towners who will work in Cleveland for stretches longer than two weeks, but less than one year.

Class 4. Relocated Staff. Key, full time project staff (e.g. project manager) who relocate from out of town to work full time for the duration of the project, and for a minimum of one year's time.

- **11.1 Class 1:** Such staff qualify for no reimbursement expenses (travel, lodging, meal, per diem, etc...) whatsoever.

- **11.2 Class 2: Travel:** Actually incurred expenses (air, bus, rail, car rental, taxi, etc…) shall be paid for Class 2 staff. However, the charges shall not exceed Federal guidelines (as the guidelines were at the time the expenditure was made; regular economy class fares for air travel.) Class 2 travel shall require prior City approval. Rental car optional insurance is not reimbursable.

- **11.3 Class 2: Per Diem Expenses:** Class 2 daily expenses for meals, telephone, etc. shall be paid out of direct cost reimbursables, based on actual costs, with actual receipts submitted with invoices. Reimbursement shall not be made for alcohol, private phone calls, nor for meals for guests or associates of Class 2 staff. Gratuities of up to 15% on meals shall be allowed, but no other gratuity of any type shall be allowed. If a weekend or other non-workday occurs in the middle (but not at either end) of a Class 2 person's stay, that person shall be entitled to per diem and lodging expenses for those non-work days. For days worked in the Cleveland office, Class 2

daily expenses for meals, telephone, etc. shall not exceed $40.00/day to cover all travel and living expenses other than airfare (actual receipts are required); actual expenses for airfare will be reimbursed when travel takes place and must be submitted with supporting receipts, with travel to/and from the airport in Cleveland covered at actual cost, with receipts required. Travel to the airport from home, and travel from the airport back home is not a reimbursable expense.

- **11.4 Class 2 Lodgings and Related Services:** Direct cost reimbursement shall be made, based on actual expenses, for apartments or hotels. The charges shall not exceed Federal guidelines (as the guidelines were at the time the expenditure was made), and shall be supported by actual receipts. The City shall also reimburse for any City/County Hotel Taxes over and above the Federal guideline.

- **11.5 Class 2 Commute Time:** Class 2 travelers shall be allowed to bill their time commuting between Cleveland and home as a labor expense, if such travel occurs during normal working hours. No other Class shall be allowed to bill any commute time as a labor expense.

- **11.6 Class 3 Travel:** Class 3 staff shall be allowed intermittent travel back home. Consultant shall remain within the initial contract budget for this item. Additionally, the City will only pay actual invoiced amounts, and in no case more than a cap of $800.00 per month for such travel for each Class 3 staff member. Only Class 3 staff shall qualify for this allowance. Travel expenses for Class 3 staff's initial trip to and final trip from Cleveland shall be paid on an actual basis, and shall not apply against any month's cap. These expenses shall be included in the direct cost reimbursables.

- **11.7 Class 3 Per Diem Expenses:** Class 3 staff shall be given an allowance for each full calendar day (including non-working days) spent in the Cleveland area, to be included in the direct cost reimbursables. The Consultant shall submit with its monthly invoices a log for each Class 3 person, indicating the date in town and the allowance being requested. In no case shall the allowance exceed $40.00/day per individual in the Cleveland area. This allowance shall cover daily meals, telephone, television, laundry, local travel, etc. Actual receipts for this particular item are required. Travel to/and from the airport in Cleveland is covered at actual cost, with receipts required.

- **11.8 Class 3 Lodgings:** Class 3 staff are expected to secure apartments in the Cleveland area. Direct cost reimbursements shall be made for actual rental costs, supported by actual receipts. Rental for weekend and other non-working days shall be reimbursable. In no case shall rent exceed a cap of $1,000/month per person.

- **11.9 Class 3 Inflation:** Inflation shall be measured by the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Midwest Region, as tracked by the Federal Bureau of Labor Statistics. The amount of inflation shall be determined each year, beginning one year after Notice to Proceed, and shall be re-determined on each anniversary of Notice to Proceed. The $800 per month cap for Class 3 Travel, and the $1000 per month cap for Class 3 Lodgings, will be allowed to increase annually by the amount of inflation so determined.

- **11.10 Class 4 Relocation Expenses:** Reasonable relocation to Cleveland expenses (including transportation of household items and two cars, incidentals, temporary lodging and meals for family [not to exceed one month in duration], and one, 3-day spousal trip to Cleveland) shall be allowed based on actual expenditure, with an upper limit of $20,000 per individual. Only Class 4 staff qualify for relocation expenses. Class 4 staff qualify for relocation expenses, but for no other Personal Allowance expenses.

12. Taxes

Purchases for this project are exempt from state and local sales taxes. The Consultant shall use the City's tax exempt number (available as necessary) for such purposes.

Exhibit F:

RFP Mailing List

City of Cleveland
Mayor's Office of Capital Projects
Division of Architecture and Site Improvement
RFP MAILING LIST

PROJECT: **2023 FirstEnergy Stadium Capital Audit RFP**
SERVICES: **Professional Architecture/Engineering Design Consulting**
DATE: **03/02/23**

COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
Advanced Engineering Consultants	1228 Euclid Ave., Suite 320 Cleveland, OH 44115	317-306-1890	Mark Bartone	markb@aecmep.com
AE7	2750 Endicott Rd Cleveland, OH 44120	216-273-7245	Jeff Wetzel	jeff.wetzel@ae7.com
AECOM	1375 Euclid Avenue, Suite 600 Cleveland, OH 44115	216.622.2300	Shannon Ashmore	shannon.ashmore@aecom.com
ASC Group, Inc.	7123 Pearl Road, Suite 107 Middleburg Heights, OH 44130	440.845.7590	Shaune Melissa Skinner	sskinner@ascgroup.net
Barber & Hoffman, Inc.	2217 E. 9th Street, Suite 350 Cleveland, OH 44115	216.875.0100	Jon Leuthaeuser	jleuthaeuser@barberhoffman.com
Behnke Associates Inc.	1215B West 10th Street Cleveland, OH 44113	216.589.9100	P. Jeffrey Knopp	jknopp@behnkela.com
Bialosky + Partners, Architects, LLC	6555 Carnegie Avenue Cleveland, OH 44103	216.752.8750	Bruce M. Horton, AIA	bhorton@bialosky.com
Bostwick Design Partnership	2729 Prospect Ave. Cleveland, OH 44115	216.621.7900	Sara Craemer	creamers@bostwickdesign.com
Brandstetter Carroll Inc.	1220 West 6th Street, Suite 300 Cleveland, OH 44113	216.241.4480	Nancy K. Nozik, AIA	nnozik@bciaep.com
Burgess & Niple	100 West Erie Street Painesville, OH 44077	216.241.9600	Mark Hutson	mark.hutson@burgessniple.com
Byron D. Myers Architect LLC	5432 Mayfield Road Lyndhurst, OH 44124	440.461.9777	Byron D. Myers	byrondmyersarch@gmail.com
CBLH Design	7850 Freeway Circle Cleveland, OH 44130	440-243-2000	Anna Jurs	ajurs@cblhdesign.com
Chagrin Valley Engineering Ltd	22999 Forbes Road, Suite B Oakwood Village, OH 44146	440.439.1969	Jeffrey Filarski	bierut@cvelimited.com
Christopher @ Architects LLC	820 West Superior Avenue, Suite 400 Cleveland, Ohio 44113	440.239.9560	Christopher A.T. Toddy, AIA	christopher@architects-llc.cc
City Architecture, Inc.	12205 Larchmere Blvd. Cleveland, OH 44120	216.881.2444	Katie Veasey Gillette	katie@cityarch.com
The Construction Green Team	5000 Euclid Avenue, Suite 205 Cleveland, OH 44103	216.512.0180	Margaret Hewitt, LEED AP	mxhewitt@tcgreenteam.com
Consulting Engineering Services, Inc.	13477 Prospect Road, Suite 101B Strongsville, OH 44149	440.238.9699	Ray Chan (Note: email .co not .com)	ray.chan@cengr.co

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COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
CT Consultants Engineering, Inc.	8550 Sterling Court Mentor , OH 44060	440.951.9000	Bill Gallagher	bgallagher@ctconsultants.com
CTL Engineering, Inc.	3085 Interstate Parkway Brunswick, OH 444212	330.220.8900	Jessica Donley	jdonley@ctleng.com
Deru Landscape Architecture	812 Huron Road East, Suite 411 Cleveland, OH 44115	216.466.4355	Jayme Schwartzberg	jayme@deru-la.com
Desman Design Management	Terminal Tower 50 Public Square, Suite 626 Cleveland, OH 44113	216.736.7110	Matt Repasky, P.E.	mrepasky@desman.com
Dewberry	8401 Arlington Blvd. Arlington, VA 22031	847.841.0596	Douglas Pfeiffer	DouglasPfeiffer@dewberry.com
DLZ Ohio, Inc.	614 W. Superior Avenue, Suite 1000 Cleveland, OH 44113	216.771.1090	Elaine Magoch	emagoch@dlz.com
DS Architecture	1020 Huron Rd. E., Suite 101 Cleveland, OH 44115	330.678.6144	Lauren Mazurkiewicz	lmazurkiewicz@dsarchitecture.com
Eco Commissions, LLC	1422 Euclid Avenue, Suite 320 Cleveland, OH 44115	888.988.4326	Matthew Nelson	mnelson@ecocommissions.com
Eden Environmental, Inc.	2853 Fairmount Boulevard Cleveland Heights, OH 44118	216.371.4737	Jill Brown	edenenvironmental@sbcglobal.net
Emerald Bulit Environments		216-452-0909	Lisa Peterson	lpeterson@emeraldbe.com
Fabo Architecture, Inc.	1736 Columbus Road Cleveland, OH 44113	216.241.6150	Laura Brewer	laura.brewer@faboarch.com
Gibbon Architecture	3012 Chadbourne Road Shaker Heights, OH 44102	216.385.5703	Jeff Gibbon	jeff@gibbonarchitecture.com
GPD Group	5595 Transportation Blvd., Suite 100 Cleveland, OH 44125	216.518.5544	Tina M. Belz	tina.belz@gpdgroup.com
Guide Studio	13110 Shaker Square, Suite 101 Cleveland, OH 44120	216.921.0750	Cathy Fromet	cathy@guidestudio.com
HBM Architects	1382 West 9th St., Suite 300 Cleveland, OH 44113	216-241-1100	Renee Moldovansky	renee@hbmarchitects.com
Heapy	1422 Eudlid Ave., Suite 1162 Cleveland, OH 44115	216-862-5846	Jasmine Abraham	jnabraham@heapy.com
HWH Architects Engineers Planners Inc.	1300 East 9th Street, Suite 900 Cleveland, OH 44114	216.875.4000	Craig Brown	crb@hwhaep.com

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COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
HzW Environmental Consultants	6105 Heisley Road Mentor, OH 44060	88.804.8484	Barbara Knecht	hzwenv@hzwenv.com
I.A. Lewin, P.E. & Associates	4110 Mayfield Road, Suite B South Euclid, OH 44121	216.291.3131	Isaac A. Lewin, P.E.	ilewin@lewinandassociates.com
IKM Architecture	2529 Detroit Ave., Suite 132 Cleveland, OH 44113	216-678-9456	Jonathan Lusin	jlusin@ikminc.com
IMEG	672 E Royalton Rd. Broadview Hts., OH 44147	440-262-3070	Michael Long	michael.p.long@imegcorp.com
Intertek/PSI	5555 Canal Rd. Cleveland, OH 44125	216-447-1335	Michael Konrad	michael.konrad@intertek.com
James Corner Field Operations	4 Bryant Park, Floor 11 New York, NY 10018	212-433-1450	Ben Nicholls	bnicholls@fieldoperations.net
Johnson, Mirmiran & Thompson, Inc.	959 West St. Clair Avenue, Suite 300 Cleveland, OH 44113	216.416.2815	Harry Dempsey	hdempsey@jmt.com
K2M Design	3121 Bridge Ave. Cleveland, OH 44113	216-588-0739	Scott Maloney	smaloney@k2mdesign.com
Kaczmar Architects, Inc.	1468 West 9th St., Suite 400 Cleveland, OH 44113	216-687-1555	Katy	katy@kaczarch.com
Karpinski Engineering	3135 Euclid Avenue Cleveland, OH 44115	216.391.3700	Jennifer Wahl	jwahl@karpinskieng.com
Knight & Stolar, Inc.	3029 Prospect Avenue Cleveland, OH 44115	216.391.0910	Kathleen Jankowski	kj@kslarch.com
KS Associates	260 Burns Road, Suite 100 Elyria, OH 44035	440.365.4730	Lynn S. Miggins	migginsl@ksassociates.com
Langan Engineering & Environmental Services, Inc.	6000 Lombardo Center Suite 210 Cleveland, OH 44131	216.328.3300	Michael DeGruttola	mdegruttola@langan.com
Mackey Engineering & Surveying Co.	7017 Pearl Road Cleveland, OH 44130	440.886.4500	Michael Mackay	mmackay@mackayeng-surv.com
McGuiness Unlimited, Inc.	15724 Stillwood Avenue Cleveland, OH 44111	440.667.5120	Erin McGuiness	erinm@mcguinessunlimited.com
Makovich & Pusti Architects, Inc	111 Front St. Berea, OH 44017	440.891.8910	Don Rerko	drerko@mparc.com
Metropolitan Architecture Studio	2310 Superior Avenue, Suite 240 Cleveland, OH 44114	216.623.0290	Kathleen Tark	ktark@metroarchstudio.com

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COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
Michael Benza & Associates, Inc.	6860 West Snowville Road, Suite 100 Brecksville, OH 44141	440.526.4206	Steven Benza	srbenza@mbenzaengr.com
Moody-Nolan, Inc.	4415 Euclid Avenue, Suite 100 Cleveland, OH 44103	216.432.0696	Rachel Rauscher	rrauscher@moodynolan.com
Mull & Weithman Architects, Inc.	4525 Indianola Ave. Columbus, OH 43214	614.267.6960	Joe Weithman	jcw@mw-architects.com
OHM Advisors	6555 Carnegie Avenue, Suite 201 Cleveland, OH 44103	216.865.1335	Matt Hils	matt.hils@ohm-advisors.com
The Osborn Engineering Co.	1100 Superior Avenue, Suite 300 Cleveland, OH 44114	216.861.2020	Jennifer Stull	jstull@osborn-eng.com
Otisco Engineering	601 Millard Dr. Bay Village, OH 44140	216.276.6354	Patrick Nortz	patnortz@otiscoengineering.com
Pardo Consultants, Inc.	3343 East 139th Street Cleveland, OH 44117	216.401.2537	Ramon Pardo	rpardo@pardoconsultants.com
Partners Environmental Consulting, Inc.	31100 Solon Road, Suite G Solon, OH 44139	440.248.6005	Dan Brown	dbrown@partnersenv.com
PCS, Project and Construction Services	1301 E. 9th Street, Suite 2100 Cleveland, OH 44114	216.619.1700	Pete Perticarini	pperticarini@pcscompanies.com
Pro Geotech Inc.	3201 East Royalton Road Cleveland, OH 44147	440.717.1415	Walid Najjar	wnajjar@progeotech.com
PSI Inc.	5555 Canal Road Cleveland, OH 44125	216.447.1335	Erin Ryan	erin.ryan@psiusa.com
PTA Engineering, Inc.	275 Springside Dr., Suite 300 Akron, OH 44333	330.666.3702	Patrick Klanac	pklanac@ptaengineering.com
Perspectus Architecture	13212 Shaker Sq. Cleveland, OH 44120	216.752.1800	Elizabeth Corbin Murphy, FAIA	emurphy@perspectusarch.com
Quinn Evans Architects	4219 Woodward Ave., Suite 301 Detroit, MI 48201	313.462.2550	Brandon Friske	bfriske@quinnevans.com
Regency Construction Services	14600 Detroit Avenue, Suite 1495 Lakewood, OH 44107	216.529.1188	Tari Rivera	riverat@regencycsi.com
R. Engineering Team, LLC	3100 East 45th Street, Suite 306 Cleveland, OH 44127	216.361.2500	Tom Roberts, Jr.	rengineeringteam@gmail.com
Resource International, Inc.	6350 Presidential Gateway Columbus, OH 43231	614.823.4949	Farah B. Majidzadeh	farahm@resourceinternational.com

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COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
R.E. Warner & Associates, Inc.	25777 Detroit Road, Suite 200 Westlake, OH 44145	440.835.9400	Brett Neff	bneff@rewarner.com
Richard L. Bowen + Associates, Inc.	13000 Shaker Boulevard Cleveland, OH 44120	216.491.9300	Allan Renzi	arenzi@rlba.com
The Riverstone Company	2310 Superior Avenue, Suite 110 Cleveland, OH 44114	216.491.2000	Brian Siebenthal	bsiebs@riverstonesurvey.com
R.K. Levitz, LLC	2859 Eaton Road Shaker Heights, OH 44122	216.218.4035	Richard Levitz	rklevitz@rklevitzllc.com
Robert P. Madison International	2930 Euclid Avenue Cleveland, OH 44115	216.861.8195	Robert Klann	rklann@rpmadison.com
Sandhu & Associates, Inc.	26031 Center Ridge Road, Suite A Westlake, OH 44145	440.892.4470	Surjit S. Sandhu	ssandhu@sandhuinc.com
Sixmo, Inc.	28045 Clemens Rd., Suite D Westlake, OH 44145	216-767-5400	Patrick Thornton	pthornton@sixmoae.com
Smith Architects, LLC	16105 Lorain Avenue, Unit 1 Cleveland, OH 44111	216.664.1111	Bonnie Smith	bonnies@smitharchitectsllc.com
Somat Engineering of Ohio, Inc.	1100 Superior Avenue, Suite 300 Cleveland, OH 44114	216.479-0300	Kim LeBlanc	kleblanc@somateng.com
Stephen Hovancsek and Associates, Inc.	Two Merit Drive Richmond Heights, OH 44143	216.731.6255	Andrew Blackley	ablackley@hovancsek.com
Stuart Dean Company, Inc.	2615 St. Clair Avenue Cleveland, OH 44114	216.575.0150	Joseph V. Hric, III	jhric@stuartdean.com
Suhail & Suhail, Inc.	18405 May Court Chagrin Falls, OH 44023	800.660.4291	Nissar Suhail	nsuhail@suhailgroup.com
The Kelly-Buck Company	Fairmont Creamery Building 2306 West 17th Street, Suite 1 Cleveland, OH 44113	216.861.1716	Mike Lyden	mike.lyden@kelly-buck.com
Tec, Inc.	33851 Curtis Boulevard, Suite 216 Eastlake, OH 44095	440.953.8760	Terry Kilbourne	tkilbourne@tecinc1.com
Then Design Architecture	4135 Erie Street Willoughby, OH 44094	440.346.3719	Christopher D. Smith	CSmith@thendesign.com
Thorson Baker & Assoc., Inc.	3030 W. Streetsboro Road Richfield, OH 44286	330.659.6688	Jennifer Sherwoos	jesherwood@thorsonbaker.com
Tomsik & Tomsik Architects, Inc.	921 Literary Road Cleveland , OH 44113	216.781.7385	Michael Tomsik	tmichael@tomsik.com

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DATE: **03/02/23**

COMPANY NAME	ADDRESS	TELEPHONE	CONTACT	EMAIL
Van Auken Akins Architects LLC	1422 Euclid Avenue, Suite 1010 Cleveland, OH 44115	216.241.2220	Jaqueline Akins	jakins@vaakins.com
Van Dyke Architects LLC	812 Huron Rd, Suite 413 Cleveland, OH 44115-1126	216.566.5455	Duane Van Dyke	duane@vandykearchitects.com
VOCON	3142 Prospect Ave. Cleveland, OH 44115	216-588-0800	Paul Voinovich	paul.voinovich@vocon.com
WANIX Architects	25109 Detroit Road, Unit 350 Westlake, OH 44145	440.218.9088	Xin 'Cindy' Wan	xinwan@wanixarchitects.com
Weber Murphy Fox	1801 E. 9th Street, Suite 1500 Cleveland, OH 44114	216.623.3700	Sean Plunkett	splunkett@wmf-inc.com
Westlake Reed Leskosky/DLR Group	1422 Euclid Avenue, Suite 300 Cleveland, OH 44115	216.522.1350	Matthew Janiak	mjaniak@dlrgroup.com
Whitley & Whitley Architects and Planners, LLC	12806 Northwood Avenue, Suite 5 Cleveland, OH 44120	216.370.7883	Scott Whitley	swhitley@whitleywhitley.com
WHS Engineering Inc.	2012 West 25th Street, Suite 200 Cleveland, OH 44113	216.227.8505	William H. Shepardson	bill@whs-eng.com
Williams Architects	1335 Dublin Rd., Suite 221a Columbus, OH 43215	614-705-1531	Nancy Weir	ntweir@williams-architects.com
Wiss, Janney, Elstner Associates, Inc.	9655 Sweet Valley Drive, Suite 3 Cleveland, OH 44125	216.642.2300	David Cheyne	dcheyne@wje.com
Zarzycki•Malik Architects	7500 Pearl Road Middleburg Hts., OH 44130	440.816.2111	Robert Zarzycki	rzarzycki@zmarchitects.com
Ziska Architecture	3047 Prospect Avenue Cleveland, OH 44115	216.391.9700	Richard Ziska, AIA, LEED AP	rick@ziskaarchitecture.com

Exhibit G:

Stadium Lease (Excerpt)

approval upon receipt of any consideration from either the Lessee or the party acquiring the naming rights.

(h) Promotions. All revenues, fees and charges from promotional activities relating to Browns and non-Browns activities.

(i) Other Events. Except for City Events, all revenues, fees and charges from all sporting, entertainment and other events held in the New Stadium including, without limitation, New Stadium rent, tickets, ticket surcharges, concessions, programs, novelties, and advertising.

13. Existing Pedestrian Walkway. The City shall undertake to maintain in a safe and prudent manner that certain existing pedestrian walkway extending from the Mall "C" ("Walkway") over certain railroad rights and under the Cleveland Memorial Shoreway to the Leased Premises.

14. Capital Repairs.

(a) Definition of Capital Repairs. Subject to the provisions of this Lease, including without limitation Sections 14(f) and 22(h), all Capital Repairs and, to the extent provided in Section 14(h), Emergency Repairs, shall be made by the City at the times and subject to the procedures and limitations specified in this Section 14, including without limitation Section 14(f). The principal source of funds for Capital Repairs shall be the Capital Repair Fund. The Capital Repair Fund shall be established and funded by the City as provided herein and (except as provided in Section 19(b)) shall be available only to make Capital Repairs. The Capital Repair Fund shall not be used for ordinary maintenance and repair obligations or for alterations, which are the responsibility of Lessee and are described in Section 11 of this Lease. "Capital Repairs" shall be defined as all Work for:

(i) prudent and extraordinary repairs;

(ii) repairs that have a useful life of greater than seven (7) years;

(iii) repairs that are necessary, in the Lessee's reasonable judgment, to maintain the roof, foundation and the structural integrity of the New Stadium and preserve its usefulness for the purposes for which it is being leased hereunder;

(iv) all "Capital Improvements," which are defined as all capital modifications or additions to the existing facilities in the New Stadium that maintain both the economic competitiveness of the New Stadium and its revenue potential as compared to other NFL stadia generally and create new revenue enhancing opportunities consistent with those provided in the top one-half of NFL stadia generally, and including modifications and additions that are intended to reduce the cost of the operation and maintenance of the New Stadium; and

(v) such modifications or additions required by applicable City of Cleveland, County of Cuyahoga, State of Ohio or federal laws, rules, regulations, or building codes, including accommodations required to be made under the Americans with Disabilities Act of 1990, as amended.

Capital Repairs shall also include:

(A) painting or application of protective coatings no more often than once every five (5) years;

(B) after exhaustion of claims against any third parties, items covered under warranty and items that are the result of unsatisfactory work on the initial construction of the New Stadium and replacements caused by settling (i.e., broken glass, cracked windows, concrete);

(C) replacement of carpeting no more than once every five (5) years;

(D) repairs to or replacement of the playing surface of the New Stadium but only if such repair or replacement is required as a result of the City's construction of other Capital Repairs;

(E) upgrades of components to field lighting and the scoreboard (including message board, bulbs and circuit breaker panels) no more often than once every ten (10) years; and

(F) cleaning of the exterior facade of the New Stadium no more often than once every ten (10) years.

Notwithstanding the foregoing, for the first ten (10) years following the Commencement Date, no Capital Improvements shall be deemed to be Capital Repairs; provided, however, that modifications or additions to existing television or cable broadcasting infrastructure and field lighting systems may be deemed to be Capital Repairs during such ten-year period if such modifications or improvements are required by NFL standards that apply generally to all stadia in which NFL football games are played.

Capital Repairs shall not include:

(H) items that would otherwise be Capital Repairs but that are necessitated by the actions of the Lessee and are not attributable to ordinary wear and tear;

(I) periodic painting or the application of protective coatings more frequently than once every five (5) years;

(J) repairs to carpeting or replacement of carpeting more frequently than once every five (5) years;

(K) repairs to or replacement of the playing surface within the New Stadium (unless such repair or replacement is required as a result of City's construction of other Capital Repairs);

(L) upgrades to components of the scoreboard more frequently than once every ten (10) years;

(M) upkeep of the exterior facade of the New Stadium, or cleaning the exterior facade of the New Stadium more frequently than once every ten (10) years;

(N) routine maintenance of plumbing systems, electrical systems, mechanical systems or heating, ventilation or air conditioning systems; or

(O) tenant fixtures, finishes, build-out materials and supplementary equipment in any public restaurants in the New Stadium.

Section 14, including Section 14(f). In any arbitration, the parties shall be entitled to conduct discovery in accordance with the applicable rules of the Federal Rules of Civil Procedure, with such modifications thereto as may be mutually agreeable to the parties. In the event the parties are unable to agree on the three arbitrators, the parties shall select the three arbitrators by striking alternatively (the first to strike being chosen by lot) from a list of thirteen arbitrators designated by the American Arbitration Association. Each of the parties to the arbitration shall bear the cost of the arbitration on such equitable basis as the arbitrators of the matter shall determine. Notwithstanding the foregoing, nothing in this Agreement shall preclude any party from filing any action in a court of competent jurisdiction seeking any temporary restraining order or preliminary injunction.

(f) Capital Repair Fund.

(i) The City shall establish a Capital Repair Fund as a segregated fund of the City, separate and apart from other funds of the City. The City shall annually deposit in the Capital Repair Fund the amounts shown on Schedule 14(f) (as such Schedule may be modified by the City to account for advance contributions in accordance with this subsection (f)), less amounts redirected from the Capital Repair Fund to the costs of constructing the New Stadium as described in Section 3.6 of the Stadium Financing Agreement.

(1) The funds in the Capital Repair Fund shall be invested by the City in the same manner as other City funds. Investment income earned on the amounts in the Capital Repair Fund shall remain in the Capital Repair Fund and shall not be used as a credit against future contributions. The City and the Lessee shall, prior to the Commencement Date, jointly develop an initial Capital Repair Fund Budget, which shall include, to the extent reasonably practicable, a percentage allocation of the

aggregate Capital Repair Fund as between Capital Improvement items and other Capital Repair items, schedules showing the various components of the improvements for which reserves should be established, appropriate reserves over the Term of the Lease for certain Capital Repairs that are not Capital Improvements (the "Reserves"), and any portions of the Reserves that the City believes will or may need to be used for Capital Repairs during any particular calendar year. Each year, after reviewing the then current Capital Repair Audit (as defined in Section 14(g)) and written requests by the Lessee for Capital Repairs, the City shall propose revisions to the Capital Repair Fund Budget. The Lessee shall have the opportunity to review and approve such proposed revisions to such percentages, schedules and Reserves, which approval shall not be unreasonably withheld, delayed or conditioned. The City and the Lessee agree to work together in good faith to agree on such percentages, schedules and Reserves. As provided in the NFL Agreement, in the event that any amount of the Capital Repair Fund is used for the initial construction of the New Stadium, a minimum amount of $500,000.00 should remain available for Capital Repairs upon completion of the New Stadium.

(2) The City shall proceed with reasonable diligence to make all Material Capital Repairs.

(3) If the Capital Repair is a Capital Improvement, the City shall be obligated to make such Capital Improvement only if funds other than Reserves and other than those previously allocated for Capital Repairs are available in the Capital Repair Fund. If sufficient funds are not then available in the Capital Repair Fund, the Lessee shall have the

right, but not the obligation, to fund the shortfall for such Capital Improvement as provided in Section 14(i). In no event shall the City be required to make Capital Improvements to the Leased Premises in excess of the amounts allocated to Capital Improvements in the Capital Repair Fund Budget.

(4) If there are not adequate funds available in the Capital Repair Fund (net of amounts committed for use) to cover the cost of a Capital Repair that is not a Capital Improvement or a Material Capital Repair, the City shall make the repair as soon as it is practical and prudent to do so, in the City's reasonable discretion, taking into account the City's responsibility as owner of the Stadium facility, the fiscal constraints of the City and the amount of Reserves then available and the amount of Reserves projected to be needed for other Capital Repairs pursuant to the Capital Repair Plans. To the extent that the City makes any Capital Repairs costing more than the amounts then available in the Capital Repair Fund to pay for such repairs, the City may pay for such Capital Repairs with advances of deposits scheduled to be made in future years, whereupon the City shall be permitted to revise the Capital Repair Fund amounts set forth on Schedule 14(f) and reduce dollar for dollar such deposits scheduled to be made in the future.

(ii) Any amounts from the Capital Repair Fund applied toward the construction of any Capital Repair may be distributed to the Lessee, to third parties or to the City as provided in this Section 14(f). The amounts payable shall be reimbursed, to the extent available from the Capital Repair Fund, following the Lessee's or the City's submission in writing to the City (or the Lessee) of a pay request which shall include:

(1) a summary of bills aggregating the total for which a reimbursement is being requested;

(2) a copy of each individual invoice from any architect, contractor or engineer or any other person charging a fee for work performed pursuant to Section 14;

(3) lien releases in a form reasonably satisfactory to the City, executed by such architect, contractor or engineer relating to invoices previously paid pursuant to a pay request; and

(4) requisitions for work completed which have been agreed to by the Lessee's contractor, the Lessee, the Lessee's architect and the Lessee's construction manager, if any.

(iii) All withdrawals from the Capital Repair Fund for the purpose of making Capital Repairs shall be countersigned by both parties. Any party refusing to sign such withdrawal request shall deliver to the other party a statement of the basis (with reasonable detail) for such recipient's objection thereto.

(g) Capital Repair Audit. Commencing on the fifth (5th) January 1 after the Commencement Date, and on each fifth (5th) January 1 thereafter during the term of this Lease, the City shall, as an expense of the Capital Repair Fund, provide the Lessee with a structural and capital component inspection report from a licensed engineer, reasonably acceptable to the Lessee, having at least ten (10) years of experience in performing structural and capital component inspections of commercial buildings, including stadia, and otherwise qualified to provide the information required hereunder (the "Capital Repair Engineer"). The

Capital Repair Engineer shall report on the condition of the structure and each capital component of the Leased Premises, which report shall include suggestions for any current Capital Repairs that are necessary to the Leased Premises and suggestions for revisions to the allocations in the Capital Repair Fund Budget (such report, the "Capital Repair Audit"). The City shall maintain a log for the Leased Premises, which log shall include a copy of all Capital Repair Audits as well as a record in reasonable detail of all Capital Repairs undertaken by the City or the City's agents or representatives.

(h) Emergency Repairs. Emergency Repairs shall be made by the City in accordance with law. However, in the event that the City does not timely make such Emergency Repairs, then the Lessee shall have the right to make such repairs, so long as the Lessee undertakes best efforts to notify the City of the need for such repairs before commencing to undertake the same. "Emergency Repairs" are those Capital Repairs which, if not immediately made, would endanger the health and safety of the people working in or attending an event in the New Stadium, would cause imminent damage to any significant component of the New Stadium, or would render the New Stadium, or any material mechanical, electrical or plumbing system or other significant component thereof, unusable for previously scheduled events. Notwithstanding the other provisions of Section 14, the Lessee may submit a request to the Lessor for payment of the cost of the repairs made by the Lessee for approval by the Lessor in accordance with the procedures and requirements set forth in Section 14(f). In the event that such repair qualifies as an Emergency Repair, then the Capital Repair Fund may be an eligible funding source for such repair. In making such Emergency Repairs, the Lessee shall comply with all the requirements of Section 14(f)(ii), and the costs of such Emergency Repairs shall be eligible for reimbursement to the Lessee from the Capital Repair Fund by the City only if the Lessee has complied with all of such requirements. The Emergency Repairs shall be the only exception to the normal pre-approval procedures established in this Section 14.

Exhibit G:

2018 Stadium Capital Audit

2018 CAPITAL REPAIR AUDIT
FOR FIRSTENERGY STADIUM
FOR THE CITY OF CLEVELAND

OSBORN ENGINEERING

CITY OF CLEVELAND OHIO

OSPORTS

OSBORN ENGINEERING

FEBRUARY 11, 2019

OSBORN
ENGINEERING

January 7, 2019

Mr. Matthew L. Spronz, P.E., PMP, Director
City of Cleveland
Mayor's Office of Capital Projects
601 Lakeside Avenue, Room 113
Cleveland, Ohio 44114

Re: 2018 Capital Repair Audit of FirstEnergy Stadium (Rev #1)

Dear Mr. Spronz:

Attached herein is the Capital Repair Audit of FirstEnergy Stadium Report per the requirements of our Agreement with the City dated September 12, 2018. Included within is one (1) hard copy to the City, and three (3) hard copies to the Browns.

In addition, as you are aware the City has on-going access to the cloud based PlanGrid files should you need additional information. As required, Osborn has provided the City and the Browns with licenses to access PlanGrid until April 1, 2021.

Osborn greatly appreciates the opportunity to work with the City of Cleveland on this important project. Please do not hesitate to contact me should you have any questions.

Sincerely,

Osborn Engineering
Gary A. Hribar – CEO

By: Jack P. Krebs, P.E.
Director of Sports Engineering

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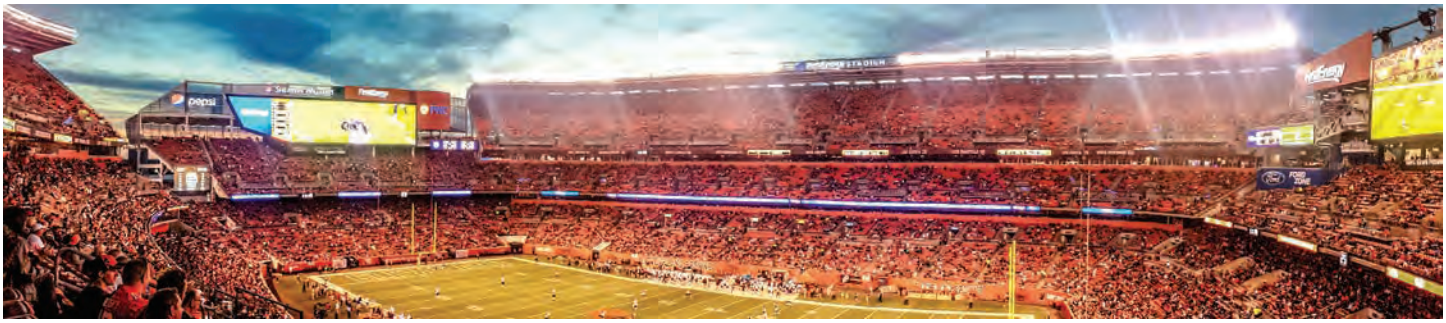
TABLE OF CONTENTS



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The City of Cleveland owns FirstEnergy Stadium that is the home of the Cleveland Browns. The Stadium was originally constructed in 1999. As part of the mutual lease between the City and the Browns, a facility condition audit must be performed every five (5) years. This Capital Report Audit is intended to satisfy that lease requirement.

The Osborn Engineering team was directed to develop this audit report based on Osborn's evaluation of all building systems. The development of this report has been monitored periodically since commencement of the project in August of 2018 by the City and the Browns.

The City required that all site findings be documented using PlanGrid software. This software is an enhanced data base that captures the assessment team's comments, repair quantities, relevant photographs, and cost information. This written report is intended to act as a compliment to the information contained within PlanGrid. The City and Browns have complete access to all information input into PlanGrid. Access to the software is available until April 1, 2021. Please note that this software can be used to track repairs as they are completed and the data can be revised as needed.

Overall, FirstEnergy Stadium is in good condition considering the age of the facility. Based on the assessment team's observations, the Stadium is considered to be well maintained thus maximizing the useful service life of the various system that comprise a modern-day professional sports facility. It should also be noted that the City and Browns have been pro-actively addressing issues via implementation of annual repair/replacement program using available funding sources.

The following summary will concentrate on issues that are considered to be life/safety related or require considerable expense if implemented. The issues are broken down on a discipline-specific basis. The reader is encouraged to review the details of the Report included within for further specific information.

Civil / Landscape
The areas of the site surrounding the building require on-going repairs to concrete slabs/walls and joints. The number of trees, shrubbery and ground cover have been greatly reduced since 1999. The reduction is due to failure of the landscaping and/or a result of recently installed NFL-directed security provisions.

Architectural
The fixed seats in the Upper Bowl are generally in good condition. However, the seats and associated hardware in the Lower Bowl are 20 years old and in fair to poor condition. The elevator cab finishes are in need of upgrades. In addition, the elevator drives are at the end of their useful service life. Water infiltration through seat deck joint openings damage finishes within the suites and other finished spaces.

Structural
As noted previously, the City and Browns have been addressing structural deterioration on a yearly basis. Such attention will be required each year to prevent greater distress/costs if such repairs are delayed. The pedestrian ramps are in fair to poor condition. Thus far only five (5) of the 46 ramps in the stadium have been replaced. Replacement of ramps must continue on an annual basis as funds permit.

Plumbing
The domestic 4" and 6" galvanized pipes are beginning to corrode internally resulting in the damage to systems being fed by these pipes. Replacement of all such pipes is recommended. The existing 3,000 gallon hot water storage tank is original and approaching the end of its useful service life.

Mechanical
The chilled water piping near the chiller plant was incorrectly installed as part of the original stadium construction resulting in inefficient operation of the system. The piping must be corrected to maximize energy savings. The building automation system (BAS) hardware is original and not currently supported by the manufacturer. Therefore, it is critical to replace this system to allow the maintenance staff the ability to control the system as intended.

Fire Alarm / Fire Protection
There have been numerous changes to fire alarm codes since 1999. A new fire alarm system is recommended to provide a basic level of safety to the general public and employees. Excessive corrosion of the main 12" incoming fire service will necessitate replacement of that pipe. The assessment team recommends that a comprehensive hazard occupancy analysis be conducted to identify the design basis of all existing systems and compare them against current occupancy.

Electrical
The Micro-Lite lighting control system is 20 years old and has begun to fail. Replacement parts are no longer available. It is critical that the system be replaced very soon before the next major event at the Stadium.

Technology
The existing low voltage cabling is unsuited for many current and future technologies. It is recommended that all such cabling be replaced with new cabling to ensure continued use of the system.

Broadcast
The existing graphics system is no longer software supported and does not allow full use of available technology within the Stadium. The existing router is incapable of supporting current IP based architecture thus limiting functionality. The Stadium sound system results in hot spots and imbalance sound. The sound system should be evaluated and expanded or replaced.

All items identified for repair/replacement in this Report were on a prioritized time basis considering life/safety, remaining service life and other such factors. The time periods considered: 0 year; 0-1 years; 2-5 years; and 6-10 years.

Included within this Report are Capital Repair costs for all documented items that are recommended for repair/replacement. These costs are segregated by the four (4) priority-based time periods noted above. The following is a summary of these costs:

TYPE	TIME PERIOD	CAPITAL REPAIR COST
Immediate	0 Year	$694,925.00
Emergency	0-1 Years	$10,924,951.00
Capital Repair	2-5 Years	$33,307,584.00
Capital Repair	6-10 Years	$35,666,788.00

Osborn Engineering appreciates the opportunity to team with the City of Cleveland and the Cleveland Browns on the five (5) year Audit of FirstEnergy Stadium.

PURPOSE OF AUDIT

PURPOSE OF AUDIT

FirstEnergy Stadium (the Stadium) is a professional football venue that hosts the Cleveland Browns (Browns) NFL team as well as other events throughout any given year. The stadium was constructed between 1997 and 1999. The facility opened for operations in August 1999.

The stadium is owned by the City of Cleveland and leased to the Browns per the attached lease excerpt document included within Appendix C of this Report. The provisions of the lease contained within Appendix C are focused on the requirements related the Capital Repair Audit. Information includes relevant definitions of 'capital repairs', 'capital improvements', and other terminology that informs both the City and Browns as to their respective obligations.

The Lease also includes an explanation of the requirement for the City to conduct a Capital Repair Audit every five (5) years. The Audit must be performed by a qualified licensed engineer reasonably acceptable to the Lessee. The Audit shall report on the condition of the structure and capital components of the Leased Premises. The Report shall include suggestions for any current Capital Repairs that are necessary to the Leased Premises and the associated construction cost to implement those suggestions.

This Report as authored by Osborn Engineering is intended to satisfy the City's requirements per the Lease provisions contained within Appendix C and summarized above.

PLANGRID SOFTWARE DATA BASE

PLANGRID DATA BASE

This written 2018 Capital Repair Audit Report of FirstEnergy Stadium is to be considered as a complimentary document to the database contained within the PlanGrid software. At the City's request, Osborn Engineering's field survey information is documented and recorded within the PlanGrid software. This software provides detailed information of all capital repair work items for all disciplines. Information includes:

- Name of repair item
- Description of repair item
- Repair item identification number
- Location of repair item
- Quantity of repair
- Recommended time frame for repair implementation
- Budgetary construction cost based on repair recommendations
- Photographs of representative conditions

The reader is encouraged to review the information contained within PlanGrid to provide a comprehensive understanding of the extent of capital repairs required at FirstEnergy Stadium. The data base includes architectural backgrounds of all stadium floor levels as well as the site surrounding the Stadium. Each level is segregated into four (4) quadrants to ease in understanding what repairs are located in what room, space, etc.

Our field findings are recorded via color coded 'stamps' with each color representing a specific discipline. In addition, each discipline is further broken down into sub-categories to ease in organizing the large quantity of data.

Appendix B of this Report includes a description of each 'stamp' to aid in one making the transition from this written Report to the content contained within PlanGrid.

The Agreement between the City of Cleveland and Osborn Engineering includes provisions for access to a total of four (4) PlanGrid licenses for City use. Osborn Engineering also has a license to access software. These licenses are currently active allowing access to the PlanGrid data until the license expiration date of April 1, 2021. The City has subsequently provided two (2) of these licenses to the Cleveland Browns for their use until April 1, 2021. The City, Browns and Osborn Engineering can extend these licenses beyond the expiration date at their own cost if desired at a later date.

METHODOLOGY

METHODOLOGY

The Osborn Engineering Capital Repair Audit team consisted of the following members: Osborn's staff self-performed the assessment of the civil, architectural, structural, mechanical, plumbing, fire alarm, fire protection, technology and broadcast systems. Our EDGE sub-consultant, Behnke, provided the assessment of the landscaping surrounding the stadium. While our EDGE sub-consultant, Regency Construction Services was responsible for development of the budgetary construction cost information.

Both Osborn and Behnke visited the facility several times for each of the above disciplines. The site visits consisted of walking the stadium to identify required Capital Repairs. The observations were done of readily visible construction. There was only limited intent to observe partially concealed construction such as utilities located above ceiling tiles. There was no intent to conduct non-destructive or destructive testing of any kind. All field findings were recorded in PlanGrid.

The recommended Capital Repair tasks include both deterioration that is currently visible as well as consideration for future deterioration of the next ten years. This future system deterioration is based on the team member's experience with similar systems at other outdoor stadium venues. In addition, the team assessed the anticipated useful service life of equipment to inform the engineer on expected remaining life and necessary future replacement.

The visual observations were complimented by interviews of the stadium operation maintenance staff. These interviews proved invaluable in our effort to identify potential Capital Repair issues. The maintenance staff's day-to-day exposure to the various systems allowed us to conduct a more comprehensive assessment than would otherwise be possible.

Our team utilized existing reference drawings and published system reports to aid in our evaluation of all systems. It should be noted that Osborn Engineering was the structural engineer of record for the original stadium construction; as well as the engineer-of-record for the 2014 Phase 1 stadium renovation project. Many of the Osborn team members participating in this Audit were involved on those two projects. The inherent historical knowledge of the facility allowed the Osborn team to focus more heavily on specific building systems that likely required Capital Repair considerations.

Upon conclusion of the site investigations, the team reviewed the PlanGrid input and developed suggested repairs for each identified task. In addition, the team assigned repair implementation time frames to each item. The intent of assigning a time frame was to prioritize one repair versus another. The organization of the data in this manner will allow the City to formulate an informed Capital Repair Program for the next ten years. The following are the four (4) time frames used in the assessment. These time frames correspond with the four (4) periods included in the 2014 URS Capital Audit Report:

Immediate Repairs:	Year 0
Emergency Repairs:	Year 1
Material Repairs:	Years 2 – 5
Material Repairs:	Years 6 - 10

Each task was quantified and a construction cost assigned. The calculated cost was adjusted for inflation based on the recommended date of implementation.

Due to the sheer size of the stadium it was necessary to break the various systems into manageable sub-systems based on disciplines. The following discipline narratives were identified to clarify what Capital Repairs are needed for each system:

- Civil Narrative
- Landscape Narrative
- Architectural Narrative
- Structural Narrative
- Mechanical Narrative
- Plumbing Narrative
- Fire Alarm Narrative
- Fire Protection Narrative
- Electrical Narrative
- Technology Narrative
- Broadcast Narrative

Upon completion of PlanGrid input and also the written narratives, Regency Construction Services developed the construction costs listed in Appendix D.

CIVIL NARRATIVE

CIVIL NARRATIVE

Scope of Investigation
The civil audit consisted of the review of many items that comprise the site surrounding the stadium. The site includes the area from the outside wall of the stadium out to the curb on perimeter City roads. Below is a listing of the types of items surveyed and an explanation of their relative importance in maintaining a viable site for both the City of Cleveland and the Cleveland Browns. The actual condition of each item and recommendations for repair follow later within this Civil Narrative.

The civil evaluation is limited to the site surrounding the building itself. This evaluation does not include landscaping, planters, nor sprinkler systems. Those site related items are included within the Landscape Narrative.

As required within the Lease, we have provided a forecast of future deterioration based on our experience with concrete and joint material deterioration as well as our long history of identifying and repairing these site features surrounding the FirstEnergy Stadium structure. Please note that attempting to anticipate the level of deterioration over one year in the future is very subjective and highly dependent on the individual conducting the observations and that person's personal experience with the on-going deterioration of concrete and joint materials.

Individual structural items assessed within this section include:

General Repair Types
Patching: Includes the removal of loose, delaminated or spalled concrete surfaces on retaining walls, drive, plaza and sidewalk surfaces and other areas where the substrate is concrete.

Non-structural cracks: These types of cracks are generally are less than ¼" in width. These cracks are not considered to jeopardize the structural integrity of the overall concrete member. Instead, these cracks are addressed to prevent infiltration of water into the concrete substrate.

Structural cracks: These types of cracks do represent a structural concern that potentially can impact the structural integrity of the concrete member.

Guard rail posts: Includes the removal and replacement of concrete and/or sealant at the base of the guardrail post. Any concrete repairs would be similar in nature to the 'patching' of concrete as noted above. The sealant repair at the base of the post prevents water infiltration into the cold joint between the metal post and concrete.

Grinding of slabs: Includes the grinding of a concrete slab at a joint where one side of the joint sinks lower than the slab on the opposite side of the joint and is most common at slab-on-grade conditions. This repair eliminates a potential trip hazard.

Joint Repairs Types
Backer rod & sealants: Includes the removal and replacement of the backer rod and sealant within a joint opening at slabs or at walls.

Control joints: This scope includes the removal and replacement of sealants in non-structural preformed joints in slabs and walls. Control joints include construction joints and also joints strategically located to control shrinkage cracks during the original concrete curing process.

Observations
The deterioration of site concrete and joints as observed at FirstEnergy Stadium is consistent with a 20-year old exterior construction in northern climates. The annual varying temperatures along with abundant rain/snow experienced in Cleveland, Ohio contribute to accelerated deterioration over what one would experience in a more temperate environment. The following represent our findings based solely on visual observations of readily accessible construction. The scope of this audit did not include invasive exploration of existing construction nor testing of any materials.

It must be noted that the City and also the Browns have continually implemented annual concrete repair projects to address deterioration as it becomes visible. In addition, these renovation projects included pro-active measures to minimize or eliminate future deterioration that otherwise would have developed sooner at greater expense.

General Repair Types
Patching: The observed concrete spalls are found in varying locations including retaining walls, drives, sidewalks, plaza areas and curbs. In general the areas to be patched are partial depth and predominantly a result of the corrosion of the embedded steel reinforcing.

Non-structural cracks: The existence of these types of cracks are inherent in concrete construction. Therefore, it was anticipated that we observed non-structural cracks throughout the site. Most of the cracks could be found in cast-in-place walls, plaza areas and drives.

Structural cracks: These types of cracks typically result from unanticipated loads acting upon the structural member. We identified structural cracks in several of the concrete retaining walls. See Photo C-1.

Guard rail posts: We observed deterioration of the concrete at several guard rails posts atop retaining walls and edges of elevated plazas. Considering the number of guard rail posts on the site the number of observed failures is considered very low. See Photo C-2.

C1 - Typical Structural crack in retaining wall

C2 - Typical failed sealant at guardrail post

Grinding: Historically, there has been large areas of plaza that have settled over the past 20 years. Most of this settlement has occurred on the east and west plazas in the vicinity of the retaining wall. Several years ago a geotechnical investigation was launched to identify possible causes of the persistent pavement subsidence. The primary cause of the subsidence was inappropriate backfill materials and unconsolidated materials below the slab. The settlement of the plaza areas is not consistent from location to location. As a result, there are areas where a trip hazard has developed requiring remedial action.

Joint Repair Types

Backer rod & sealant: Typically sealant materials exposed to the environment and UV can be expected to have a useful service life of 7 to 10 years. As a result, the continual repair of such joints can be expected annually for the hardscaped areas surrounding the stadium. We did observed failed joint sealants in a variety of locations as anticipated. See Photo C-3.

C3 - Typical failed sealant on plaza

Control joints: Concrete construction inherently requires a large quantity of control joints to manage unavoidable shrinkage cracks. These joints are also necessary where one concrete pour ends and the next begins. Due to the large areas of open plaza there are a vast number of joints that require regular maintenance.

Discussion

The following narrative expounds on the above observations. This section includes commentary on the above observations, possible repair options, and repair/replacement recommendations. Continual repair of concrete and joints should be expected to occur annually. Left unattended, deterioration often continues to increase in size and correspondingly expenses. This on-going deterioration grows at an exponential rate resulting in higher life-cycle costs than if the repairs were implemented in a pro-active systematic manner. As stated above, the City and the Browns have implement annual repair programs to address not only visible deterioration but also in an attempt to arrest the on-going development of distressed structural components.

General Repair Types

Patching: As noted previously, the spalling of concrete is primarily attributable to corroding embedded reinforcing steel. The corrosion process increases the volume taken up by the corrosion by-product. This process can potentially increase the volume 7x the volume of the parent reinforcing steel. The resulting internal stress within the concrete is sufficient to induce micro-cracking off the concrete substrate. In turn, water infiltrates the crack to initiate further advancement of the corrosion process at an exponential rate. Repairing deteriorated concrete as it develops is the standard means to combat spalling concrete.

Non-structural cracks: The sealing of non-structural cracks is an example of proactive maintenance. Such action eliminates the infiltration of water into the crack thus preventing corrosion of reinforcing steel. The annual repair program should evaluate such cracks and consider the impact of any decision not to repair such cracks.

Structural cracks: As structural cracks appear they should be addressed on an annual basis. It is important to reestablish the full structural integrity of a concrete member. Typically, these cracks are filled with a specialized epoxy manufactured in a high viscosity liquid that can penetrate very fine cracks bonding the substrate together. Prior to any such repair, it is important to identify the likely cause of the structural crack. Without addressing this primary cause it can be expected that the crack will reappear in the near future.

Grinding of slabs: An uneven slab surface across a concrete joint can become a potential trip hazard. Each occurrence should be evaluated to access the safety risk that exists. When necessary the concrete on the 'high' side of the joint should be ground down to provide a relatively smooth transition across the walkable area.

Joint Repairs Types

Backer rod & sealants: Due to the relatively short useful lifespan of joint materials it can be expected to be an on-going maintenance issue in this area of the country. The repair detail must consider the width of the joint opening and possible movement of the structure on each side of the opening. It is important to detail and construct the joint accordingly in order to maximize the useful service life of the repair.

Control joints: Due to the very high quantity of control joints at the site surrounding the stadium, it is an on-going maintenance effort to prevent water infiltration through the joint opening. While the cost per foot to repair these joints is relatively minor the excessive quantity of joints can result in a significant annual expense.

Recommendations

As noted previously, the City of Cleveland in conjunction with the Cleveland Browns have implemented a series of annual structural repair projects over the past number of years. These repairs have been successful in managing the expected on-going deterioration on the site. Without such action, the quantity of deterioration and the scope of distress would undoubtedly been much greater than we observed as part of this Audit process.

We recommend that annual repairs continue to proceed for the foreseeable future because it should be fully expected that deterioration of concrete and joints will continue. The on-going pro-active approach to addressing repairs as identified annually is the most appropriate tactic and best use of available funding.

CIVIL | COST ESTIMATE		
Immediate	0 Year	$0
Emergency	0-1 Years	$140,000
Capital Repair	2-5 Years	$231,000
Capital Repair	6-10 Years	$583,000

LANDSCAPE NARRATIVE

LANDSCAPE NARRATIVE

Scope of Investigation
The audit of the landscaping components of the facility is divided into the following categories:

- Trees and Mulch
- Shrubs including Ornamental Grasses
- Groundcover
- Annuals/Planters
- Turf/Lawn and Fine Grading
- Irrigation System

Each category was observed by the Osborn team and is described in its own narrative section below.

Description of System

Irrigation System

The irrigation system has three points of connection at the northeast, southwest, and northwest corners of the stadium. Each point of connection has a 4" main and a controller. Zones basically consist of pop-up rotary sprinklers in lawn areas and pop-up spray sprinklers in shrub and groundcover beds. Control wires follow the main pipe in conduit back to each controller. Main pipes (2" or larger) are buried 30" deep and all other pipes are buried 18" deep.

Observations

Trees and Mulch

When opened in 1999 the Stadium had well over 300 trees planted. Today, approximately one-third of these trees remain. This means that the half-life of the trees has been approximately 15 years. This suggests that in another ten years (Year 2029) most of the remaining trees will be at the end of their useful life.

To reduce the cost of a total replant in ten years, measures need to be taken soon to extend the remaining trees that are desirable. The most desirable remaining trees consist of the Autumn Blaze Maples on the west and east sides of the stadium and the Ginkgo trees on the south side of the stadium. Less than half of the remaining trees on the property are desirable and most of them should systematically be replaced. Additionally, many of the now missing trees need to be replanted.

Nearly all of the remaining trees are over-mulched. See Photo L1. This has and will continue to result in root girdling of the trees and their quickened demise.

L1 - Over-mulching around trees

Shrubs including Ornamental Grasses

The only significant remaining beds of shrubs are at the southwest and southeast stadium entrances. These beds consist of Little Princess Spirea and a yew hedge. The Little Princess Spirea are likely at the end of their useful life. They have become quite leggy with lots of dead wood on them. See Photo L2. If they were severely cut back the Spirea might come back with renewed vigor in a couple of years, but it is not worth the effort.

Other shrubs planted originally in 1999 have mostly disappeared around the stadium. Disruption to the beds on the north side of the stadium to waterproof the basement wall have left these shrubs in disarray. Remaining shrubs on the north half of the building are in poor condition and should be removed and/or replaced.

Groundcover

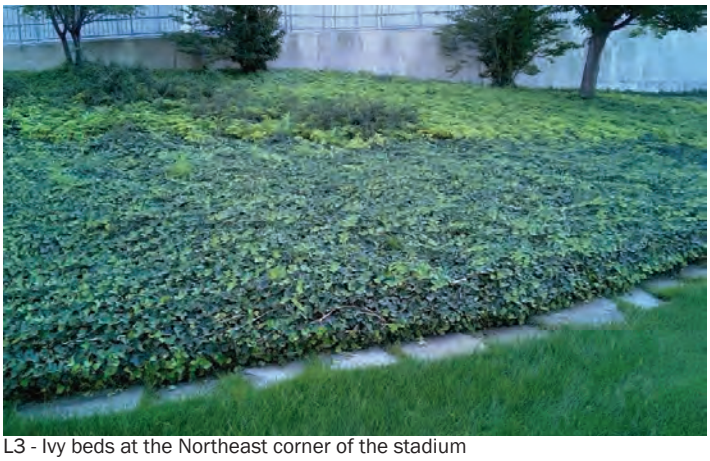
The extent of groundcover has been greatly reduced since the stadium was originally planted in 1999. As noted below, the removal of the plants beds as a memorial to the Donald Gray Gardens has resulted in removal of much of the groundcover on the north side of the stadium. Ivy beds still exist on the west side of the stadium and the northeast corner of the stadium. See Photo L3. Liriope exists in the walled planter south of the stadium and in the bed just north of the southeast entrance gate. See Photo L4.

Annuals/Planters

Annuals are grown in permanent beds flanking the monumental stairway on the north side of the stadium. Additionally, they are present in the large, circular, precast concrete planters surrounding pedestrian entry points to the stadium. See Photo L5. The presence of these precast planters is a result of increased security measures taken after 2001.

The four, square planters and the planter curb around the Gingko trees on the south side of the stadium were previously flagged in the URS 2014 Audit for repair within five years. See Photo L6. These repairs have still not occurred.

L2 - Little Princess Spirea in poor conditionfixture in concourse



L3 - Ivy beds at the Northeast corner of the stadium

L5 - Precast concrete planter bed

L4 - Liriope in planter bed

L6 - Planter bed precast concrete coping - poor condition

Turf/Lawn and Fine Grading

The lawn outside the stadium is in good condition. There are several areas in the lawn where the earth has subsided and left a significant depression, typically where a utility line has been installed or altered. Some of these low areas are in excess of 6". The dead lawn areas should be scarified with a rake, top-dressed with 1" of topsoil, then reseeded and mulched with straw.

Irrigation System

A visual observation was completed for the entire exterior system while in operation. The irrigation system is in fair condition. The majority of the system requires only a small amount of immediate action. There are minor adjustments to the fixtures which should occur during the routine maintenance of the irrigation system (0-0 years). There are areas within the beds and turf that are not irrigated as intended by the sprinklers which, in some cases, is due to the vegetation that has become overgrown adjacent to the sprinkler heads.

Larger concerns about the irrigation system center around aging components such as valves, sprinklers, and controllers. For example, the bronze GB solenoid valves originally specified for the project are no longer available, making parts replacement difficult. Similarly, the sprinkler models have changed. One of the rotor sprinklers originally specified for the project (T-6) is no longer manufactured. Two out of three of the controllers are not operating correctly and they are now considered old technology for large irrigation systems. See Photo L7. Today, two-wire control systems are much preferred that have ET capabilities.

L7 - Existing irrigation controller

Finally, some components are just worn out or missing or not working. For example, manual gate valves are not properly closing. Pipe leaks have become increasingly evident. Quick coupler valves are no longer used. The bed on the northeast corner of the stadium does not get irrigated any more. Similarly, the area against the northeast wall was recently waterproofed and the irrigation system has not been reinstalled as part of that work. It should remain a goal to provide "head to head" spacing for the irrigation system.

Discussion

In general, landscape areas (including irrigation) around the stadium are in fair condition. There are significant tasks that will be necessary over the next 0-5 years with a smaller amount of work that will be necessary over the subsequent 6-10-year period. There is a large amount of missing or dead plant material that should be, at least, partially replaced. The lawn areas outside the stadium are in good condition with only minor bare spots requiring repair seeding. Additionally, there are several lawn areas that have low spots (in excess of 6") near adjacent walking surfaces that will require immediate repair due to safety concerns (trip hazards).

The biggest question about the landscape is "Why has so much of it disappeared since the stadium opened in 1999?" As originally conceived, the area north of the stadium was originally a terraced garden as a memorial to the Donald Gray Gardens that had resided there since 1936. Most of these plantings, including the terraces, have recently been removed to waterproof the north side of the stadium basement wall and not been replaced. In this same area, two semi-permanent event tents have been erected resulting in lost greenspace.

Similarly, the roads ringing the stadium were planted with street trees initially. These trees have been removed as part of the City of Cleveland's program to preventatively eliminate ash trees beginning in 2013. Subsurface installation of an electric utility disrupted many of the Crabapple trees on the south side of the stadium leading to their demise. New stairways at the east and west end of the field have resulted in lost trees. Finally, new security measure implemented since 2001 have generally resulted in removing vegetation near the building structure.

Recommendations

Trees and Mulch

Priority (2-5 years) should be given to replacing remaining trees that are wind swept (leaning) and/or suffering and dying. Chief among these are Blue Spruce, Crabapples, Pines, and Magnolia trees. Other plants, such as the Redspire Pear trees are now considered to be invasive and should be replaced. Some replacement Elm trees planted around the chillers are inappropriate in this location and should be replaced.

Replanting of missing trees is of lower priority (6-10 years). Furthermore, given new security concerns, the total number of trees should be reduced to no more than 200. However, if new tree plantings do not begin within the next 10 years, it is likely that there will be very few trees left on the site by 2030.

As an emergency repair (0-1 years), the remaining Ginkgo and Autumn Blaze Maples should be air-spaded and root pruned to reverse tree girdling. Subsequently, hardwood mulch should be re-applied to a maximum 3" depth allowing the root flare to be observable on these trees.

Shrubs including Ornamental Grasses

Serious consideration must be given to totally eliminating the remaining beds originally planted on the north side of the building. For all intents and purposes, the intended acknowledgement to the Donald Gray Gardens no longer exists. If this intention is no longer desirable, then a simplified landscape design consisting primarily of lawns and trees should be considered for the north side of the stadium. This decision and action should be made a priority within a 2-5-year period.

A more interesting planting and/or hardscape should be provided for the two Spirea planters on the high profile, southern corners as an emergency repair (0-1 years). Blue Lyme Grass planted as infill around the Chillers is considered invasive in Wisconsin and Michigan and should be removed as an emergency repair (0-1 years). A new planting plan for the Chiller area needs to be developed as a priority within a 2-5-year period.

Groundcover

Given new security measures at the stadium, it would be best to remove most of the groundcover beds around the stadium. These beds have become 1) places to hide items that cannot be passed through the security gates, as well as 2) maintenance problems as the ivy tries to climb up the concrete retaining walls. This removal would occur in conjunction with the shrub removal discussed about (2-5-year period).

Similarly, the liriope in the square and/or rectangular planters has become a place to hide discarded items that cannot pass through the security gates. A low growing carpet rose might serve as a better deterrent as a hiding place. These areas should be changed out when the Redspire Pear trees are replaced in the 2-5-year period.

Annuals/Planters

Annuals have limited impact during the football season when the stadium is mostly in use. Therefore, their use should also be limited. Furthermore, maintaining the annuals in the precast planters is a huge expense as they need daily attention during the hot summer months.

Consideration should be given to eliminating the precast planters and replacing them with crash-rated bollards. The bollards could be smaller in scale than the planters and perhaps very customized. The remaining permanent flower beds on the north side should become a mixture of shrubs, perennials and annuals that would require less maintenance and extend the season of interest.

As some of the precast concrete planters are beginning to crack, it should be a priority to replace them within the 2-5-year window. The broken coping corners on the square planter planters create a safety hazard and should be replaced immediately (0-0 years). The broken planter curb should be done as an emergency repair (0-1 years).

Turf/Lawn and Fine Grading

The low areas should be filled to proper grade or slightly above with topsoil, then re-seeded and mulched with straw as an emergency repair (0-1 years).

Irrigation System

It is recommended that immediate repairs (0-0 years) be made to broken and/or missing pipes and sprinklers. Emergency repairs (0-1 years) should be undertaken to replace two 4" manual gate valves, brass solenoid valves, and 3 controllers. A single controller with two-wire and ET capabilities should replace the existing controllers.

The priority 2-5-year period should replace remaining pop-up spray sprinklers and discontinued T-Bird rotor sprinklers. Longer term improvements (6-10 years) will focus on replacing lateral pipes (less than 2" size) and any remaining sprinklers, including 6504 rotors. Beyond 10 years, the irrigation main pipes (2" to 4" size), will need to be replaced.

LANDSCAPE | COST ESTIMATE		
Immediate	0 Year	$52,900
Emergency	0-1 Years	$74,172
Capital Repair	2-5 Years	$463,773
Capital Repair	6-10 Years	$83,503

ARCHITECTURAL NARRATIVE

ARCHITECTURAL NARRATIVE

Scope of Investigation
The Audit of the Architectural components of the facility were organized into the following categories:

- Exterior Envelope
- Concourse Areas
- General Seating
- Vertical Transportation
- Suites
- Food Service Areas
- Miscellaneous Spaces

Each of these categories were observed by the Osborn team. Each group has its own Narrative section below.

The assessment of these categories is based upon visual observation of the identified areas, systems, and equipment. The assessment services were limited to a visual survey of existing conditions and discussions with facility personnel. Destructive and non-destructive testing are excluded.

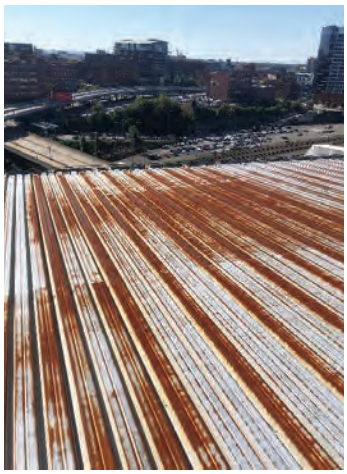
EXTERIOR ENVELOPE

Description of System
The exterior envelope includes roofing, granite base panels, aluminum curtainwall/glazing systems, and metal panels.

Observations
Roofing consists of single-ply membranes and metal standing seam deck. The membrane roofs are located at the Club and Upper Concourse Areas. The metal roofing is located on the canopies above the Upper Deck Seating Areas and consists of galvanized metal decking. Observed conditions of the membrane roofing showed no signs of leaking. See Photo A1. Parapet caps and sealant appear weathertight. Flashing and seams appear undamaged. No major water ponding was seen. Some roof areas had collected debris at the perimeter of roof drains. Surface rust was observed on roughly 30 to 40% of the metal roofing above the north Upper Deck Seating Area. Material loss of the decking was not seen. See Photo A2.

The granite panels are located at the base of the exterior wall. The panels are generally in good condition. However, there are specific locations where the granite was cracked. Repairs are intended under a separate scope of work and therefore have not been included in this assessment.


A1 - Typical single-ply membrane roof


A2 - Metal roof above upper deck seating

The aluminum curtainwall systems and metal panels are located on various portions of the exterior. Majority of curtainwall, with related glazing systems, and metal panels were observed. Aluminum finish is in good condition. No signs of moisture intrusion or gasket failure was observed with the glazing system. Perimeter and joint sealants appear weathertight and undamaged.

Discussion
The exterior envelope is in good condition, acceptably weathertight, and performing as designed

The single-ply membranes are generally in good condition. These roofs are at the end of their assumed 15 to 20 year warranty period and should be monitored as part of a routine maintenance plan. Collected debris should be removed. The metal roofing above the upper deck seating areas should be replaced. See the Structural Narrative of this report for additional metal canopy roofing suggestions and recommendations.

The curtainwall framing, glazing system, and metal panels are in good condition and weathertight. Similar to the membrane roofing, the sealant at the perimeter of the curtainwall framing and at the joints of the metal panels should be monitored as part of a routine maintenance plan.

Recommendations
Replace metal roofing above north and south upper concourse seating within 6-10 year time frame. Metal roofing should be monitored within 2-5 year time frame.

ARCHITECTURE | COST ESTIMATE		
Replacement of the metal roofing above upper deck seating:		
Capital Repair	6-10 Years	$796,320

CONCOURSE AREAS

Description of System

The concourse items assessed include doors and frames, concrete masonry walls, concrete floor slabs, and supporting structure located at the Main, Club, and Upper Concourse levels. Included in this portion of the evaluation are the perimeter security entrance gates located at the main concourse level.

Observations

Both hollow metal and aluminum storefront doors and frames on all concourse levels are generally functioning with hardware in fair condition. See Photo A3. On the Main and Upper Concourse levels roughly 30% of the hollow metal door frames are rusted at the base. See Photo A4. An estimated 30% of the hollow metal doors are misaligned and do not latch properly. Concession overhead coiling doors have visible weathered surfaces with apparent exterior face rust developing. The perimeter entrance gates at the main concourse level have surface rust developing. The gate hinges are rusting. And related cane bolts/drop rods are damaged and/or missing. See Photo A5.

Concrete masonry unit walls defining the main circulation hallways and paths were observed. Walls were generally found to be in good condition. Majority of mortar joints were undamaged. Coverage and quality of the painted finish was good. Control joints were sealed. In the Service and Main Concourse areas, some step-cracking in the mortar head and bed joints were observed. See Structural Narrative of Report for related additional information.

See Structural Narrative of Report for elevated concourse floors/decks and supporting structure.

Discussion

The door assemblies are heavily used, and in the open concourse areas, are exposed to the weather. Rusting hollow metal door frames with associated door should be replaced. Misaligned doors can be adjusted in the short term and do not need replacement. Overhead coiling door assemblies are at the end of a 20 year cycle.

All cracks found in non-bearing concrete masonry unit walls should be tuck-pointed. See Structural Narrative of assessment for related additional information.
Also, see Structural Narrative of assessment for elevated concourse floors/decks and supporting structure.

Recommendations

At the Main, Club, and Upper Concourse levels, replace all hollow metal door assemblies with hardware over 6-10 year time period. Overhead coiling door assemblies at concession areas on Main, Club, and Upper Concourse levels should be replaced over 6-10 year time period. Repaint the perimeter security entrance gates at the main concourse level within the next year. Replace all gate hardware.

A3 - Typical hollow metal door assembly

A4 - Typical hollow metal door rusting at base

A5 - Typical security gate hardware (damaged cane bolt)

ARCHITECTURE | COST ESTIMATE		
Replacement of hollow metal door assemblies in concourse areas:		
Material Repair	2-5 Years	$2,035,991
Capital Repair	6-10 Years	$349,575
Replacement of overhead coiling door assemblies:		
Capital Repair	6-10 Years	$335,750
Repaint perimeter security gates and replace all related hardware:		
Emergency Repair	0-1 Years	$25,200
Material Repair	2-5 Years	$92,400

GENERAL SEATING

Description of System

The general seating was visually assessed on a sample basis. Roughly 15-20% of the seating located in each quad of the Upper Bowl, the Club Level, and the Lower Bowl sections were observed.

Observations

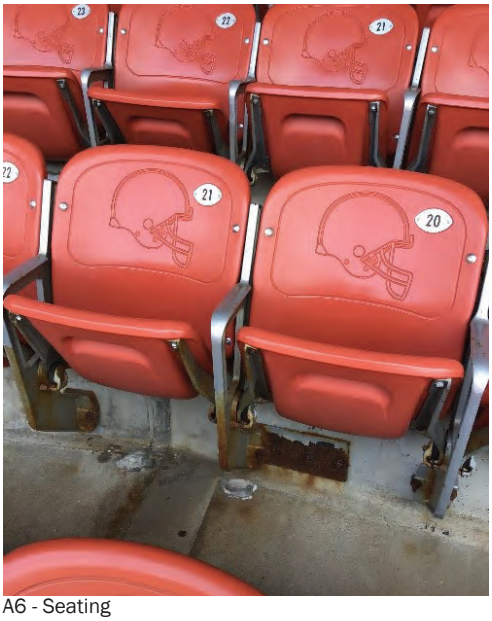
Seating in the Upper Bowl is generally in good condition. No rust or seat spring failure was observed. In the Club Level and Lower Bowl sections, rust is present on standard feet and bases. Seat standards have spring failure. Fading of the seat color is clearly visible. Within the percentage of seats assessed, none were found to be loose from the concrete deck. Seating was secure. See Photo A6. Seating in the "Dawg Pound" area of the lower bowl level consists of aluminum bench seating, both new and old. Paint is flanking off new benches in several locations. Seating was secure to concrete deck. See Photo A7.

Discussion

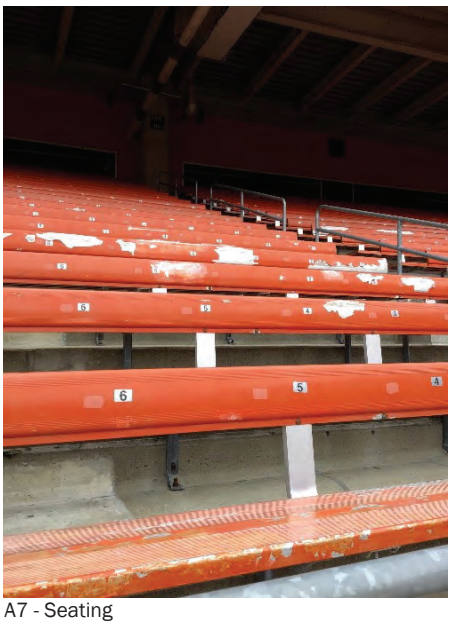
The Upper Bowl seating is in better condition compared to the remaining areas. These seats have been replaced in the recent past. Club Level and Lower Bowl can be refurbished or replaced. As part of a seating refurbishment process, the plastic seats, springs, and mounting bolts can be replaced. Given the condition of the seats in these sections, complete replacement is a better option. Bench seating in the Dawg Pound area can be repainted.

Recommendations

Replace seats within the Club Level and Lower Bowl sections over 6 – 10 year time frame. Seating in the Upper Bowl areas should be monitored for rusting, spring failure, and bolt fastening to deck condition. Dawg Pound benches should be repainted within 6 – 10 year time frame.



A6 - Seating



A7 - Seating

ARCHITECTURE | COST ESTIMATE		
Replace seating in the Club Level and Lower Bowl sections:		
Capital Repair	6-10 Years	$13,746,000
Repaint the seat benches:		
Capital Repair	6-10 Years	$31,600

VERTICAL TRANSPORTATION

Description of System

Vertical Transportation includes the elevators, escalators, and enclosed stairwells.

Observations

Assessment of the elevators is based on a prior report by Osborn Engineering in conjunction with KONE, who currently maintain the elevators. The escalators were not part of this assessment scope, and are not addressed in this valuation. Osborn Engineering report, dated October 12, 2015, Revised December 11, 2018, regarding "Elevator Assessment" has been attached as a supplementary document. Reference Appendix A. In addition, KONE has assessed nine public passage elevators. Interior finish upgrades are recommended. The kitchen elevator, not used by the general public, is not included. All enclosed stairwells were observed. Entry/exist hollow metal doors and frames are functioning with hardware in good condition. The hollow metal door frames are rusted at the base. Doors show signs of heavy use. Denting and damage to the door faces were common. Stair assembly miscellaneous metal components have surface rust developing. Typical areas include the stair risers and underside of stair landings. The stair enclosure roof joists and metal decking also have surface rust emerging.

Discussion

Interior finish upgrades to the passenger elevators include new cab interior panels and full Renova door operating packages. Dedicated circuits for the elevator cars A/C, providing A/C for each existing machine room, and updating machine room lighting are included. Reference Appendix A for complete discussion.

The entry/exit door assemblies at the enclosed stairwells are heavily used, and in the open concourse areas, are exposed to the weather. Rusting hollow metal door frames with associated door should be replaced. The amount of rusting observed on the stair and roof assemblies requires only spot repair. It is surface rust developing and does not require full painting of the entire stair and roof system.

Recommendations

Reference Appendix A for complete recommendations.

Replace all hollow metal door assemblies with hardware at the enclosed stairwell locations over 2-5 year time period. Repaint stair and roof areas where surface rust is developing.

ARCHITECTURE | COST ESTIMATE		
Upgrade elevators per Appendix A:		
Capital Repair	2-5 Years	$1,515,500
Note: 40% markup included due to capital repair timeline. Costs shown in Appendix A do not include markup.		
Replace hollow metal door assemblies at all enclosed stairwells, repaint stair roof assembly areas, including miscellaneous associated repairs:		
Capital Repair	2-5 Years	$655,890

SUITES

Description of Service

The suites are located on the lower and upper levels. Suite balconies, and related seating, suite corridors, and elevator lobbies are included.

Observations

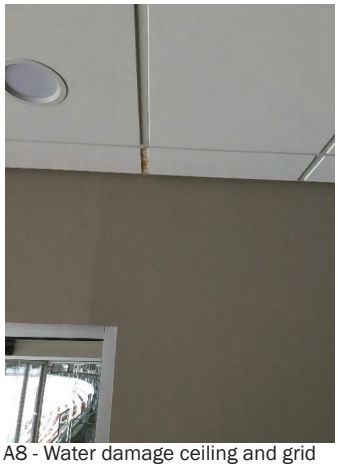
Every suite was observed and assessed separately to identify work related to floors, walls, and ceilings. The suites, related corridors, and elevator lobbies are all in overall good condition. A large number of suites observed had new floor, wall, and ceiling finishes. Suites were observed to be very well maintained. The suite doors and related hardware are in good condition. Frames show minor signs of normal wear. Flooring, in suite corridors and elevator lobbies, had recently been replaced and is in excellent condition. Within several individual suites, specifically on the upper level, minor water damage to the finish ceiling was observed. Water staining to the ACT panels and rusting of the ceiling grid was common. See Photos A8 & A9. On the exterior balconies, ponding water was present. Underside of concrete deck had water stained areas. Exposed structural steel was rusting. The seating in the exterior balconies had visible rust on standard feet and bases. Seat standards have spring failure and damaged vinyl covering was observed on roughly 10 to 15% of the balcony seats. See Photo A10.

Discussion

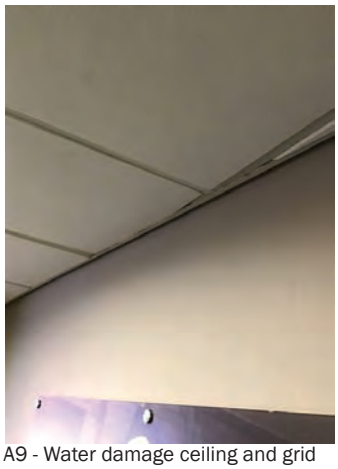
The water damage observed to the finish ceilings in the individual suites can be caused by condensation buildup on above ceiling mechanical unit and chilled water piping. Refer to Mechanical Narrative for additional information. Open sealant joints and cracking of the concrete deck can be contributing to the water staining and rusting steel observed on the suite balconies. See Structural Narrative for additional information regarding open sealant joints, crack repair, and steel refinishing. Balcony seating at the individual suites are original and should be improved. As part of a seating refurbishment process, the seats, springs, and mounting bolts can be replaced. Given the age of these seats, complete replacement is a better option.

Recommendations

Within the next year, investigate issue causing condensate buildup and repair per mechanical suggestions. Address open sealant joints and cracks in the upper concourse deck per structural recommendations. Replace damaged finish ceilings and grid in the disturbed areas. Over 6 – 10 year time period, replace seating in the exterior balconies.



A8 - Water damage ceiling and grid



A9 - Water damage ceiling and grid

A10 - Seating at suite balconies

ARCHITECTURE | COST ESTIMATE		
Replace damaged ceilings and grids, including miscellaneous associated repairs:		
Immediate	0 Years	$31,892
Replace seating in the exterior balconies:		
Capital Repair	6-10 Years	$2,133,000

FOOD SERVICE AREAS

Description of System

Food Service Areas include concourse concessions, kitchen areas, and adjacent/related storage. These areas are located on all levels of the stadium.

Observations

All food service areas were observed and assessed separately to identify work related to floors, walls, and ceilings. Food service equipment was not part of the assessment scope, and is not addressed in this report. Majority of the food service areas appear to be original construction. Upgrades were observed in specific concession areas based on marketing preference of the food and beverage provider. Floor finishes vary from sealed concrete, epoxy resin, and tile. Concrete floors appeared to be in good condition with no cracking. Tile in limited areas was cracked. Epoxy flooring was damaged in some areas, pulling up, and exposing the concrete slab underneath. See Photo A12. Majority of wall finish is fiberglass reinforced panel. The panels appeared in fair to good condition. Finish ceilings are 2'x2' and 2'x4' ACT. Limited areas are open to the structure above. Majority of the finish ceilings in concession and kitchen areas are in poor condition.

Discussion

Majority of the food service areas appear to be original construction. The sealed concrete and tile floor finishes can be maintained with routine/normal maintenance. Damaged tile should be replaced. Epoxy flooring should be repaired/ replaced. Finish ceilings should be replaced.

Recommendations

Maintain sealed concrete and tile floor finishes with routine/ normal maintenance. Over 6 – 10 year time period, epoxy flooring and finish ceiling should be replaced.

A11 - Epoxy floor in kitchen area

A12 - Finish ceiling in kitchen area

ARCHITECTURE | COST ESTIMATE		
Repair / Replace finish flooring, including miscellaneous associated repairs:		
Capital Repair	6-10 Years	$164,211
Replace finish ceilings, including miscellaneous associated repairs:		
Capital Repair	6-10 Years	$159,540

MISCELLANEOUS SPACES

Description of Service

Miscellaneous Spaces involve the service level corridors, service level offices, housekeeping areas, and janitor rooms.

Observations

All miscellaneous spaces were observed and assessed separately to identify work related to floors, walls, doors & frames, and ceilings. Floor finishes in these spaces vary from sealed concrete in the service level corridors, to epoxy flooring in janitor rooms, to carpet and VCT in the service level offices. Finish flooring appeared to be in fair to good condition. Wall finishes include painted CMU in the service level corridors and related spaces, and painted gypsum board in the offices areas. Water damage was clearly visible on the wall surfaces in the service level offices located in the southeast portion of Quad A. Worst case was seen in the finance office. This was a consistent observation in the service level areas of Quads A and D. See Photos A13 & A14. Ceiling material and finish varies in the miscellaneous spaces from unpainted concrete structure to 2'x2' and 2'x4' ACT with suspended grid. Similar to the walls, water damage was observed to the 2'x2' and 2'x4' ACT finish ceilings. This damage was adjacent to and in the same areas having wall damage described above. In a few areas having no finish ceiling, insulation was missing, damaged, and/or deteriorating.

Hollow metal doors and frames in the service level corridor are in fair to poor condition. Door and frames show signs of heavy use. Majority of doors observed are dented, misaligned, and do not close or latch correctly.

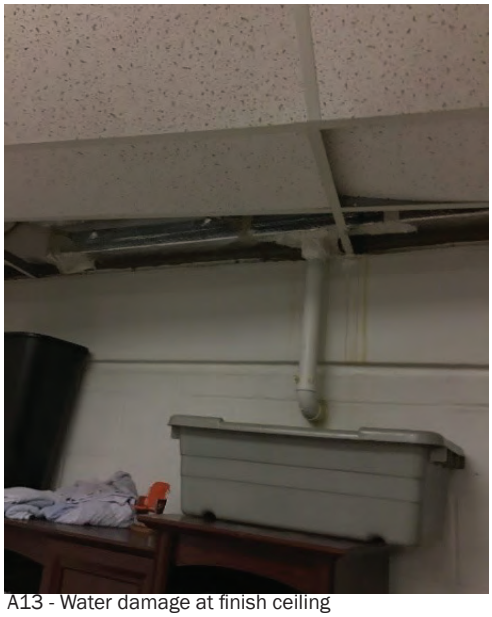
Discussion

Majority of the miscellaneous spaces appear to be original construction. The sealed concrete and epoxy floor finishes can be maintained with routine/normal maintenance. The water damage to the finish ceilings and walls could be caused from the blocked/damaged gutter and draining system located in the concrete deck above. Open sealant joints and cracking of the concrete deck can be allowing additional water into the service level spaces. See Structural Narrative for additional information.

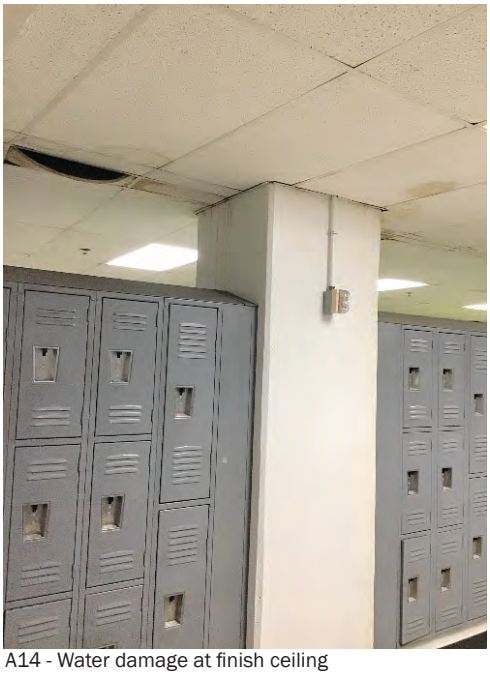
The door assemblies in the service level are heavily used throughout the year and are exposed to equipment damage. Damaged doors with associated hardware should be replaced. Misaligned doors can be adjusted in the short term and do not need replacement.

Recommendations

Maintain sealed concrete and epoxy floor finishes with routine/normal maintenance. Within the next year, wall finish should be repaired, and finish ceilings should be replaced. Replace hollow metal doors with associated hardware throughout the service level, quads A, C, and D over 6 – 10 year time frame.



A13 - Water damage at finish ceiling



A14 - Water damage at finish ceiling

ARCHITECTURE | COST ESTIMATE		
Replace the finish ceilings and repair the wall finish, including miscellaneous associated repairs:		
Emergency Repair	0-1 Years	$82,618
Replace hollow metal doors and hardware, including miscellaneous associated repairs:		
Material Repair	6-10 Years	$349,575

STRUCTURAL NARRATIVE

STRUCTURAL NARRATIVE

Scope of Investigation

The structural audit consisted of the review of many items that comprise the structural system at the stadium. Below is a listing of the types of items surveyed and an explanation of their relative importance in maintaining a viable venue for both the City of Cleveland and the Cleveland Browns. The actual condition of each item and recommendations for repair follow later within this Structural Narrative.

The structural evaluation is limited to the building itself. This evaluation does not include site retaining walls, drives, sidewalks, etc. Those site related items are included within the Civil Narrative.

As required within the Lease, we have provided a forecast of future deterioration based on our experience with structural deterioration as well as our long history of identifying and repairing the FirstEnergy Stadium structure. Please note that attempting to anticipate the level of deterioration over one year in the future is very subjective and highly dependent on the individual conducting the observations and that person's personal experience with the on-going deterioration of concrete, steel, and joint materials.

Individual structural items assessed within this section include:

General Repair Types

Patching: Includes the removal of loose, delaminated or spalled concrete surfaces on seat decks, vomitories, slabs, walls and other areas where the substrate is concrete.

Non-structural cracks: These types of cracks are generally are less than ¼" in width. These cracks are not considered to jeopardize the structural integrity of the overall concrete member. Instead, these cracks are addressed to prevent infiltration of water into the concrete substrate.

Structural cracks: These types of cracks do represent a structural concern that potentially can impact the structural integrity of the concrete member.

Guard rail posts: Includes the removal and replacement of concrete and/or sealant at the base of the guardrail post. Any concrete repairs would be similar in nature to the 'patching' of concrete as noted above. The sealant repair at the base of the post prevents water infiltration into the cold joint between the metal post and concrete.

Seat deck steps: Occasionally, the concrete steps in the seat deck aisles begin to deteriorate requiring the replacement of the step. This item is similar to the above concrete repair at guard rail posts.

Grinding of slabs: Includes the grinding of a concrete slab at a joint where one side of the joint sinks lower than the slab on the opposite side of the joint and is most common at slab-on-grade conditions. This repair eliminates a potential trip hazard. This type of repair is more common on the site surrounding the stadium and is therefore included in the Civil Narrative as well.

Masonry: This scope includes masonry block repairs at vomitory entrance walls. Additional masonry repairs throughout the stadium are included within the Architectural Narrative.

Joint Repairs Types

Backer rod & sealants: Includes the removal and replacement of the backer rod and sealant within a joint opening at slabs or at walls.

Cove joints: This scope is very similar to the above backer rod & sealant with the sole difference being cove joints are located at the interface of horizontal and vertical surfaces.

Precast joints: Includes the removal and replacement of preformed joint sealants designed for stepped tread & riser installations.

Sealant plugs: Includes the removal and replacement of sealant within a depressed void in precast tread. The void resulted at the precast embedded pick-point used during the original installation of the precast unit.

Control joints: This scope includes the removal and replacement of sealants in non-structural preformed joints in slabs and walls. Control joints include construction joints and also joints strategically located to control shrinkage cracks during the original concrete curing process.

Ramps / Bridges / Ramp Landing Repair Types

Slab and metal deck: This scope includes the removal and replacement of ramp slabs, metal floor deck and removal/ reinstallation of guardrails.

Removal of loose deck: Includes the removal of relatively small pieces of heavily corroded metal floor deck from the underside of the ramps. Removal is deemed necessary to prevent the corroded piece from dislodging and falling to the ramp slab below.

Steel frame reinforcement: Occasionally, the metal floor deck corrosion has grown in area to where it eventually becomes necessary to locally reinforce the slab to ensure structural integrity of the ramp.

Carbon fiber reinforced polymer (CFRP): This scope includes the installation of strips of CRFP to locally replace the tensile capacity of the failed metal floor deck.

Superstructure Repair Type

Touch-up painting: This scope includes the touch-up of the high performance paint coating system on the building's structural steel frame. The repair prevents further corrosion of the steel and secondarily addresses aesthetic issues where the corroding steel begins to discolor the adjacent painted surfaces.

Observations

The deterioration of concrete, joints, ramps and superstructure as observed at FirstEnergy Stadium is consistent with a 20-year old outdoor stadium in northern climates. The annual varying temperatures along with abundant rain/snow experienced in Cleveland, Ohio contribute to accelerated deterioration over what one would experience in a more temperate environment. The following represent our findings based solely on visual observations of readily accessible construction. The scope of this audit did not include invasive exploration of existing construction nor testing of any materials.

The individual repair types are commonly found throughout the exposed areas of the stadium's seat deck and concourse areas unless specifically noted otherwise.

It must be noted that the City and also the Browns have continually implemented annual concrete repair projects to address deterioration as it becomes visible. In addition, these renovation projects included pro-active measures to minimize or eliminate future deterioration that otherwise would have developed sooner at greater expense.

S1 - Typical Spalled Concrete

General Repair Types

Patching: The observed concrete spalls are found in varying locations including tread & risers, vomitory walls, and curbs. In general the areas to be patched are partial depth and predominantly a result of the corrosion of the embedded steel reinforcing. Some areas of failed concrete can be found immediately adjacent to a failed joint sealant. The infiltration of water into a failed sealant allows for additional moisture to advance to the reinforcing steel accelerating overall deterioration. See Photo S1.

S2 - Typical Cracked Concrete

Non-structural cracks: The existence of these types of cracks are inherent in concrete construction. Therefore, it was anticipated that we observed non-structural cracks throughout the stadium. Most of the cracks could be found in cast-in-place walls and concourse slabs. The extent of non-structural cracks in the precast seat deck was predictably less because the pre-stressed precast was fabricated under controlled environmental conditions thus minimizing the existence of tensile forces that induce such cracking. See Photo S2.

Structural cracks: These types of cracks typically result from unanticipated loads acting upon the structural member. We identified structural cracks in varying locations throughout the building. Typical locations included elevated concrete slabs and cast-in-place walls. However, the quantity of structural cracks in the building were far less than the number of observed non-structural cracks.

Guard rail posts: We observed deterioration of the concrete at several guard rails posts at both vomitory walls as well as in the seat deck aisles. Considering the number of guard rail posts in the stadium the number of observed failures is considered very low. See Photo S3.

S3 - Typical Concrete Damage at Guard Rail Post

Steps: The steps located within the seat deck aisles often include an embedded guardrail post. As noted above there are locations where the concrete surrounding the post has cracked resulting in the need to replace that step. See Photo S4.

Grinding: Because the vast majority of the slabs in the building are elevated slabs there is little opportunity for uneven slab surfaces to develop. This condition is more commonly experienced in slab-on-grade construction. Therefore, the quantity of slab surfaces requiring grinding is very minimal.

Masonry: We observed localized failure of masonry in several of the vomitory entrance walls. The failure consists of cracked cmu block. It appears as if the cracks originated from unanticipated load from the precast seat deck unit above. See Photo S5.

Joint Repair Types

Backer rod and sealant: Typically sealant materials exposed to the environment and UV can be expected to have a useful service life of 7 to 10 years. As a result, the continual repair of such joints can be expected annually for the life of the stadium. We did observed failed joint sealants in a variety of locations as anticipated. It should be noted that a significant quantity of repair is located behind the fixed seats throughout the seating bowl. Removal and reinstallation of the seats is time consuming and likely will necessitate replacement of the removed 20-year old fixed seats. See the Architectural Narrative for additional information on fixed seat replacement. See Photo S6.

Cove joints: Much like the backer rod & sealant narrative above we did find numerous joints that require attention. Cove joints are segregated from the typical backer & sealant joints solely because cove joints potentially are slightly more costly to replace than is a single plane conventional backer rod & sealant joint.

Precast joints: Each unit typically includes up to (3) three rows of seat deck. The precast units when originally installed necessitate filling the open joint between adjacent joints on both ends. The joints were filled with a pre-formed sealant material that is epoxied into position. As with other types of joints, the joint material begins to fail due to exposure to environmental conditions and UV rays. Many of the original joints have already been replaced over the past 10 years but there remains areas of seat deck where the joint material was installed during the original stadium construction. See Photo S7.

S4 - Typical Deteriorated Aisle Step

S5 - Typical Masonry Cracking at Vomitory Wall

S6 - Typical Failed Backer Rod and Sealant Joint

S7 - Typical Precast Joint

Sealant plugs: Typically each precast unit includes several voids that must be filled with sealant. The voids were originally cast into the precast unit to allow the installer's crane to pick up and maneuver the unit into its position. The void no longer serves a purpose but the void must be filled to prevent water from ponding in the depression. Again, the installed joint material has a useful service life of 7 to 10 years.

Control joints: Concrete construction inherently requires a large quantity of control joints to manage unavoidable shrinkage cracks. These joints are also necessary where one concrete pour ends and the next begins. In a stadium as large as FirstEnergy there are a vast number of joints that require regular maintenance.

Ramps / Bridges / Ramp Landing Repair Types

It must be noted that the City and Browns began implementing a replacement project for the ramps, bridges and ramp landings several years ago. As of this writing, all of the bridge slabs and ramp landings have been replaced and require no additional work at this time. Several of the ramp slabs on the NW ramp system have been replaced including (2) two ramps replaced in 2018. With that said, there are many additional ramps to be replaced in the stadium's four ramp systems located in each corner of the building. See Photo S8.

S8 - Typical Corroded Metal Floor Deck at Ramps

The following deterioration narrative is solely applicable to those ramps that have not yet been addressed.

Slab on metal deck: The metal floor deck supporting the ramp slabs has begun to deteriorate due to the infiltration of water through the slab joints. The trapped moisture located between the slab and metal deck causes the deck to fail along a line directly below the slab joint above. Over time, the deck corrosion advances to a point where the structural integrity of the slab is jeopardized.

Removal of loose deck: The above noted corrosion of the metal floor deck results in small isolated portions of the heavily corroded deck to begin to fall away from the parent metal. The loose pieces of deck are of varying sizes and shapes with a typical size of less than 10 square inches. These loose areas of deck are a potential life/safety to anyone traversing below should the metal dislodge and fall.

Steel frame reinforcement: The corrosion of the metal floor deck is a continual process. Due to the very high cost to replace a ramp slab it becomes necessary to implement a structural reinforcement program to lower the load imposed stress on the slab system. These frames are installed to decrease the span of the slab allowing for continued use of the ramp until a replacement of the ramp can be funded.

Carbon fiber reinforced polymer (CFRP): Another repair tactic to allow for continued use of the ramp prior to replacement consists of the installation of CFRP strips to the underside of the exposed concrete deck. The CRFP has the capacity to replace the completely failed metal deck in isolated areas.

Superstructure Repair Type

Touch-up painting: The quantity of exposed structural steel frame at FirstEnergy stadium is extensive with much of the building's steel columns and raker beams visible. Over time, the high performance paint coating begins to fail resulting in the development of surface corrosion. Due to the age of the coating it was expected that areas of failed paint can be found in localized areas throughout the stadium. See Photo S9.

S9 - Typical Surface Corrosion on Structural Framing Member

Discussion

The following narrative expounds on the above observations. This section includes commentary on the above observations, possible repair options, and repair/replacement recommendations. Continual repair of concrete, steel and joints should be expected to occur annually at an open-air stadium. Left unattended, deterioration often continues to increase in size and correspondingly expenses. This on-going deterioration grows at an exponential rate resulting in higher life-cycle costs than if the repairs were implemented in a pro-active systematic manner. As stated above, the City and the Browns have implement annual repair programs to address not only visible deterioration but also in an attempt to arrest the on-going development of distressed structural components.

General Repair Types

Patching: As noted previously, the spalling of concrete is primarily attributable to corroding embedded reinforcing steel. The corrosion process increases the volume taken up by the

corrosion by-product. This process can potentially increase the volume 7x the volume of the parent reinforcing steel. The resulting internal stress within the concrete is sufficient to induce micro-cracking off the concrete substrate. In turn, water infiltrates the crack to initiate further advancement of the corrosion process at an exponential rate. Repairing deteriorated concrete as it develops is the standard means to combat spalling concrete. Another option for consideration is the application of a protective coating to eliminate water infiltration into the concrete substrate. Such coatings can have a high initial cost and typically have a useful lifespan of about 10 years. The decision to apply a protective coating should be done on a location-by-location basis considering initial expense and anticipated duration of protection.

Non-structural cracks: The sealing of non-structural cracks is an example of proactive maintenance. Such action eliminates the infiltration of water into the crack thus preventing corrosion of reinforcing steel; or consequential damages to finished spaces below the cracked concrete. The annual repair program should evaluate such cracks and consider the impact of any decision not to repair such cracks.

Structural cracks: As structural cracks appear they should be addressed on an annual basis. It is important to reestablish the full structural integrity of a concrete member. Typically, these cracks are filled with a specialized epoxy manufactured in a high viscosity liquid that can penetrate very fine cracks bonding the substrate together. Prior to any such repair, it is important to identify the likely cause of the structural crack. Without addressing this primary cause it can be expected that the crack will reappear in the near future.

Guard rail posts: A guard rail post must be properly anchored within the concrete substrate in order to maintain stability of the rail. Often, water migrates in the cold joint between the rail and the concrete. This condition under reoccurring freeze/thaw cycles quickly causes cracks to form radiating from the post. The cracks cause the concrete to fail via a large spall. Without the proper stabilization of the guard rail assembly it cannot withstand the code-mandated lateral loads resulting in a potential safety hazard.

Seat deck steps: The process described above for guard rail posts is applicable to seat deck aisle steps. Steps are especially susceptible to cracking and failure due to the relative proximity of the post to the edge of the step. Again, a potential safety hazard can develop should the concrete surrounding the post fail.

Grinding of slabs: An uneven slab surface across a concrete joint can become a potential trip hazard. Each occurrence should be evaluated to access the safety risk that exists. When necessary the concrete on the 'high' side of the joint should be ground down to provide a relatively smooth transition across the walkable area.

Masonry: While not necessarily a significant structural concern, the cracked masonry should be addressed to prevent water infiltration through the wall assembly. Such moisture intrusion can damaged finished spaces behind the wall and potentially create an environment favorable to the advancement of deterioration to concealed structural components.

Joint Repairs Types

Backer rod and sealants: Due to the relatively short useful lifespan of joint materials it can be expected to be an on-going maintenance issue at an open-air stadium facility. The repair detail must consider the width of the joint opening and possible movement of the structure on each side of the opening. It is important to detail and construct the joint accordingly in order to maximize the useful service life of the repair.

Cove joints: These types of joints do not often have the same substrate movement considerations of a backer rod & sealant joint. However, detailing and construction of the joint is important to prevent premature joint failure and water infiltration.

Precast joints: As noted previously, some of the original precast joints still exist from original stadium construction. 20-year old joint material should fully expect water to readily migrate through the joint opening. It is especially important to replace these joints where located over usable and sometimes finished space below. However, the joints located in the stadium's lower deck on the east and south sides of the stadium only have a crawl space below so the repair of these joints can be delayed if necessary.

Sealant plugs: Repair of the sealant plug voids is a relatively insignificant item for consideration. However, it remains necessary to fill the voids to prevent water ponding on the tread surface.

Control joints: Due to the very high quantity of control joints at the stadium, it is an on-going maintenance effort to prevent water infiltration through the joint opening. While the cost per foot to repair these joints is relatively minor the excessive quantity of joints can result in a significant annual expense.

Ramps / Bridges / Ramp Landing Repair Types

Slab and metal deck: There are 46 ramp slabs at FirstEnergy stadium. To date, only three (3) have been replaced. Conversely, all the bridge and ramp landings have already been replaced. The unrepaired ramps must be replaced as funding becomes available because of the advanced deterioration of the metal floor decks. Based on recent past experience at the stadium, the cost to repair one ramp section is approximately $300,000 in 2018 dollars. These floor decks act compositely with the concrete slab to support pedestrian and equipment loading. When the corrosion of the metal deck advances far enough it becomes necessary to either replace the slab or implement remedial repairs. Without such action the ramps must be closed and unusable to all traffic. The following three (3) repair types are considered remedial repairs for consideration on a case-by-case basis.

Removal of loose deck: It is imperative to remove loose metal deck as it becomes noticeable. Without action it is possible that a small piece of corroded deck will dislodge and fall possibly striking someone walking below. These repairs should be done

continually throughout the year because the ramps are used daily by maintenance personnel. It is our understanding the Browns have been following this remedial repair guideline over the past few years on a continual basis.

Steel frame reinforcement: The installation of a supplemental steel frame is necessary when the metal deck corrosion is well advanced compromising the structural integrity of a local area of the ramp. The previously installed steel frames were designed to shorten the span of the concrete slab between steel beams. This repair is considered as temporary and not to be considered as a permanent solution to the distress of the ramps.

Carbon fiber reinforced polymer (CFRP): As the corrosion of the metal floor deck continues it eventually requires localized reinforcement of the concrete slab. The metal deck provides critical tensile support of the slab/deck assembly. Installation of CFRP strips replaces the localized loss of the metal deck. Again, this repair is to be considered temporary and not a permanent solution to the on-going ramp deterioration.

Superstructure Repair Type

Touch-up painting: The touch-up repairs to the high performance paint coating system on exposed structural steel is important for two (2) primary reasons: First, the repair work will prevent the corrosion from advancing thus jeopardizing the structural integrity of the steel framing member. Secondly, timely repair of the coating prevents unsightly discoloration of the adjacent painted surfaces due to corrosion staining.

Recommendations

As noted previously, the City of Cleveland in conjunction with the Cleveland Browns have implemented a series of annual structural repair projects over the past number of years. These repairs have been successful in managing the expected on-going deterioration of this open-air facility. Without such action, the quantity of deterioration and the scope of distress would undoubtedly been much greater than we observed as part of this Audit process.

We recommend that annual repairs continue to proceed for the foreseeable future because it should be fully expected that deterioration of concrete, joints and structural steel will continue. The on-going pro-active approach to addressing repairs as identified annually is the most appropriate tactic and best use of available funding.

Osborn recommends the following be implemented on an annual basis:
August - Structural engineer conducts a structural survey of the stadium
September - City/Browns decide on project scope
October to December - Capital repair construction documents developed
January - City/Browns authorize construction
February - Capital repair bid process concludes
March to July - Construction phase

STRUCTURAL | COST ESTIMATE		
Immediate	0 Year	$0
Emergency	0-1 Years	$4,199,823
Capital Repair	2-5 Years	$14,327,572
Capital Repair	6-10 Years	$14,483,072

PLUMBING NARRATIVE

PLUMBING NARRATIVE

Scope of Investigation
The audit of the mechanical systems has been organized into the following categories:

- Domestic Cold Water System
- Sanitary and Storm Piping
- Domestic Water Heaters
- Grease Traps

This report is based upon our inspection of the facility's plumbing equipment and associated piping. All areas of the facility were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing. This level of inspection does not clearly reveal all defects and requires certain engineering assumptions be made to establish condition. These assumptions cannot always be verified without extensive testing, some of which can be destructive. Therefore, this report is not to be considered a guarantee of the exact condition, life expectancy and total extent of potential repairs of the plumbing systems inspected.

DOMESTIC COLD WATER SYSTEM

Description of System
The domestic cold water enters the facility with adequate backflow prevention. After a flooding incident that occurred in 2007 when debris became clogged in the water closet flush valves, a 100 micron filtration system was added. Domestic water booster pumps with variable frequency drives are located in the Service level main mechanical room and the controllers have been replaced recently. The domestic cold water is routed throughout the facility to all concessions, suites, restrooms, and Club Areas.

The facility has manually operated Plumbing fixtures for water closets, urinals, and sinks. They are standard flow rate, no low flow fixtures are used in the facility.

Each suite has a water closet & lavoratory in the restroom and bar sink in the main seating area. All fixtures observed were in good condition.

Observations
On the Main Concourse, it was observed that the paper jacket on several domestic water branch lines was deteriorating from being exposed to the weather. This exposed the fiberglass insulation and reduces its' effectiveness. See Photo P1.

A common issue was found above the ceiling of the suites is that the fiberglass insulation that has not been properly secured. This included but was not limited to insulation of cold water piping, storm water piping, and sanitary piping. See Photo P2.

The general condition of the domestic water piping is poor. Distribution piping 4" and larger is galvanized steel with smaller piping installed is copper. Maintenance is required to flush the domestic water system 48 hours prior to any event to clear the debris and discoloration from the water.

P1 - Domestic Water Insulation with worn off paper jacket


p2 - Unsecured Insulation in Suite Level Ceilings

Based on discussion with Stadium maintenance staff, heat tracing applied to the piping exposed to ambient conditions has failed in numerous areas on the courses.

Discussion
The flood of 2007 inside the Stadium was believed to be caused by stirring up of sediment inside the domestic water main entering the Stadium and clogging the flush valves diaphragms. This led to the installation of an Orival water filtration system at the domestic water entrance to the building. The filters have been relatively clean over the years during inspections. The constant filling and draining of the domestic water system is causing the interior of the galvanized pipes to corrode and rust. The stadium must flush the pipes 2 days prior to games to remove the debris and rust coloring of the water. The fine rust particles have also reduced the life of the small water heaters in the building. 20-40 gallon Electric water heaters and in some locations instantaneous heaters are located in concession areas inside the Stadium. The fine rust particles plug the orifices on the heaters, leading to premature failure.

The presence of the corrosion in the galvanized pipes leads to additional pressure drop in the system and decreased efficiency of the domestic water heater. A common problem in the kitchen and concessions is the flowing of hot water into the cold water system as the hot water piping is at a higher pressure than the cold water piping. Further investigation will be required if this is just an issue with the settings on the cold water pressure reducing valves.

The amount of maintenance labor is very high to repair failed heat tracing and repair burst water lines in the wintertime as only select areas of the Stadium are drained. There was been a desire to drain the entire domestic water system except for areas that have a non-football season usage such as the Club areas for private events. Draining the system in winter after the Browns season will eliminate the need to heat the unoccupied levels of the stadium as there is no water in the pipes to freeze, drastically decreasing the energy consumed by the stadium.

Recommendations

We recommend removing and replacing of all 4" and 6" galvanized domestic water piping in the stadium. This will reduce the amount of the water and sewer utility costs for the city. There would also be maintenance labor savings by not having to flush the system so frequently.

We recommend adding drain valves at numerous locations in the domestic hot and cold water systems. The drain valves should be added at the bottom of domestic risers to the upper levels. Investigation will have to be performed to determine suitable locations in the sanitary system that a hose can be attached to the drain valves and routed a suitable distance to a drain.

SANITARY AND STORM PIPING

Description of System

Storm and sanitary piping is routed horizontally to storm and sewage ejection pumps located in the lower level of the building. The storm and sanitary forced main piping is routed to the city mains on the exterior of the building.

Floor drains are located in all mechanical equipment rooms, restrooms, and concession work rooms.

Observations

In the dock and employee parking areas we observed the trench drain grates that are not securely attached to the drain body as the grate tabs have broken off and no longer can be secured. When the grate is not secured in place, large particles of waste can get into the drain and cause blockage. This is also a tripping hazard causing safety issue. See Photo P3.

On the concourse level, we observed storm and domestic piping insulation to be very dirty and the paper jacket torn in numerous areas. See Photo P4.

The seating area of the stadium is pressure washed after games to clear the debris from the stands. Any dirt and fine debris is pushed toward the bowl drains, which is a part of the storm system. We observed when a grate cover was removed, the drain body area is clogged with debris we are assuming the horizontal portion of the storm piping is not pitched properly. See Photo P5. This has also led to ponding of water near the drains under the seats.

In discussions with Stadium maintenance staff, an underground storm line under the home team tunnel was found to be broken after a camera was extended into the underground line.

P3 - Unsecured trench drain gate

P4 - Disintegrating Storm Insulation

P5 - Bowl Drain Debris

Discussion
Open trench drain covers are a tripping hazard and new grates shall be installed.

The paper insulation cover on Concourse storm and sanitary being torn and dirty is more of an aesthetic issue as it does present the Stadium as not having a clean appearance.

Based upon discussions with Stadium Maintenance, the storm or sanitary lines have never been jetted out with a pressure system. Years of debris, beer, and cola syrup entering the sanitary system may have caused some issues.
Based on discussion with Stadium maintenance staff, heat tracing has failed on numerous areas of the storm and sanitary piping that is exposed in the Lower concourse area. Insulation has also damaged in areas, which exposes the heat trace and loses its effectiveness.

Recommendations
We recommend that new trench drain covers be installed on all drains in the enclosed parking area.

We recommend that the insulation with a damaged or dirty cover be covered with a PVC jacket.

We recommend the main underground sanitary lines and bowl drains be jetted out and cleaning of the sanitary holding tank to ensure adequate flow in the future

The area under the home team tunnel will have to be excavated to replace the broken section of pipe.

DOMESTIC WATER HEATERS

Description of Service
All concession areas above the service level have individual 30-50 gallon electric water heaters to serve various locations.

The service level Mechanical room houses three (3) natural gas water heaters manifolded together with (1) 3000 gallon hot water storage tank to serve all areas not served by an individual electric water heater. All three (3) of the domestic water heaters were replaced in the past 10 years. Temperature and pressure relief valves have been replaced recently on the hot water heaters. An upgraded hot water thermostatic mixing valve for the Stadium was installed for precise temperature control in low flow situations such as on non-game days.

The hot water for the Suite lavatory and bar sink is provided by an instantaneous hot water heater located under the bar sink. The lifespan of the heaters varies and they are replaced on an as needed basis by the Maintenance staff upon failure.

Observations
All natural gas water heaters in the service level mechanical room are new and in good operating condition, however, the associated hot water storage tank is original to the stadium and at the end of it's useful. Per Browns maintenance staff, electric instantaneous water heaters in the suites and family toilets are being replaced as needed. Electric water heaters serving the concessions have also been replaced on an as-needed basis.
In discussions with Stadium maintenance staff, the bladder of the expansion tank at the main gas fired heaters has failed.

Discussion
Hot water storage tanks have a typical service life of around twenty (20) years. While functioning at an acceptable capacity, a rupture might not be imminent, but would lead to no hot water availability throughout the stadium. Given, the size of the storage tank, adequate time must be allotted to install new tanks and provide resources to remove the existing tank.

Our opinions and recommendations within this document are based on manufacturer specifications and input from Browns facility staff. It has been indicated that heavy sediment build up from the domestic water supply has infiltrated the water tank. This sediment build up is result of a stagnant water in pipes and the corrosion of the pipe inner walls. Sediment build up in the hot water storage tank further degrades its structural integrity and increases the probability of a catastrophic rupture.

Recommendations
As a proactive measure to eliminate the chance of a catastrophic rupture leading to loss of hot water in the stadium, we recommend the existing 3,000 gallon hot water storage should be removed during an the off-season and replaced two (2) 1500 gallon storage tanks. The size of the existing storage is very large, requiring a shut-down of essential water services and a staged removal. The installation of two smaller tanks would allow for easier maintenance, and in the case of a rupture or emergency, these tanks can be removed and replaced with equivalents that have a much lower manufacturer lead time.

GREASE TRAPS

Description of System

Installed during the stadiums originally construction, grease traps are installed at kitchen sinks at all concessions and the main kitchen in the service level. When water and food elements drain from the sink into the grease trap, solid foods sink to the bottom while lighter grease and oil floats to the service. If an excess quantity of food solid waste enters the grease trap, heavy build up can occur which leads to blockage.

Observations

An inspection of a number of grease traps with the Stadium plumber revealed their ability to capture and intercept grease is greatly diminished due to heavy usage, age, and rotting. Installed in 1999, all grease traps on site have reached the extent of their useful service life. In most inspected grease traps, the internal baffles are rotting and falling apart. See Photo P6.

Discussion

The grease traps are heavily used and often handled incorrectly by concession staff. Concession staff are comprised of volunteer workers who, in some cases, are not aware of food waste that can be drained into the sanitary system. In many cases, as reported by Browns facility staff, large amounts of solid food waste are drained into the kitchen sinks, leading to an excessive levels of waste in the bottom of the trap. This adds additional wear to the grease traps and limits the effectiveness to intercept grease before it enters the sanitary system.

Recommendations

To eliminate further clogging of the sanitary system, it is recommended that all grease traps in the facility be replaced with new equivalent units, as the current units that are rotting out are no longer effective.

P6 - Rotted Grease Trap

PLUMBING | COST ESTIMATE		
Immediate	0 Year	$72,602
Emergency	0-1 Years	$386,775
Capital Repair	2-5 Years	$36,218
Capital Repair	6-10 Years	$0

MECHANICAL NARRATIVE

MECHANICAL NARRATIVE

Scope of Investigation
The audit of the mechanical systems has been organized into the following categories:

- Chiller Plant and Piping
- Air Handling Units/Fan Coil Units
- Radiant Heating
- Building Automation System (BAS)
- Refrigeration Systems (Walk-in Coolers and Freezers)
- Exhaust Systems
- Technology Rooms

This report is based upon our inspection of the facility's mechanical equipment and associated piping and ductwork. All areas of the facility were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing. This level of inspection does not clearly reveal all defects and requires certain engineering assumptions be made to establish condition. These assumptions cannot always be verified without extensive testing, some of which can be destructive.

Therefore, this report is not to be considered a guarantee of the exact condition, life expectancy and total extent of potential repairs of the mechanical systems inspected.

CHILLER PLANT AND PIPING

Description of System
Upgraded to new chillers in 2016, the plant consists of three (3) 410 nominal ton Johnson Controls air-cooled screw chillers (CH-1 through 3), each rated for 366 tons capacity at original design conditions. The total plant capacity is 1,098 tons. The design entering and leaving chilled water temperatures for CH-1-3 are 56.0°F and 44.0°F, respectively. The chilled water mains are 12 inch and the system is configured as variable speed primary / variable speed secondary, with 30% ethylene glycol as the fluid.

The primary pumps are headered together and each chiller has an automatic isolation control valve so that any pump can serve any chiller. Each primary chilled water pump (P-1 through 3) has a design flow rate of 800 GPM at 100 feet of head. There are two sets of variable speed secondary chilled water pumps, one set serves the north half of the stadium and the other set serves the south half of the stadium. Each set of pumps has a lead and standby pump. The north pumps (P-N-1A and P-N-1B) have a design flow rate of 1,000 GPM at 100 feet of head. The south pumps (P-S-1A and P-S-1B) have a design flow rate of 1,100 GPM at 140 feet of head. These series of north and south pumps supply chilled water to the AHUs and FCUs on the north and south sides of the building, respectively.

Observations
As part of a modernization of the chiller plant, all three (3) 400 nominal ton Trane chillers were replaced with new 410 nominal ton Johnson Controls air-cooled constant speed screw chillers. All existing piping and systems have been adequately maintained after the upgrade. However, it was discovered that the primary-secondary bridge piping original to the building was incorrectly installed, limiting the effectiveness of the chilled water loop and leading to inadequate flow to the south side of the stadium.

In the individual Suites at the fan coil unit, there is noticeable water saturation of the insulation and fibers possibly causing black mold. There appeared to be leaking drain valves or chilled water controls valves on the pipes. See Photo M1.


M1 - Water Saturated Insulation; FCU Chilled Water Piping

Discussion
As a result of the incorrectly installed chilled water bridge piping, the inadequate flow to the south side results in higher supply temperature water to air handling units, limiting the air handlers' ability to keep with demanded space temperatures during the summertime.

Insulation of the chilled water piping in several individual suites was noted to be worn or falling off. If the vapor barrier of the insulation is broken, the insulation will lose its performance values and create a location for mold to grow. When the FCU's are started up several days before a football game to cool the Suites, the hot humid air that has infiltrated the Suite will condense on uninsulated cold surfaces such as chilled water control valves and drain valves. The condensation will then saturate the insulation or drip onto the ceiling tiles below.

Recommendations
The only solution to ensure adequate flow to both sides of the building is to demolish a portion of the existing piping in the Mechanical room as required to re-install as originally shown on the 1999 construction documents. The proposed new Bridge piping would be 6-inch diameter and would include:

- A bidirectional electromagnetic flow meter
- A Fully modulating 2-way control valve
- Butterfly valves to isolate the flow meter and control valve

In the Suites, we recommend the insulation on all chilled water piping located in the Suites be replaced. Insulation shall also be provided on the bodies of devices such as the control valves and drain valves.

AIR HANDLING UNITS / FAN COILS / VAV BOXES

Description of System

Air Conditioning is provided at the Stadium for areas such as the Suites, Offices, Club Areas, Locker Rooms, and Press Areas. Air is distributed with ductwork from approximately 22 Air Handling Units (AHU), VAV boxes, and 110 Fan Coil units (FCU) to supply air distribution devices which are typically 24" x 24" diffusers located in lay-in ceilings. Larger areas such as the offices and club level concessions have rooms that are zoned with variable air volume (VAV) boxes.

On the Lower and Upper Suite levels, each suite has a chilled water fan coil unit with an electric heating coil located above the ceiling. Supply air is ducted to two (2) supply air diffusers in the ceiling in each suite. A wall mounted Siemens thermostat controls the sequencing of the heating and cooling in the Suite. The fan coils were found to be in good condition with small amounts of surface corrosion.

On the service level, makeup air units are used to supply supplemental air to the service level space as a means of pressurization, such as service corridors, dock, and field/ maintenance areas, in conjunction with some areas having conditioned air.

Observations

The AHU's across the facility are in fair condition and expected to last another five to ten (5-10) years. The Browns Maintenance staff does regular preventative maintenance such as filter changing, fan bearing greasing & alignment, and belt tensioning on the fans to the proper tightness. The unit door gaskets are intact and there is no noticeable leaks. However, the internal lining on multiple sections of AHU casing has steadily disintegrated over the years, due to typical usage. See Photo M2.

A common issue found above the ceiling of the suites is the fiberglass insulation has not been properly secured in several instances per suite. This included but was not limited to insulation of the supply air ducts, outside air ducts, and concrete deck.

The fan coils, also located in the ceiling space of each suite, were found to be in good shape with no surface corrosion. The inside of the units were not inspected for condition, but from the condition of the exterior of the unit and other components above the ceiling, we expect the Fan Coils to last at least another 5 to 10 (5-10) years.

The Hastings makeup air units in the service level were observed to be in working condition, with the exception of HV-1D1, as the unit was not functioning and in a level of disrepair per Browns maintenance staff. This unit pressurizes the service corridor directly adjacent to Mechanical Room 1.44.04.

Discussion

The typical lifespan for AHU's is 20 – 30 years where not exposed to harsh environments. As all equipment is located indoors under controlled conditions, the 30 year target should be achievable with regular, scheduled maintenance. All major air conveying devices such as AHU/FCU/VAV boxes' are original to the building.

The VAV boxes located above the ceiling have issues with the electric heat. Internal components on the heaters such as contactors have been in need of replacement with the parts becoming increasing difficult to obtain.

Recommendations

For AHU's with shredded interior lining, we recommend covering up it up with a sheet metal cover to prevent further erosion.

We recommend replacement of the Hastings heating and ventilating unit (HV-1D1) as it has reached its useful life expectancy and a working unit is necessary for the proper ventilation of the service corridor.

M2 - AHU Deteriorating Internal Lining

HEATING

Description of System

The heating system for the building consists of electrical resistance heating in the air conditioning units such air handling units, fan coils, and variable air volume boxes, in conjunction with electric heaters placed in concessions, outdoor bathrooms, outdoor suite seating, mechanical rooms, and lobbies.

In the lower and upper suite level outdoor seating, each suite is provided with an array of four (4) electric radiant unit heaters. Each suite is equipped with an indoor wall timer that controls the radiant heater. Only the heaters associated with the 2014 suite renovations are new from the renovation. All other radiant heaters associated with the non-renovated suites are originals from 1999. Refer to Photo M3.

The stadium is also equipped with a field heating system. This system consists of four (4) natural gas boilers where water/ethylene glycol mix is fed through a series of rows underneath the turf to heat the playing surface to a comfortable level and avoid injury from a hard and frozen field.

Observations

It was noted during discussions with Browns maintenance staff that the Upper and Lower suite level outdoor radiant heaters are a complaint among suite owners. Original radiant heaters located on the outdoor suite seating areas take a noticeably long time to heat up, and in some cases they give out a diminished level of heat output. Heat output varies among suites, with some providing more heat than others. A uniform level of outdoor heating is not experienced by suite owners.

The cabinet heaters in the restrooms and concessions are visually in poor shape; with rust and heavy usage visibly apparent. Internal components on the heaters such as contactors have been in need of replacement with the parts becoming increasing difficult to obtain. See Photo M4.

From an inspection perspective, all other heating equipment integral to AHUs and FCUs are in functioning condition and expected to last another 5-10 years; the typical useful service life of those equipment.

Discussion

The outdoor seating radiant heater are past their useful life and have been outputting a diminished amount of heat. These heaters are visibly warped and do not function as originally intended. The heat output is not enough to provide comfortable seating for suite owners.

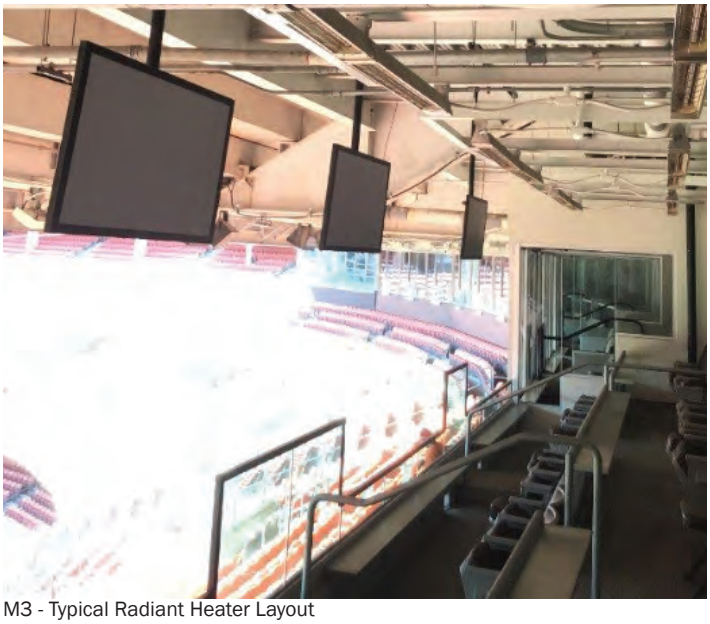
The unit and cabinet unit heaters are past their useful life according to the ASHRAE equipment life expectancy chart.

The field heating boilers and hydronic components currently are at the end of their useful life. The entire system should is functional, but has experienced an increasing issues with the system control components and leaks in the piping. The controls for the field heating system are stand-alone currently.

Recommendations

We recommend replacement of all cabinet and unit heating equipment in the near future except for the units that were replaced already in the 2014 suite renovation. Parts are becoming difficult to obtain for the equipment such as contactors and thermostats. These units are at the end of their useful life and are on the cusp of becoming impossible to maintain by Browns maintenance staff.

We recommend replacement of the entire mechanical system for the field heating at this time including boilers, pumps, piping, and hydronic specialties that are located in the mechanical room. The operation of the system should be added to the building automation system for scheduling its' operation and troubleshooting as it is a major component of the mechanical systems in the Stadium.



M3 - Typical Radiant Heater Layout

M4 - Rusty Cabinet Unit Heaters

BUILDING AUTOMATION SYSTEM

Description of System

Original to building, all mechanical equipment is controlled by a Siemens BAS, with the Stadium lighting controlled by a separate Microlight BAS. The Siemens BAS controls allows Browns maintenance staff to control the major equipment in the building as well as scheduling of occupied/unoccupied modes.

Observations

Osborn worked with the Stadium Facility Manager to review the operation of the Siemens Building Automation System (BAS). The Siemens system hardware is original to the building and is not currently supported by Siemens.

We reviewed the Graphical interface at the personal computer that provides the BAS inputs/ outputs for all HVAC operations in the Building including, but not limited to time of day scheduling for occupied / unoccupied mode of AHU's and FC's and staging the chilled water valves and electric heating coils. Unitary equipment such as heaters in the stadium concourses such as restroom and concession stands are not connected to the BAS.

Discussion

Without a BAS connected to the unitary equipment, the occupied / unoccupied occupancy of the Stadium leads building maintenance staff to manually turn on/off the equipment, which leads to maintenance labor hours that could be allocated elsewhere. Other areas such as the field heating system should be added to the BAS.

Recommendations

Compatibility of existing BAS with modern technology is not available. All mechanical equipment is connected to a Siemens BAS that was installed in 1999 and is not an open system. All other lighting automation is controlled by an obsolete Microlight BAS. Browns maintenance staff have indicated that both of these antiquated BAS systems fail often, requiring staff to manually turn on/off equipment. Osborn recommends replacing both the existing Siemens and Microlight systems with a modern DDC control system with open BACnet architecture and an upgraded front end and user interface similar to a unified Johnson Controls BAS.

EXHAUST SYSTEMS

Description of System

Several exhaust systems are located in the building for restrooms, cooking surfaces, dishwashers, mechanical rooms and others.

Observations

Most of the roof and in-line mounted exhaust fans for restrooms, grease, dishwashers have reached their expected life of 20 years per the ASHRAE equipment life expectancy chart.

In the main Commissary, a smoker was installed that extends past the kitchen exhaust hood. This is a code violation as the hood must extend 6" past the equipment. See Photo M5 for correct installation of a hood. The fumes cannot be captured properly by the hoods, allowing heat and odors to travel throughout the kitchen.

In the main commissary, a steamer was installed with no hood to capture the steam. The amount of moisture that was emanating from the steamer was filling the room. This moisture was in the vicinity to the coolers/freezers, which is likely the main cause of the ice build-up on the evaporator coils as noted in the Coolers and Freezers section.

Discussion

All General and Kitchen exhaust fans are past their useful life according to ASHRAE Equipment Life expectancy charts. Parts such as contractors are not readily available. The motor shaft bearings are at the end of their useful life also.

Recommendations

Equipment effluent that cannot be contained properly shall be moved to a different location with the proper size exhaust hood. A new exhaust hoods shall be provided over the steamer to remove moisture properly.

We recommend replacement of all roof and in-line mounted exhaust fans in the near future except for the units that were added/replaced already in the 2014 renovation.

M5 - Typical Concession Exhaust Hood

COOLERS AND FREEZERS

Description of System

Throughout the concourse levels of the stadium that serve customers, fifty (50) walk-in coolers, originally installed in 1999, are installed in concession and vending booths of the concourses. Conditions of the units vary, but all are nearing their expected useful service life of twenty (20) years.Typical for all concession and vending walk-in coolers, condensers are mounted on top of the units and the associated evaporator is wall mounted in the unit.

Observations

The enclosures are all exhibiting typical wear of eighteen (18) year old systems and are in poor condition. Door seals appeared to be working at most locations. Conditioned air is provided through wall mounted evaporators with condensers mounted on top of the enclosures for all concession stands. The Main Kitchen and Main Commissary evaporators are served by one (1) large condensing unit located in the mechanical room located behind the main kitchen. Typical evaporators appeared to be in fair condition. Condensers mounted above the enclosures were all observed to be in poor to fair condition. Ice buildup was common on evaporators, and many of the fans in the evaporating units were not operating at full capacity, however, adequate temperatures were maintained. See Photo M6.

Discussion

Although units are functioning as originally designed, Browns facility staff have indicated parts are not readily available, and units are failing and need repair at an increasing rate.

The existing systems use R-22 refrigerant, a Class II hydrochloroflourocarbon (HCFC) which will no longer be produced or imported in The United States past the year 2020.

Recommendations

Our recommendation is to replace the cooler / freezer HVAC systems that are in fair to poor condition, based on their age and the impending R-22 refrigerant phase out in 2020 they should be replaced. Electrical systems serving these are in good condition and require no upgrades. The enclosures should all be checked to ensure they are sealed and doors are closing and sealing properly.

A replacement will ensure reliable operation; and also to achieve reduced energy and maintenance costs. The existing evaporators and remote condensers are all in working condition, however we recommend replacement. Additionally, replace all evaporator and condenser systems that serve the existing walk-in cooler / freezers, including refrigerant piping that serve the existing walk-in coolers / freezers throughout the stadium that were installed in 1999 and/or that use R-22 refrigerant.

- Service all existing cooler / freezer enclosures to ensure they are sealed and closing properly.
- Replace or repair doors, wall and ceiling panels as required.

Note that a set of construction drawings have already been completed by Osborn Engineering in 2018 for improvements to the walk-in coolers and freezers and replacement of all of the HVAC components.

M6 - Ice Build-up on Evaporator and Freezer Contents

TECHNOLOGY ROOMS

Description of System

Currently no air conditioning exists in the several dozen Technology rooms that have been added to the Stadium over the past few years. Data racks has been installed in unused space or electrical rooms that had a small amount of exhaust in them.

Observations

The Technology rooms are very warm as they have no air conditioning in them. Some rooms that house electrical transformers do have an exhaust system from the original Stadium installation. Temperatures are still well above the ambient temperature even with this exhaust system installed because of the internal heat generation.

In the control room, temporary air conditioning units have been provided to keep the room cool. The original air conditioning system for the Stadium is no longer functional.

Discussion

Industry standard for rooms with data racks is to have an air conditioning unit. Elevated temperatures lead to overheating equipment which affects performance and useful life of the equipment.

Recommendations

The Control room air conditioner has to be replaced immediately as the control room function is vital to the function of the telecast of the game.

Air conditioning should be added to the Technology rooms. We recommend multiple variable refrigerant flow systems that have a centralized condensing unit located in an appropriate outdoor location.

HVAC | COST ESTIMATE		
Immediate	0 Year	$523,300
Emergency	0-1 Years	$2,128,447
Capital Repair	2-5 Years	$2,611,257
Capital Repair	6-10 Years	$0

FIRE ALARM NARRATIVE

FIRE ALARM NARRATIVE

Scope of Investigation
Osborn Engineering investigated the condition of the existing building fire alarm system by conducting a limited visual inspection of the fire alarm system installation. The assessment was based on a field visual inspection conducted over 3 days in September of 2018, a desktop review of the existing plans and available documentation provided to Osborn Engineering by Cleveland Browns facilities staff and informational meetings with facilities staff. No systems testing was conducted. The purpose of this assessment was to evaluate the installation and condition of the existing fire alarm system and make recommendations to the City of Cleveland regarding the condition and remaining useful life of the system.

Description of System
The fire alarm system is a Simplex 4120 emergency voice system. Building notification is initiated by sprinkler waterflow switches, manual pull stations, and various smoke and heat detection. The fire alarm system also monitors some of the cooking suppression equipment. The fire alarm system is original to the buildings construction in 1999.

Observations
The system is experiencing various trouble conditions that appear to be related to wiring and device wear stemming from harsh exterior environments.

Many of the devices on the 100, 300, and 500 concourse levels show significant wear where exposed to weather. The strobe housing is clouded and dirty which limits the candela that is produced when the device operates. See Photo F1.

F1 - Cloudy Fire Alarm Device

Many locations have inadequate notification coverage for how a space is currently configured or used. In some cases the current installation spacing or locations do not meet today's codes and standards, in others the notification is not present where it is required.

Discussion
Osborn Engineering is recommending a complete fire alarm system replacement due to the following issues:

- The Simplex 4120 panel is 20 years old, and no longer manufactured. The panel was last manufactured in 2002 and is two (2) generation updates behind current technology. While it continues to be serviced, there will be a time in the near future where this will not be the case.
- The system is experiencing various trouble conditions related to deficiencies in wiring and environmental limitations that are not remedied by replacing devices. Investigating these trouble conditions is often labor intensive and expensive to trace wire back. Often when one trouble in one area is corrected another problem appears. This may be due to age, weather damage, and even wiring patches from previous work or repairs.
- The devices on the 100, 300, and 500 concourse levels should be weather rated devices, but the existing platform does not offer weather rated devices. Devices will need to be replaced often to accommodate the wear to the non-rated devices, unless the system is replaced.
- Many locations have inadequate notification coverage for how a space is currently configured or used.In some cases the current installation spacing do not meet today's codes and standards, in others the notification is not present where it is required.

Recommendations
It is Osborn Engineering's opinion that due to the numerous changes to fire alarm codes and standards over the last 20 years, a new system should be installed to provide a basic level of safety to the general public and the employees of the facility. This work is recommended to be a capital repair in the two (2) year range. It is recommended that the city bid out the design work in the next year (2019) and do the installation in the 2020 calendar year, otherwise many notification devices will need to be replaced in the next 1-2 years if the system is not replaced.

FIRE ALARM | COST ESTIMATE		
Capital Repair	2-5 Years	$3,968,000

The fire alarm cost assumes only two years of escalation due to the necessity of doing this project sooner than later. This cost also assumes the ability to reuse some conduit, and running plenum rated cable above the ceiling in finished spaces.

FIRE PROTECTION NARRATIVE

FIRE PROTECTION NARRATIVE

Scope of Investigation
The audit of building fire protection systems included the following sub-systems:

- Fire Water Pumping System
- Standpipe Systems
- Wet Pipe Sprinkler Systems
- Dry Pipe Sprinkler Systems

This report is based upon our inspection of the facility's fire protection systems and equipment. We have endeavored to access and inspect as many areas of the facility as possible. The inspection services were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing as well as internal and performance inspections of the equipment and systems. However, this type of inspection does not clearly reveal all defects and requires certain engineering assumptions be made to establish condition. These assumptions cannot always be verified without extensive testing, some of which can be destructive.
Therefore, this report is not to be considered a guarantee of the exact condition, life and total extent of potential repairs of the fire protection equipment and systems inspected.

FIRE WATER PUMPING SYSTEM

Description of System
Fire water is automatically supplied to the standpipe and sprinkler systems by a 2,000 GPM fire pump rated at 95 psi of pressure boost. The pump is located in main mechanical room of Quad D on the Service Level of the stadium. A 12" tap of the 12" city water main located on West 3rd St. splits outside of the building into dedicated 12" fire service and domestic water feeds. Backflow prevention is indicated on the original drawings on site in an underground vault and was not able to be inspected or observed. Fire water from the pump is distributed throughout the service level of the stadium via an 8" fire main supplying the various standpipes, sprinkler risers, and sprinkler zones.

Observations
The general condition of the fire pump and associated installation and appurtenances was observed to be in acceptable condition given its age and the environment in which it is installed. The installation was appeared to be compliant with the applicable codes and standards in effect at the time of the construction. Given the requirements of inspection, testing, and maintenance required for a fire pump installation, it is reasonable to assume the fire pump and associated components are in good operating condition and failures of the equipment should not be expected in the near future. Normal "wear and tear" is expected for an installation of this age however, excessive leakage was noted around the fire pump dive shaft seals. In addition, excessive corrosion was also noted on the main 12" incoming fire service and associated couplings and hangers.

Discussion
Overall the conditions observed of the fire pump and associated installation were as anticipated. Any deficiencies noted should not affect the capability of the fire pump from supplying the required fire water to the standpipe and sprinkler systems in an emergency situation. The excessive corrosion on the incoming fire service piping, couplings, and hangers should be addressed in the near future as well as the pump drive shaft seals in order to have continued confidence in the reliability of the systems. Continued inspection, testing, and maintenance in accordance with Chapter 8 of NFPA 25 will help extend the life of the equipment as well as identify future deficiencies based on a comparison of year to year testing records.

Recommendations
Based on the aforementioned observations, it is recommended that the incoming 12" fire service line be replaced. While there doesn't appear to be an imminent danger of failure, the corrosion will only continue to worsen over time. Given the critical nature of the pipe, supplying 100% of the fire water to the facility, the replacement of this line should be considered within the next 2-5 years. This will allow the city and the Browns to schedule the replacement at their convenience during and period when there is no events scheduled at the stadium and avoid a costly emergency repair.

The second item to be considered for repair is the fire pump drive shafts. The apparent excessive leakage will cause premature corrosion of the pump base and drive shaft. It is recommended that the pump manufacturer and/or supplier be consulted to verify whether or not this amount of leakage is acceptable. Given the age of the fire pump, it is recommended that the pump be disassembled and rebuilt with new gaskets, seals, bearings, etc. within the next 2-5 years. Along with the continued inspection, testing, and maintenance should allow the pump to remain serviceable beyond its life expectancy and defer a significant cost of a pump replacement to well beyond 5-10 years.

STANDPIPE SYSTEMS

Description of System
The facility standpipe system consists of 12, automatic dry standpipes fed directly from the fire pump.Each standpipe is provided with a 2-1/2" fire hose connection at each level for use by the local fire department. Automatic dry standpipes are normally filled with pressurized air and arranged through the use of a dry pipe valve to admit water into the system upon opening of a hose valve. These systems are intended to be used solely by the local fire department in the event of a fire situation. The dry pipe valves controlling each of the 12 standpipes are connected directly to the fire pump to automatically supply the required system demand.

Observations
The general condition of the standpipes and hose connections appeared to be good to very good. It appears some portions of the piping are relatively new. The dry pipe valves and associated air compressor were observed to be mostly original. Discussions with facility staff revealed that a number of the dry valves have been rebuilt in recent years and a few compressors have need to be replaced. It was evident that a couple of the dry pipe valves have been opened recently with significant corrosion on the surrounding floor. While these systems are still functional, excessive maintenance costs over recent years indicate they may be nearing the end of their useful life expectancy.

Discussion
The biggest issue that dry type systems encounter is corrosion on the interior portions of the piping. By design, these systems are pressurized through the use of an external air compressor that compresses the atmospheric air and pumps it into the system to displace the water. Once this air pressure is released, the dry valve opens allow the system to fill with water. With the use atmospheric air, the system is introducing unwanted moisture into the system that is intended to be dry. This small amount of moisture contributes to the progression of corrosion.

As indicated above, a number of the dry valves have been rebuilt in recent years due to leakage. While this approach may be sufficient for the short term, the same problems will continue to occur over time and, in fact, may become more frequent as the original tolerances of the valve construction begin to fall out of specification each time a valve is opened.

Inherently, dry pipe systems have a small amount of leakage and require a consistent source of compressed air in order to keep the dry valve closed. The air compressors must cycle on and off to maintain the minimum set pressure. This cycling on and off shortens the expected life span of any motor and is evident due to the facility having already replace a number of these compressors.

Newer technology exists that could be retrofitted easily to the dry pipe systems to eliminate the compressors and their drawbacks. Nitrogen generators are becoming increasingly common on dry type systems as a replacement to traditional air compressors. By extracting the nitrogen present in our atmospheric air, a nitrogen generator can produce greater than 98% pure nitrogen to be pumped into the system as the pressure medium. Oxygen, a key contributor to the corrosion process, is displaced in the piping and effectively inhibits electromechanical, galvanic, and microbiologically influenced corrosion. This equipment could extend the life of the dry piping significantly over the use of compressed air.

Recommendations
The field observations show that while the standpipes are physically in good condition, the supplying dry pipe valves and associated compressors that are original to the building have reached the end of their life expectancy. Maintenance and repair records show a number of these being repaired, rebuilt, or replaced over the past few years and it can be expected that these costs will continue in the near future.

It is recommended that as the valves begin to show signs of needing to be repaired or rebuilt, that it be considered to replace these valves with new. This will provide a much more reliable system than rebuilding or repairing them. Also, as air compressors continue to fail or show signs of needing repair or replacement, it should strongly be considered that these units be swapped out for nitrogen generators. The nitrogen generators are standalone, package units that can be plumbed and wired into the same points as the existing air compressor. As discussed, the use of these over air compressors will help slow any corrosion currently occurring and significantly extend the life of the existing piping and components.

WET PIPE SPRINKLER SYSTEMS

Description of System
Wet pipe sprinkler systems are location in various areas of the facility including the service level, main concourse in conditioned spaces, the upper and lower suite levels, and the north and south areas of the club level. These systems are supplied from the building fire pump and are monitored through local flow switches and valve supervisory switches by the building fire alarm panel as required by NFPA 13.

Observations
The general condition of the wet pipe sprinkler systems was observed to be good to very good condition from a physical standpoint. A review of the 2014 Capital Audit indicated that the originally installed sprinklers were subject to a recall in 2001. Meetings with facility staff indicated that all sprinklers have since been replaced and that no recalled sprinklers were sited from visual inspection or within the required stock of spare sprinklers. Inspection, testing, and maintenance records were up to date.

Based on a comparison of the original design documents to the existing floor plans, there appears to be areas of the stadium that have changed occupancy from the original construction and alterations to the floor plans. Certain areas such the storage room located in the southeast portion of Quad C on the service level and the team shop on the main concourse may be undersized based on the original design documents while other areas such as the storage area located under the north stands on the service level and the new office build outs in the Quad C service area storage room do not contain any sprinkler protection.

Recommendations
It is recommended that a full hazard occupancy analysis be performed by a licensed professional engineer to identify the design basis of all existing systems and compare them against the current occupancy. This will ensure the use of all spaces is adequately protected and identify areas that are inadequately protected. Typically, a visual observation is not adequate to verify the design density of an existing installation and review of shop drawings and hydraulic calculations is necessary. The sprinkler system within Storage Room 1.32.01 should be evaluated immediately and replaced with an appropriately designed sprinkler layout to ensure adequate protection as this area contains a high fuel load of merchandise storage.

In addition, office buildouts within this space do not contain sprinkler protection and additional sprinklers should be added. The storage area on the service level located between Columns A and B under the north stands also contains a significant fuel load with a lot of plastics. This area currently contains no sprinkler protection. It is recommended that sprinkler protection be added to this area.

DRY PIPE SPRINKLER SYSTEMS

Description of System

Dry pipe sprinkler systems are location in various areas of the facility including where unconditioned areas subject to freezing are protected. These systems are supplied from the building fire pump and are monitored through the use of pressure switches at the system dry valve(s) by the building fire alarm panel as required by NFPA 13.

Observations

The general condition of the dry pipe sprinkler systems was fair to good. A review of the 2014 Capital Audit indicated that the originally installed sprinklers were subject to a recall in 2001. Meetings with facility staff indicated that all sprinklers have since been replaced and that no recalled sprinklers were sited from visual inspection or within the required stock of spare sprinklers. Inspection, testing, and maintenance records were up to date. In some areas, excessive corrosion was noted on the exterior piping. These areas were primarily in the main concourse where the piping is exposed to the elements. Portions of the system have been recently replaced with galvanized piping due to corrosion issues.

The dry pipe valves and associated air compressor were observed to be mostly original. Discussions with facility staff revealed that a number of the dry valves have been rebuilt in recent years and a few compressors have need to be replaced. It was evident that a couple of the dry pipe valves have been opened recently with significant corrosion on the surrounding floor. While these systems are still functional, excessive maintenance costs over recent years indicate they may be nearing the end of their useful life expectancy.

Discussion

The biggest issue that dry type systems encounter is corrosion on the interior portions of the piping. By design, these systems are pressurized through the use of an external air compressor that compresses the atmospheric air and pumps it into the system to displace the water. Once this air pressure is released, the dry valve opens allow the system to fill with water. With the use atmospheric air, the system is essentially introducing unwanted moisture into the system that is intended to be dry. This small amount of moisture aides in the progression of corrosion.

As indicated, a number of the dry valves have been rebuilt in recent years due to leakage. While this approach may be sufficient for the short term, the same problems will inevitable occur over time and, in fact, may become more frequent as the original tolerances of the valve construction begin to fall out of specification each time a valve is opened.

Inherently, dry pipe systems have a small amount of leakage and require a consistent source of compressed air in order to keep the dry valve closed. The air compressors must cycle on and off to maintain the minimum set pressure. This cycling on and off shortens the expected life span of any motor and is evident due to the facility having already replace a number of these compressors.

Newer technology exists that could be retrofitted easily to the dry pipe systems to eliminate the compressors and their drawbacks. Nitrogen generators are becoming increasingly common on dry type systems as a replacement to traditional air compressors. By extracting the nitrogen present in our atmospheric air, a nitrogen generator can produce greater than 98% pure nitrogen to be pumped into the system as the pressure medium. Oxygen, a key contributor to the corrosion process, is displaced in the piping and effectively inhibits electromechanical, galvanic, and microbiologically influenced corrosion. This equipment could extend the life of the dry piping significantly over the use of compressed air by essentially stopping and corrosion currently occurring.

The replacement of certain areas of dry sprinkler piping with galvanized piping was noted. While the use of this piping is permitted per code and has been industry standard for use in dry pipe, new studies in recent times have begun to dispute this. In theory, the interior surfaces of dry pipe systems should remain dry however, this is rarely the case for systems maintained with an air compressor. If residual water is trapped within a dry piping network fabricated with galvanized piping, the zinc layer will quickly break down and ultimately lead to a pinhole leak. Since the corrosion is localized to a very small area, a breach in the piping can occur in as little as 2-3 years. The use of black steel in a dry pipe system can disperse the potential corrosion of a significantly larger area.

Recommendations

It is recommended that as the valves begin to show signs of needing to be repaired or rebuilt, that it be considered to simply replace these valves with new. This will provide a much more reliable system than simply rebuilding or repairing them. Also, as air compressors continue to fail or show signs of needing repair or replacement, it should strongly be considered that these units be swapped out for nitrogen generators. The nitrogen generators are standalone, package units that can be plumbed and wired into the same points as the existing air compressor. As discussed, the use of these over air compressors will help slow any corrosion currently occurring and significantly extend the life of the existing piping and components.

In areas identified with excessive corrosion such as the various areas of the main concourse noted with PlanGrid, it is recommended to replace this piping with schedule 40 black steel. As new pinhole leaks develop within the system(s), these areas should be also replaced with new, schedule 40 black steel. The use of galvanized piping should be avoided with any further piping replacement.

FIRE PROTECTION | COST ESTIMATE		
Immediate	0 Year	$1,000
Emergency	0-1 Years	$104,550
Capital Repair	2-5 Years	$247,398
Capital Repair	6-10 Years	$0

ELECTRICAL NARRATIVE

ELECTRICAL NARRATIVE

Scope of Investigation

The audit of building electrical systems included the following sub-systems:

- Power distribution: normal and emergency / standby.
- Building lighting: interior and exterior.
- Field lighting.
- Lighting control system

This report is based upon our inspection of the facility's electrical equipment. We have endeavored to access and inspect all areas of the facility. The inspection services were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing. However, this type of inspection does not clearly reveal all defects and requires certain engineering assumptions be made to establish condition. These assumptions cannot always be verified without extensive testing, some of which can be destructive.

Therefore, this report is not to be considered a guarantee of the exact condition, life and total extent of potential repairs of the electrical equipment inspected.

POWER DISTRIBUTION SYSTEM

Description of System

Power is supplied at medium voltage by Cleveland Public Power (CPP) through two feeders which circle the facility feeding 2 – 2500 kVA outdoor oil filled transformers at each of four locations (A, B, C, and D quads). In addition, a 500 kVA transformer is provided on the east and west sides for power to the scoreboards. All Transformers are owned and maintained by CPP. Power is stepped down to 480/277 volts and run to four main switchgears (A, B, C, and D quads). These switchgears are of the Main-Tie-Main arrangement. From here power is distributed to large load blocks as well as a plug-in bus duct riser in each quad which allows taps at each level to serve lighting and power loads. At each level of each quad there are electrical rooms containing distribution panels, step down transformers and lighting/receptacle branch circuit panels. Most power feeders rated more than 150 amps are PVC jacketed MC Aluminum Cable, except for the three air cooled chillers that are copper feeders, which is consistent with the original design.

Observations

The general condition of the Main Switchgear, distribution panels and branch circuit panels was good to very good. The electrical rooms were clean, dry and free of clutter. It was apparent the equipment has been well maintained. The main Switchgear was last serviced in June of 2017.The only equipment that showed signs of "wear and tear" were the branch circuit panels in the concessions. However the equipment overall was still in good operable condition. It was observed there were no Arc Flash Warning labels on equipment covers, this will be discussed further on.

Where visible, the MC cables, conduit and wire, appeared in good condition, exterior raceways showed signs of weathering, but none severe considering the age.

It was noted during discussions with operations, that there is a need for additional power connection points on the north side of the Stadium. During one visit prior to a game, it was observed that many temporary circuits had to be laid on the grounds and through the service area to reach a power source for broadcast trailers. See Photos E15 & E16.

One further area of concern, on the Upper Deck concessions, the step down transformers to provide 208/120V are mounted on the roof, it was not able to be accessed, but due to the fact the equipment has been exposed to the weather of 20 years, there may be units which have experienced degradation of their enclosure. This will require further investigation. See Photo E3.

Discussion

Overall the electrical system provides power conveniently to all load points, equipment generally still has spare/spaces. There are no overloading conditions that were identified during the investigation, however consensus is that game day system capacity may be nearing safe operating peak within a few years.

E15 - Temporary power cables laid on ground - north side

E16 - Temporary power cables entering service area


E3 - Upper concourse roof top transformers over concessions

Recommendations
The typical lifespan for electrical equipment is 25 – 35 years where not exposed to harsh environments. As all equipment is located indoors under controlled conditions, the 35 year target should easily be achievable with regular, scheduled maintenance.

This would include yearly thermal imaging. Thermal imaging (infrared) is a valuable tool that can be done while the equipment is energized. If done safely and properly, an infrared inspection can identify loose bus connections before they result in a full or partial equipment outage. Maintenance can be scheduled to correct the identified issue. Also, manually operating circuit breakers once a year. This helps keep the contacts clean and helps operating mechanisms move freely. Main Switchgear should be cleaned, inspected, tightened, lubricated, and exercised on a regular basis. This is already being done, so it should be a continuation of existing programs.

A complete load study should be undertaken which includes metering of key feeders during game or event days to identify potential future problem areas.

The Arc Flash issue needs to be addressed. The demand for continuous supply of power has brought about the need for electrical workers to perform maintenance work on exposed live parts of electrical equipment. Besides the existence of electrical shock hazard that results from direct contact of live conductors with body parts, there also exists a possibility of electric arcs striking across live conductors. Switchgear and other equipment should be field marked with a label containing the available incident energy or required level of PPE (Personal Protective Equipment) required to wear when performing work. It is good practice in order to comply the NEC 70E and OSHA requirements, also, some insurance carriers require this be done as well. Typically to obtain the incident energy level, an arc flash analysis must be performed by a qualified engineer. It is recommended a study be commissioned to perform the arc flash analysis for the entire distribution system down to the 480V, 100A level.

Recommend a quick review of the condition of the roof mounted transformers on the Upper Deck, which should include a thermal scan of each unit.

Recommend providing an additional 1200 Amp switchboard for temporary broadcast/show power on the north side. Connection boxes with cam-lok type connectors should be provided for 100, 200 and 400 amp service.

EMERGENCY/STANDBY POWER DISTRIBUTION SYSTEM

Description of System
Power is supplied by two diesel fueled engine generator sets located in dedicated rooms in the A and D quads service level. Units are manufactured by Caterpillar, model #3412, and date from original construction. The A quad unit is rated 600 kW and the D quad unit is 700 kW, it carries the additional load of the Fire Pump. Each Generator output feeds a 1600 Amp automatic transfer switch, manufactured by ASCO, which in turns feeds distribution panels for emergency loads consisting of life safety loads, lighting, select elevator, audio, security and technology loads. The Fire Pump is powered from a separate output breaker on the D quad generator and its transfer switch is integral to the fire pump controller. As with the normal power system, power feeders rated more than 150 amps are typically PVC jacketed MC Aluminum Cable.

Observations
The Generators are well maintained and have low running hours for their age. The Automatic Transfer Switches and downstream distribution components (panelboards, transformers, etc.) are in good condition.

Discussion
Typical lifespan for the emergency system components is 25 – 35 years, as the system here has been well maintained, with continued maintenance as recommended below, the full service life should be achievable. Discussion with the facility operators resulted in a concern that if additional loads were added to the system, was there sufficient capacity in the generators to accommodate the load growth. With changing Code requirements and demands for system continuity during events, this should merit further investigation.

Recommendations
The emergency Generators should be maintained and exercised per manufacturer's and Code requirements for emergency systems. A load bank test should be performed annually.

Off season the ATS's should be maintained, tested, and moving parts lubricated per manufacturer's requirements. Emergency power circuit breakers should be exercised as well.

Perform an emergency load study incorporating projected needs to determine if a generator upgrade and system expansion is required.

THE BUILDING LIGHTING SYSTEM

Description of System

The building lighting systems (excluding Field lighting – see next section) consists of both indoor and outdoor fixtures of a large variety of both style and lamping. The age varies, but typically most fixtures date from the original construction (1999). Generally, lighting is controlled by the Micro-Lite control system (see description below).

Observations

The observations of the lighting system will be broken down onto three components: exterior and building mounted, interior – exposed, interior – back of house.

Exterior and Building Mounted

Surrounding the facility are post top mounted luminaires on white aluminum poles. They are in good condition and the lamping has been upgraded to LED. See Photo E1.

Located in the tree wells and landscaped beds are ground mounted fixtures, both incandescent and HID types. Most of these are in poor condition, many show signs of water infiltration, and housings damaged or corroded and are not operational.

Attached to the monumental columns around the exterior are mounted floodlights to provide decorative up-lighting of the structure, although functional, they are dated and utilize HID lamping.

Ramps

The exterior ramps are lit by column mounted half round HID fixtures which date form original construction, especially on the north side they are in poor condition, finishes cracked and peeling, faded lenses which reduces illumination. See Photos E4 & E5. At the Upper Concourse level fixtures are pole mounted HID type. See Photo E2.

Upper Concourse

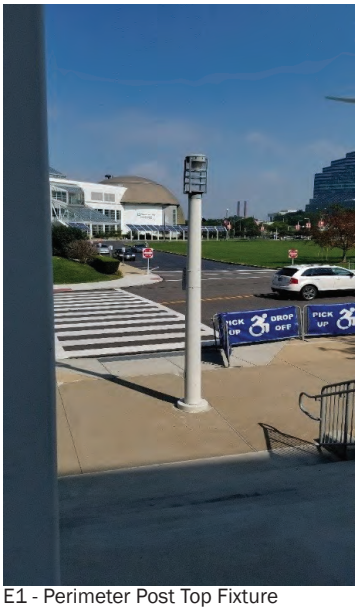
The linear fixtures which provide accent lighting are fluorescent in 4 and 8 foot lengths. They run along the side of the concourse and are mounted over the niches at toilet rooms. Wall bracket types are mounted at the entrances to the vomitories. These all date form original construction and are in fair condition. See Photo E9.

Windscreens

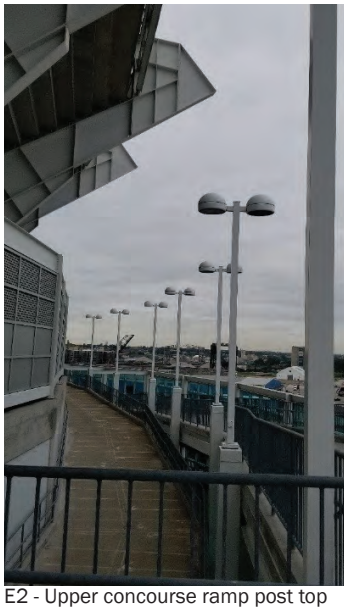
The perforated metal windscreens are located around the circumference of the stadium, typically at stair towers. They are backlighted by HID floodlights (E10). The fixtures are mostly non-working due to the difficulty in relamping, the have also deteriorated over the years. The Browns would prefer they be removed and not replaced.

Main Concourse

The overhead lighting in the main concourse has been updated to LED. However the ancillary linear fixtures which provide accent lighting are fluorescent in 4 and 8 foot lengths. These date form original construction and are in fair condition. They run along the side of the concourse and are mounted over the niches at toilet rooms. See Photo E6.



E1 - Perimeter Post Top Fixture



E2 - Upper concourse ramp post top fixture

E4 - Typical interior ramp fixture

E5 - Typical interior ramp fixture

E9 - Linear fluorescent fixture in concourse

E10 - HID fixture mounted behind windscreen

E6 - Main Concourse linear fixture


E7 - Typical wall mounted HID Fixture


E8 - Typical wall mounted HID fixture showing corrosion

There are other miscellaneous HID wall bracket fixtures throughout, most in fair to poor condition. See Photos E7 & E8.

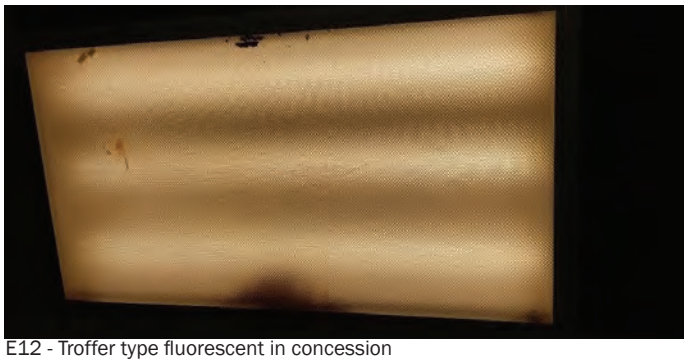
End Zones

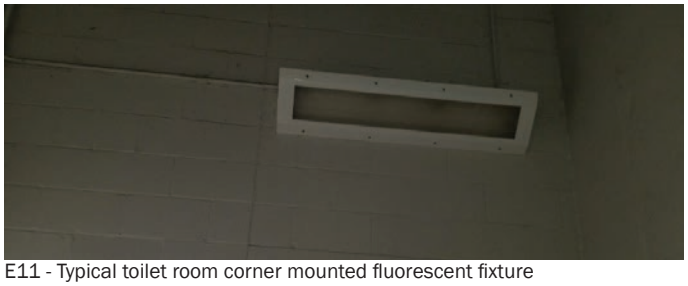
The end zones were renovated in 2013 and the majority of the fixtures were replaced with LED. There are a few pockets of fluorescent/HID fixtures, generally these are original and are in fair to poor condition.

Interior

This section includes stairways, concessions, toilet rooms, storage, offices, broadcast, corridors, suites, kitchen and food prep, other interior rooms.

1. Stairways: Existing is 4 foot fluorescent fixtures, these are original, and many lenses have deteriorated which leads to lower light levels, need higher illumination values in these spaces.
2. Concessions & Food Service: Lighting in the concessions is primarily fluorescent troffers, these date from original construction and show extreme wear from game day cooking. Condition is fair to poor, most all need new lenses due to cooking fumes. See Photo E12.
3. Toilet rooms: Concourses, back of house. Typically lighting is fluorescent, 4' linear in concourse rooms, troffer type in back of house See Photo E11. Although fixtures are generally in good condition, they are dated and energy inefficient.
4. Corridors: The lower and upper suite levels use 2 x 2 fluorescent troffers, downlights with CFL's (spiral type fluorescent, See Photo E14) are over each suite door. Again the lighting is dated and energy inefficient, in particular the downlights need to be upgraded to LED as CFL's are rapidly leaving the market.


E12 - Troffer type fluorescent in concession


E11 - Typical toilet room corner mounted fluorescent fixture


E14 - Typical fluorescent downlight over Suite entry doors


E13 - Typical troffer type fluorescent in "back-of-house" location

5. Suites: – The suite lighting has been upgraded to LED throughout and requires no action at this time.
6. Offices, Press areas, Broadcast Booths: These areas typically use fluorescent troffers, downlights also in booths, many incandescent. See Photo E13. Fixtures generally fair to good, but dated and energy inefficient.
7. Storage, mechanical, electrical, and technology rooms: these rooms use open industrial type fluorescent fixtures, some are still of T-12 origin. Again, the fixtures are generally in good condition but dated and energy inefficient.
8. Service Level Food Service and Kitchen: Typically lighting is fluorescent, troffer type. Fixtures are generally in fair good condition, they are dated and energy inefficient.
9. Service Level all other: Open industrial type fluorescent fixtures, some are still of T-12 origin. Again, the fixtures are generally in fair to good condition but dated and energy inefficient.

Discussion
Although functional, overall the lighting fixtures are severely dated, many in poor condition, especially in the outdoor areas (ramps, concourses) and the large variety of lamps styles creates a maintenance headache for replacement stocking. Fixture life is typically considered to be 15 years. As most here date to original construction they are well past expected life, and with the rapid advancement in LED lamping technology, have become obsolete. Many of the lamp types are no longer manufactured and replacements are available from warehouse stock only. As an example, General Electric was at the time of construction, one of the largest producers of HID and HPS lamps, used in many fixtures in the facility. GE has since ceased production of these lamps and shuttered the factories. Most fixtures are also using an energy inefficient lamp/ballast combination. There are great potential energy savings available with a conversion to LED fixtures.

Recommendations
For reasons of energy efficiency, maintenance, and esthetics, it is strongly recommended a program be undertaken to systematically replace, all fixtures not currently LED with an LED equivalent. This will result in a brighter, more uniformly lit facility with lower operating costs. Other advantages include the instant on ability of LED's, no waiting for 'warm-up' of HID-HPS lamps, they are fully dimmable for added control without use of special dimming ballasts or controls, and life expectancy of LED's far exceeds that of typical lamp types, 50,000 operating hours or more, which reduces total-cost-of-ownership (TCO) through maintenance avoidance. Exterior areas should be replaced first as these are more distressed than interior spaces. Interior spaces can be phased in according to priorities, offices, concessions, stairways first, storage and similar, last.

THE FIELD LIGHTING SYSTEM

Description of System
The Field Lighting System was upgraded to a full LED system this year (2018), including new controls.

Observations
The system is fully functional and complies with NFL requirements.

Discussion
This system should fulfill facility needs until broadcast requirements significantly change or there is a major innovation in lighting technology.

Recommendations
Maintain lighting fixtures per manufacturer's recommendations.

THE LIGHTING CONTROL SYSTEM

Description of System
The Lighting Control System is manufactured by "Micro-Lite" and dates from the original construction (1999). It consists of localized relay panels, approximately 53, networked back to a head-end computer. See Photo E17. Basically all lighting in the facility is controlled through this system.

Observations
While functional, the system is severely dated by current standards and could fail catastrophically during an event.

Discussion
Micro-lite was absorbed by Lutron some years ago, a maker of lighting controls, and the product line was eventually discontinued. As a legacy product it has not been supported by Lutron for some time, and the relay control boards and other components are no longer available through normal distribution channels. Spares are not available, although some re-built/ remanufactured products can be found via the internet. These are not reliable sources for replacements. Typical life cycle for lighting controls is 10 – 15 years, as this system is now 20 years old, it has passed expected operational life.

Recommendations
Since failure of a control board and lack of replacements would cause operational difficulties for an event, as lighting groups would have to be locally turned ON/OFF manually, it is strongly recommend the entire system be replaced with a system featuring current control technology and the ability to be monitored by the whole building control system.

LIGHTING | COST ESTIMATE		
Immediate	0 Year	$0
Emergency	0-1 Years	$2,005,831
Capital Repair	2-5 Years	$2,471,778
Capital Repair	6-10 Years	$0

TECHNOLOGY NARRATIVE

TECHNOLOGY NARRATIVE

Scope of Investigation
The audit of stadium technology systems included the following sub-systems:

- Low Voltage Infrastructure (TL stamp)
- RF Systems (TR stamp)
- Audio Visual/Security (TV stamp)

This report is based upon our inspection of the facility's technology equipment and cabling. We have endeavored to access and inspect all areas of the facility. The inspection services were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing. However, this type of inspection does not clearly reveal all defects and requires certain engineering assumptions be made to establish condition. These assumptions cannot always be verified without extensive testing, some of which can be destructive.

Therefore, this report is not to be considered a guarantee of the exact condition, life and total extent of potential repairs of the technology systems inspected.

LOW VOLTAGE INFASTRUCTURE

Description of System
The MDF is located on the Service Level. All stadium backbone fiber optic cabling, both singlemode and multimode, terminate in this large room. All stadium voice backbone cabling also terminates in this room. This MDF also houses the following headend equipment: active network electronics, telephony equipment, video surveillance, access control and NFL-specific headend equipment and electronics. Both AT&T and Verizon have their own service provider entry rooms in close proximity to the MDF.

The remainder of the stadium is serviced by approximately (40) telecommunications rooms (TR) that range in size from wall-mounted cabinets located under the stadium to adequately sized TR's with proper cooling, lighting and grounding to telecommunication enclosures located on the roof level. .

Both backbone and horizontal low voltage cabling is run in either cable tray, conduit, conduit sleeves and/or open cabling. Most penetrations are firestopped, though not all. Most telecommunication rooms are services by the telecommunications grounding system, though not all.

Observations
Each of the Telecommunication Rooms were observed during the audit. Existing conditions of all spaces, cabling and hardware are documented on a space by space basis within PlanGrid and are listed as "Informational". All of the systems observed have been adequately maintained.

Discussion
Our opinions within this document and PlanGrid are based on current BICSI and EIA/TIA standards as well as best practices used within the Telecommunications Industry today. Many of

the TR's were found to not be cooled properly and these issues are quantified within the Mechanical scope.

Recommendations
Based on our observations, again on a space by space basis, our recommendations are recorded within Plan Grid. Each recommendation is logged and listed with a timeframe as directed by the Audit.

In summary, some of the existing cabling systems are not suited for many current and future technologies. For instance, all of the existing Category 5 UTP cabling is past its warranty period and usable life and we recommend replacing all of this cabling with a minimum of Category 6 UTP cabling as this will allow for higher bandwidth and speeds. This new Category 6 UTP cabling should also be provided for all current analog telephone locations to be able to migrate to a VoIP telephone system to keep on par with the rest of the stadium.

Regarding the existing 62.5 micron multimode fiber optic cabling, we recommend replacing this cabling with new 50 micron multimode fiber optic cabling as this also allows for higher bandwidths and speeds needed for more demanding technologies. For this new cabling, we recommend providing new cable trays throughout the facility as most cable trays are at maximum capacity.

Many of the TR's have a grounding backbone, though not all. We recommend providing a Telecommunications Grounding backbone to each TR that is currently deficient and providing a dedicated Telecommunications Grounding Busbar (TGB) for all TR's. Once these TGB's are in place, we recommend properly bonding all racks, cable trays and conduits to this busbar as this is not currently the case.

All penetrations into each TR needs to be firestopped as this was not observed in 100% of the TR's. We recommend providing new firestopping for all penetrations into each TR as many of the existing firestopping putty's are starting to decay, crumble or are missing. Most of the existing firestopping pillows are missing and we are recommending providing new pillows in a method that secures these new pillows in place as recommended by the firestopping manufacturers.

RF SYSTEMS

Description of System

Both Verizon and AT&T house their Distributed Antenna Systems (DAS) equipment, hardware and cabling within many of the TR's and many distribution amplifiers are found attached to different building structures. These DAS's provide cellular coverage within the stadium.

The stadium is covered by WiFi for a wireless public network which is separate from the Browns corporate network. The stadium also has their own facilities radio system that is used throughout the facility.

Observations

Both the cellular DAS and the public WiFi were found to be installed recently. All DAS backbone cabling is by means of armored singlemode fiber optic cabling and all horizontal cabling is my means of coax. All WiFi backbone cabling is also armored singlemode fiber optic cabling and all horizontal cabling is Category 6A U/STP and is terminated on dedicated WiFi patch panels. The stadium's radio system was also found to be installed recently and is shared by both the Browns and the Cleveland Police Department. All of the systems observed have been adequately maintained.

Discussion

The cellular DAS, public WiFi and stadium radio networks were found to be in good working condition. Coverage and capacity of each system appears to be adequate for a stadium of this size, including on game day. Much of the WiFi is provided on its own wall mounted rack in a shared space while other WiFi installations consist of backbone and horizontal cabling and active electronics provided in existing TR's.

Recommendations

Continue to provide both DAS and WiFi coverage and capacity as needed, based on services being provided and on public demand. The WiFi systems are designed for ample future expansion.

AUDIO VISUAL AND SECURITY SYSTEMS

Description of System

All of the Access Control and Video Surveillance main headend equipment reside in the MDF. TR's throughout the facility house remote access control panels and power supplies and for video surveillance, all camera cabling is terminated on dedicated patch panels.

All suites are provided with both audio and video systems used to enhance the game day experience. In addition, all of the Browns Premium Clubs also use updated audio visual systems to enhance game day experiences.

Observations

Both the Access Control and Video surveillance systems were found to be installed recently. The networking of both systems are run on a fiber optic backbone and are segmented on their own VLAN.

All of the suite's video systems consist of a combination of ceiling mounted projectors and wall mounted TV monitors that are used to show both live game-day content as well as offering other broadcast television channels. Live game-day audio is also provided in each suite. An AV control panel is also located in the suite to control the projector's power as well as channel selection.

All broadcast media content is provided over the stadium-wide broadband coax cabling infrastructure. All broadband amplifiers are located within the TR's and each video display uses either an internal or external tuner to change channels. All of the broadband video cabling originates from the dedicated video distribution room located adjacent to the press box where individual channels are modulated from individual DirecTV set top boxes. These signals are then combined into one broadband network.

Discussion

The video surveillance and access control systems were found to be in good working condition. Both systems appear to be designed adequately in both coverage and quantity. All of the systems observed have been adequately maintained.

Each of the suites and Premium Clubs were observed during the audit. Existing conditions of all suites and clubs are documented on a space by space basis within PlanGrid. Each of the projectors within the suites are mostly only able to display a VGA signal and some are not functioning properly as addressed in our individual PlanGrid comments.

Recommendations

We recommend replacing the suite VGA video projectors with a minimum of 3000 lumen, 4K projectors to enhance the game-day experience within the next 2-5 years. In addition, we recommend providing new video processors in each suite with the capability for control and provide a side-by-side picture processor to mimic the current capabilities of the existing projectors. We also recommend immediately replacing the existing projectors that are currently either not functioning at all or not functioning properly (distorted and green-shifting images).

LOW VOLTAGE INFRASTRUCTURE | COST ESTIMATE		
Immediate	0 Year	$8,603
Emergency	0-1 Years	$356,787
Capital Repair	2-5 Years	$2,404,807
Capital Repair	6-10 Years	$0

AV / SECURITY | COST ESTIMATE		
Immediate	0 Year	$0
Emergency	0-1 Years	$7,680
Capital Repair	2-5 Years	$898,800
Capital Repair	6-10 Years	$0

BROADCAST NARRATIVE

BROADCAST NARRATIVE

Scope of Investigation

To investigate and understand the desired use of the current operating systems and equipment employed at the First Energy Cleveland Browns stadium.

To gather information with regards to current broadcast type equipment that is currently in use for Scoreboard video feeds, house Audio, Video monitoring systems, field official (referee) communications and sponsorship.

- Audio monitoring for Field officials.
- Graphics insertion for all video monitoring including scoreboards and House RF system
- Audio and Video Routing and switching systems
- Audio and Video Scaling and synchronization
- Network infrastructure internal to Control Area.
- Intercom and communications hardware
- Instant replay controller used during televised events for closed circuit viewing

Description of System

The Closed-circuit broadcast system as used in this installation is typical of a higher quality TV broadcast facility.

The various Systems are used for switching multiple inputs for display on numerous scoreboards and ribbon displays, and for feeding the various house monitoring systems via a multichannel RF distribution system to an estimated 3000 monitors.

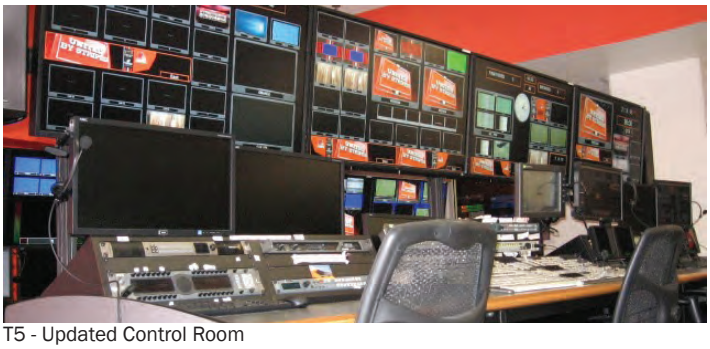
Synchronization equipment is used for all incoming audio and video signals for timing within the systems. This eliminates glitching of signals when switching between the various types of sources.

The switching in not limited to Video, but includes Audio follow video control, public address and announcer audio, plus intercom communication systems. Wireless Microphones are a major part of the audio system.

Graphics insertion is used for both promotional and sponsorship and is a major factor in the Stadiums income.

Observations

The Stadium was recently brought up to a more modern standard with a major equipment, systems and design renovation in 2016. See Photo T5.



T5 - Updated Control Room

The major video systems interface is HDSDI digital running over newer copper cabling conforming to SMPTE 292M. This is currently adequate for the desired use and produces good results.

Audio is handled by both copper and RF wireless systems. The limiting factor for the RF systems in use are the number of Frequencies available for the current type of system.

Video routing is supplied via an HDSDI Harris Platinum router that is currently structured for up to 256 inputs and 256 outputs. This is well within the requirements of the current production needs and sources available.

Video Switching is handled by a Grass Valley switching system with 64 inputs and 30 Auxiliary buses. Although this Switcher is relatively new, it will not handle I.P. addressable switching in the future. (Photo T6)

Audio routing is handled via a Midas analog mixer. This mixer is adequate for current operational needs but will need updated to a Digital mixing console in the future. See Photo T7.

Graphics is supplied by an older Chyron Mosaic Hyper X Graphics system. See Photos T8 & T8B.

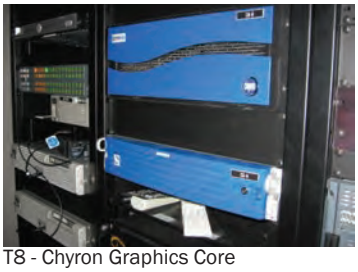
Rack room and control rooms are logically laid out considering the volume of equipment. Equipment appears to be well maintained. Documentation is also present and up to date.

T6 - Grass Valley Video Switching

T7 - Midas Audio Mixer

Discussion

The Broadcast complex has been extensively updated as recently as 2016 when a major control room remodel was completed along with the addition of many new core hardware



T8 - Chyron Graphics Core

T8B - Chyron Graphics Control

systems. Including routing, switching, and scoreboards. These newer systems are handling the current needs but will fall short within the next 3 to 5 years as Stadium fans become more accustomed to newer technologies such as Augmented and Virtual reality, and multilevel audio systems for half time entertainment.

The need to start incorporating IP addressable equipment will become more apparent as this technology continues to evolve for Broadcast equipment.

One area of concern should be the large number of Audio Video communication interface boxes installed in various locations around the stadium. These boxes were installed in 1999 and are showing major disrepair in the way of corrosion of the connector mounting hardware, and connector interface pins. Other items such as connector latching are wearing out. This is due to rough use and the elements these boxes are subjected to.

The Remote Truck interface panels which connect cameras through out the stadium need to be investigated for connector replacement due to wear. Particularly the female triax connectors at both the Truck interface box in the lower garage, and the Camera positions throughout the stadium.

Recommendations

The Chyron HyperX graphics system, although still hardware supported, is no longer software supported due to its Windows XP platform. Although the HyperX does include a clip player it only supports Standard Definition video. A modern Chyron System with advanced clip player would make a strong impact on the large Daktronic Field displays, allowing for High definition clip playback from multiple channels.

Modern systems would allow for more immersive Graphics with 3D capability to be displayed throughout the stadium. This would also be a good selling point for advertisers. There are many good systems on the market including Chyron, that should be evaluated and tailored to meet the specific requirements of this facility. Chyron, Ross, Avid, and VizRT should be considered. The routing system is currently operational and still supported but is limited to handling HDSDI serial digital and lesser signals only. Modern routing and infrastructure systems are moving to IP based architecture allowing for more flexibility, with access to/from and control options from multiple platforms. It also can eliminate the need for format conversion equipment. The current router does have the flexibility of handling AES and imbedded audio. Evertz, PESA, Utah, Grass Valley should be considered.

Remote Truck, Camera Audio and communications boxes should be replaced in the very near future. A normal life span for equipment like this that lives out in the elements would be 10 to 12 years. These boxes were installed in 1999 and are past end of life. These Boxes are custom built to order and connectors from Amphenol, Neutrix, Switchcraft, JAE, and EDAC should be specified to meet all weather and waterproofing standards.

Stadium PA audio quality should be assessed due to hot spots and imbalanced sound. The directionality of the speakers and the number of speakers in use should be evaluated along with proper equalization and delay to reduce echo and hot spots in various section of the bowl. This would positively impact the Fan experience. Note, the stadium should never be treated with a stereo Mix, especially if intended for Voice recognition.

The control room Cronus intercom system that is used for control room and field communications, manufactured by RTS, has reached end of life and will become an issue if parts availability diminishes. This should be considered for replacement. Options are Clear-Com, and RTS.

Consideration should be given to Remote Broadcast trucks and how they would interface.

A plan should be prescribed for evaluation of the 3000 video monitors around the stadium to insure monitors that are failing are replaced.

Although many Frame synchronizers were recently replaced, there are 6 installed in 2010 that are no longer supported. These units allow for incoming video and audio sources to be synchronized and locked with the house timing, to be cleanly displayed on all screens. Options are AJA. Evertz, For-A, Black Magic, Ensemble.

Note: With any future equipment purchases, IP addressable components should be confirmed whenever possible.

Recommended Replacement Schedule

2019

- #1 Interface boxes for Talent and Camera locations should be replaced. See Photos T1& T1B.
- Truck Interface Panels. Replace worn Connectors. See Photos T2 & T2B.
- #2 RTS communications frame and Intercom system should be considered for replacement in 2019, but no later than 2020. See Photo T3.
- #3 Frame syncs. Most of the frame syncs were replaced in the 2016 rebuild. There are still 6 that were installed in 2010 that should be considered for replacement in 2019. See Photo T4

2020

- #4 Control room Network Hub is currently a 10gig. Pipe for all operations. Each control station is allowed 1gig. of bandwidth from the router. Extra capacity if allowed by the Network core should be considered. As well as expanded NIC sizes in the various PC's There is currently 1 core fiber totaling 6 fiber lines. A separate core run from a different stadium direction should also be considered for a redundant back-up and future expansion.

2021

- #5 The Chyron Graphics system should be considered for replacement no later than 2021. See Photos T8 & T8B.

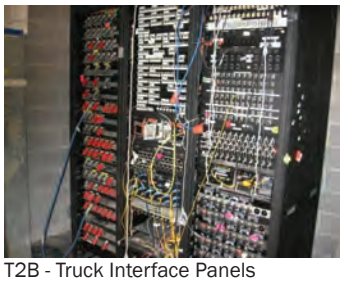
2022

- #6 Harris Platinum Router. Start looking at IP routing no later than 2022

2023

- #7 Replace Main audio Midas mixer. Consider Digital models now available by 2023. See Photo T7.

T2 - Truck Interface Panels



T2B - Truck Interface Panels

T3 - Intercom Panels

T1 - Stadium Interface panels

T1B - Internal View

T4 - Frame Synchronizers

BROADCAST | COST ESTIMATE		
#1 Interface Boxes	$71,680	2019
Truck Interface Panels, worn connectors only	$35,840	2019
#2 RTS Communications System	$143,360	2019-2020
#3 Frame Syncs (total 6)	$17,920	2019
#4 Network Gear (control room hub and fiber run)	$39,834	2020
#5 Control Room Graphics System	$355,657	2021
#6 Harris Platinum Multi format Router	$569,052	2022
#7 Midas Audio Board	$355,657	2023

APPENDIX A

ELEVATOR REPORT LETTER

October 12, 2015: REVISED: December 11, 2018

Mr. Don Husted - Director of Facilities
First Energy Stadium
100 Alfred Way
Cleveland, Ohio 44114

Re: Elevator Assessment

Dear Mr. Husted,

At the request of First Energy Stadium, Osborn Engineering and Kone personnel toured the site to assess the condition of Elevators 1 through 12 located throughout the facility on Friday, September 25, 2015.

EXECUTIVE SUMMARY:

First Energy Stadium retained Osborn Engineering to assess the condition of the existing elevator equipment and machine rooms in conjunction with Kone, who currently maintains the elevators. The escalators were not part of this examination. The report is based upon visual inspection of the identified systems and equipment. The inspection services were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing, therefore this report is not to be considered a guarantee of the exact condition, life and total extent of potential repairs of the facilities inspected .

FINDINGS AND RECOMMENDATIONS

ELEVATOR ROSTER:

- A quad: EA-1, EA-2, EA-3, EA-4
- B quad: EB-6, EB-7, EB-8, EB-9
- C quad: EC-10, EC-11, EC-12
- D quad: ED-13, ED-14

All elevators are connected to the emergency power system.

Observations are noted below. In addition, other items unrelated to the elevators were observed and have been noted.

Observations:

1. Per Kone, it is planned to upgrade all the elevator drives. Existing Allen-Bradley units date from original construction, are obsolete and spares are no longer available.
2. Smoke/Heat detectors in all machine rooms should be cleaned/tested.
3. All disconnect switches for elevator equipment appeared in good condition and were properly labeled.
4. D Quad (Northwest) machine room has inadequate ventilation as reported by the Elevator mechanics. Thermostat is not functioning properly.

1100 Superior Avenue Suite 300 | Cleveland, OH 44114
t 216 861 2020 | f 216 861 3329 | osborn-eng.com
441 Wolf Ledges Parkway Suite 300 | Akron, OH 44311
t 330 535 3132 | f 330 535 3195

5. Elevator EC-11 (Southwest Freight) cab light fixtures are in poor condition. (EA-3 similar)
6. Elevator EA-4 machine room: exhaust fan does not appear to be working, ambient temperature above normal, check thermostat and circuit breaker in panel.
7. Typical all elevators (except freight): the circuit for the cab A/C is tapped off the 480 V feed for the drive then stepped down to 120 V for the A/C unit. (See photo 3). This is a non-typical arrangement. The tap is made per Code, but it jeopardizes the integrity of the drive feeder.
8. Lighting in all machine rooms is fluorescent type dating from original construction.

Recommendations:

1. Proceed with the program to replace all drives. Currently completed and not included in opinion of costs.
2. Freight Elevator EC-11 and EA-3 cab light fixtures should be upgraded from T12 fluorescent to LED type.
3. Upgrade Machine room light fixtures from fluorescent to LED type.
4. Provide a dedicated 20 A/ 120 V circuit for the A/C unit for each cab, remove the tapped conductors and re-feed the disconnect switch and transformer.
5. With the upgrading of the elevator drives it is highly recommended that air conditioning be provided for each machine room, as the newer electronics are less temperature tolerant. Small dedicated split systems could be added to each room for a controlled environment. Elevators EC-12 and EA-4 would not require A/C as their drives are located in the basement level below grade, ambient cooling should be adequate.

Opinion of Probable Costs:

- Provide dedicated circuit for Elevator Car A/C: $1000.00 / elevator * 11 = $11,000.00
- Provide A/C for each elevator machine room: $10,000.00 * 9 = $90,000.00
- Update machine room lighting from T-12 fluorescent to LED: $1000.00/machine room * 9 = $9,000.00

Osborn Total = $110,000.00

See KONE, December 2018 Updates on next page for additional recommendations and costs.

We appreciate the opportunity to provide our professional services to First Energy Stadium. Please let us know of any additional questions or concerns.

Sincerely,
OSBORN ENGINEERING

David S. Basista, P.E.
Senior Electrical Engineer

December 2018 Updates
Cleveland Browns Stadium
Repairs/Upgrades Needed

KONE Inc.
6670 W. Snowville Road
BRECKSVILLE, OH 44141-3242
Tel 440-546-1100 x 216
Fax 440-546-1106
www.kone.com
judy.foreman@kone.com

- Install new cab interior panels to 9 passenger elevators: $50,000/car *9 = $450,000
- Install full Renova door operating package for Elevators #1, 2, 7, 8, 10, 12, 13, and 14: $54,500/car *9 = $490,500.
- Replace Freight Door astragals: $16,000 each *2 = $32,000.

KONE Total = $972,500.00

Projected Total (Osborn costs + KONE costs) = $1,082,500.00

APPENDIX B

PLANGRID SYSTEMS LISTING

DISCIPLINE COLORS

FIRE – RED
ARCH – ORANGE
STRUCTURAL – LIGHT BLUE
TECHNOLOGY – PURPLE
MECHANICAL – PINK
ELECTRICAL – DARK BLUE
LANDSCAPE – GREEN

LIST OF SYSTEM CATEGORIES

CIVIL

PlanGrid Stamp CL

A. Landscaping
   1. Lawns, Groundcovers, Ornamental Grasses, Perennials, Deciduous Shrubs/Trees, Evergreen Shrubs/Trees

B. Irrigation
   1. Controllers, Manual Valves, Solenoid Valves, Turf Pop-Sprinklers, Quick Coupler Valves

C. Site Amenities
   1. Planters, Benches, Trash Receptacles, Bicycle Racks, Picnic Tables

D. Fencing and Gates

PlanGrid Stamp CC

E. Sidewalks/Curbs
   1. Exterior Ramps

F. Pavements
   1. Drives, Plazas, Decorative Pavers

G. Retaining Walls

H. Castings
   1. Storm, Sanitary

ARCHITECTURAL

PlanGrid Stamp AG

A. Exterior Envelope

B. Concourse Areas

C. Ramps

D. General Seating

PlanGrid Stamp AT

E. Vertical Transportation
   1. Stairs, Escalators, Elevators

PlanGrid Stamp AS

F. Suites, Suite Corridors, Suite Elevator Lobbies

G. NFL Spaces

H. Food Service Areas

I. Miscellaneous Spaces

STRUCTURAL

PlanGrid Stamp SS

A. Concrete/Steel
   1. Spalls, Cracks, Guardrail Posts, Corrosion

PlanGrid Stamp SR

B. Interior Ramps and Bridges

PlanGrid Stamp SJ

C. Joints
   1. Expansion Joints, Control Joints

PLUMBING

PlanGrid Stamp PE

A. Plumbing hot water heaters

B. Backflow Preventers

PlanGrid Stamp PP

C. Plumbing fixtures

D. Distribution piping

HVAC

PlanGrid Stamp HG

A. VAV boxes

B. Air Handling units

C. Building Automation Systems

PlanGrid Stamp HE

D. Pumps

E. Chillers

F. AC Split systems

ELECTRICAL

PlanGrid Stamp EL

A. Lighting
   1. Controls
   2. Facility lighting
   3. Site lighting
   4. Field lighting

PlanGrid Stamp EP

B. Power:
   1. Normal Power, Unit Substations, Distribution
   2. Emergency Power, Generators, Distribution

PlanGrid Stamp EG

C. Lightning Protection

FIRE PROTECTION

PlanGrid Stamp FA

A. Fire Alarm

PlanGrid Stamp FS

B. Fire Suppression
   1. Fire Pump & Standpipe Systems
   2. Fire Suppression Systems (Wet pipe, dry pipe, chemical)

TECHNOLOGY

PlanGrid Stamp TL

A. Low Voltage Infrastructure
   1. Telecom Spaces and Pathways
   2. Structured Cabling Systems
   3. Horizontal Distribution
   4. Backbone
   5. Telecom Grounding Systems

B. Telephone System

C. Data System

PlanGrid Stamp TR

D. RF Systems
   1. Cellular
   2. WiFi
   3. Service and Operations
   4. Security
   5. First Responder

PlanGrid Stamp TB

E. Broadcast Audio Visual
   1. Television Production
   2. Control Room and Equipment
   3. Field Equipment
   4. Scoreboard/Videoboards
   5. Distribution
   6. Stadium Sound

PlanGrid Stamp TV

F. Audio Visual
   1. Suites and Premium Club

G. Sound
   1. Local Sound and/or Video Systems

H. Security

1. Access Control
2. Video Surveillance
3. Guard Tour
4. Intrusion Detection

APPENDIX C

STADIUM LEASE EXCERPT

Exhibit G: CAPITAL REPAIRS DEFINITION AND AUDIT REQUIREMENT FROM STADIUM LEASE

approval upon receipt of any consideration from either the Lessee or the party acquiring the naming rights.

(h) Promotions. All revenues, fees and charges from promotional activities relating to Browns and non-Browns activities.

(i) Other Events. Except for City Events, all revenues, fees and charges from all sporting, entertainment and other events held in the New Stadium including, without limitation, New Stadium rent, tickets, ticket surcharges, concessions, programs, novelties, and advertising.

13. Existing Pedestrian Walkway. The City shall undertake to maintain in a safe and prudent manner that certain existing pedestrian walkway extending from the Mall "C" ("Walkway") over certain railroad rights and under the Cleveland Memorial Shoreway to the Leased Premises.

14. Capital Repairs.

(a) Definition of Capital Repairs. Subject to the provisions of this Lease, including without limitation Sections 14(f) and 22(h), all Capital Repairs and, to the extent provided in Section 14(h), Emergency Repairs, shall be made by the City at the times and subject to the procedures and limitations specified in this Section 14, including without limitation Section 14(f). The principal source of funds for Capital Repairs shall be the Capital Repair Fund. The Capital Repair Fund shall be established and funded by the City as provided herein and (except as provided in Section 19(b)) shall be available only to make Capital Repairs. The Capital Repair Fund shall not be used for ordinary maintenance and repair obligations or for alterations, which are the responsibility of Lessee and are described in Section 11 of this Lease. "Capital Repairs" shall be defined as all Work for:

(i) prudent and extraordinary repairs;

(ii) repairs that have a useful life of greater than seven (7) years;

(iii) repairs that are necessary, in the Lessee's reasonable judgment, to maintain the roof, foundation and the structural integrity of the New Stadium and preserve its usefulness for the purposes for which it is being leased hereunder;

(iv) all "Capital Improvements," which are defined as all capital modifications or additions to the existing facilities in the New Stadium that maintain both the economic competitiveness of the New Stadium and its revenue potential as compared to other NFL stadia generally and create new revenue enhancing opportunities consistent with those provided in the top one-half of NFL stadia generally, and including modifications and additions that are intended to reduce the cost of the operation and maintenance of the New Stadium; and

(v) such modifications or additions required by applicable City of Cleveland, County of Cuyahoga, State of Ohio or federal laws, rules, regulations, or building codes, including accommodations required to be made under the Americans with Disabilities Act of 1990, as amended.

Capital Repairs shall also include:

(A) painting or application of protective coatings no more often than once every five (5) years;

(B) after exhaustion of claims against any third parties, items covered under warranty and items that are the result of unsatisfactory work on the initial construction of the New Stadium and replacements caused by settling (i.e., broken glass, cracked windows, concrete);

(C) replacement of carpeting no more than once every five (5) years;

(D) repairs to or replacement of the playing surface of the New Stadium but only if such repair or replacement is required as a result of the City's construction of other Capital Repairs;

(E) upgrades of components to field lighting and the scoreboard (including message board, bulbs and circuit breaker panels) no more often than once every ten (10) years; and

(F) cleaning of the exterior facade of the New Stadium no more often than once every ten (10) years.

Notwithstanding the foregoing, for the first ten (10) years following the Commencement Date, no Capital Improvements shall be deemed to be Capital Repairs; provided, however, that modifications or additions to existing television or cable broadcasting infrastructure and field lighting systems may be deemed to be Capital Repairs during such ten-year period if such modifications or improvements are required by NFL standards that apply generally to all stadia in which NFL football games are played.

Capital Repairs shall not include:

(H) items that would otherwise be Capital Repairs but that are necessitated by the actions of the Lessee and are not attributable to ordinary wear and tear;

(I) periodic painting or the application of protective coatings more frequently than once every five (5) years;

(J) repairs to carpeting or replacement of carpeting more frequently than once every five (5) years;

(K) repairs to or replacement of the playing surface within the New Stadium (unless such repair or replacement is required as a result of City's construction of other Capital Repairs);

(L) upgrades to components of the scoreboard more frequently than once every ten (10) years;

(M) upkeep of the exterior facade of the New Stadium, or cleaning the exterior facade of the New Stadium more frequently than once every ten (10) years;

(N) routine maintenance of plumbing systems, electrical systems, mechanical systems or heating, ventilation or air conditioning systems; or

(O) tenant fixtures, finishes, build-out materials and supplementary equipment in any public restaurants in the New Stadium.

Section 14, including Section 14(f). In any arbitration, the parties shall be entitled to conduct discovery in accordance with the applicable rules of the Federal Rules of Civil Procedure, with such modifications thereto as may be mutually agreeable to the parties. In the event the parties are unable to agree on the three arbitrators, the parties shall select the three arbitrators by striking alternatively (the first to strike being chosen by lot) from a list of thirteen arbitrators designated by the American Arbitration Association. Each of the parties to the arbitration shall bear the cost of the arbitration on such equitable basis as the arbitrators of the matter shall determine. Notwithstanding the foregoing, nothing in this Agreement shall preclude any party from filing any action in a court of competent jurisdiction seeking any temporary restraining order or preliminary injunction.

(f) Capital Repair Fund.

(i) The City shall establish a Capital Repair Fund as a segregated fund of the City, separate and apart from other funds of the City. The City shall annually deposit in the Capital Repair Fund the amounts shown on Schedule 14(f) (as such Schedule may be modified by the City to account for advance contributions in accordance with this subsection (f)), less amounts redirected from the Capital Repair Fund to the costs of constructing the New Stadium as described in Section 3.6 of the Stadium Financing Agreement.

(1) The funds in the Capital Repair Fund shall be invested by the City in the same manner as other City funds. Investment income earned on the amounts in the Capital Repair Fund shall remain in the Capital Repair Fund and shall not be used as a credit against future contributions. The City and the Lessee shall, prior to the Commencement Date, jointly develop an initial Capital Repair Fund Budget, which shall include, to the extent reasonably practicable, a percentage allocation of the

aggregate Capital Repair Fund as between Capital Improvement items and other Capital Repair items, schedules showing the various components of the improvements for which reserves should be established, appropriate reserves over the Term of the Lease for certain Capital Repairs that are not Capital Improvements (the "Reserves"), and any portions of the Reserves that the City believes will or may need to be used for Capital Repairs during any particular calendar year. Each year, after reviewing the then current Capital Repair Audit (as defined in Section 14(g)) and written requests by the Lessee for Capital Repairs, the City shall propose revisions to the Capital Repair Fund Budget. The Lessee shall have the opportunity to review and approve such proposed revisions to such percentages, schedules and Reserves, which approval shall not be unreasonably withheld, delayed or conditioned. The City and the Lessee agree to work together in good faith to agree on such percentages, schedules and Reserves. As provided in the NFL Agreement, in the event that any amount of the Capital Repair Fund is used for the initial construction of the New Stadium, a minimum amount of $500,000.00 should remain available for Capital Repairs upon completion of the New Stadium.

(2) The City shall proceed with reasonable diligence to make all Material Capital Repairs.

(3) If the Capital Repair is a Capital Improvement, the City shall be obligated to make such Capital Improvement only if funds other than Reserves and other than those previously allocated for Capital Repairs are available in the Capital Repair Fund. If sufficient funds are not then available in the Capital Repair Fund, the Lessee shall have the

right, but not the obligation, to fund the shortfall for such Capital Improvement as provided in Section 14(i). In no event shall the City be required to make Capital Improvements to the Leased Premises in excess of the amounts allocated to Capital Improvements in the Capital Repair Fund Budget.

(4) If there are not adequate funds available in the Capital Repair Fund (net of amounts committed for use) to cover the cost of a Capital Repair that is not a Capital Improvement or a Material Capital Repair, the City shall make the repair as soon as it is practical and prudent to do so, in the City's reasonable discretion, taking into account the City's responsibility as owner of the Stadium facility, the fiscal constraints of the City and the amount of Reserves then available and the amount of Reserves projected to be needed for other Capital Repairs pursuant to the Capital Repair Plans. To the extent that the City makes any Capital Repairs costing more than the amounts then available in the Capital Repair Fund to pay for such repairs, the City may pay for such Capital Repairs with advances of deposits scheduled to be made in future years, whereupon the City shall be permitted to revise the Capital Repair Fund amounts set forth on Schedule 14(f) and reduce dollar for dollar such deposits scheduled to be made in the future.

(ii) Any amounts from the Capital Repair Fund applied toward the construction of any Capital Repair may be distributed to the Lessee, to third parties or to the City as provided in this Section 14(f). The amounts payable shall be reimbursed, to the extent available from the Capital Repair Fund, following the Lessee's or the City's submission in writing to the City (or the Lessee) of a pay request which shall include:

(1) a summary of bills aggregating the total for which a reimbursement is being requested;

(2) a copy of each individual invoice from any architect, contractor or engineer or any other person charging a fee for work performed pursuant to Section 14;

(3) lien releases in a form reasonably satisfactory to the City, executed by such architect, contractor or engineer relating to invoices previously paid pursuant to a pay request; and

(4) requisitions for work completed which have been agreed to by the Lessee's contractor, the Lessee, the Lessee's architect and the Lessee's construction manager, if any.

(iii) All withdrawals from the Capital Repair Fund for the purpose of making Capital Repairs shall be countersigned by both parties. Any party refusing to sign such withdrawal request shall deliver to the other party a statement of the basis (with reasonable detail) for such recipient's objection thereto.

(g) Capital Repair Audit. Commencing on the fifth (5th) January 1 after the Commencement Date, and on each fifth (5th) January 1 thereafter during the term of this Lease, the City shall, as an expense of the Capital Repair Fund, provide the Lessee with a structural and capital component inspection report from a licensed engineer, reasonably acceptable to the Lessee, having at least ten (10) years of experience in performing structural and capital component inspections of commercial buildings, including stadia, and otherwise qualified to provide the information required hereunder (the "Capital Repair Engineer"). The

Capital Repair Engineer shall report on the condition of the structure and each capital component of the Leased Premises, which report shall include suggestions for any current Capital Repairs that are necessary to the Leased Premises and suggestions for revisions to the allocations in the Capital Repair Fund Budget (such report, the "Capital Repair Audit"). The City shall maintain a log for the Leased Premises, which log shall include a copy of all Capital Repair Audits as well as a record in reasonable detail of all Capital Repairs undertaken by the City or the City's agents or representatives.

(h) Emergency Repairs. Emergency Repairs shall be made by the City in accordance with law. However, in the event that the City does not timely make such Emergency Repairs, then the Lessee shall have the right to make such repairs, so long as the Lessee undertakes best efforts to notify the City of the need for such repairs before commencing to undertake the same. "Emergency Repairs" are those Capital Repairs which, if not immediately made, would endanger the health and safety of the people working in or attending an event in the New Stadium, would cause imminent damage to any significant component of the New Stadium, or would render the New Stadium, or any material mechanical, electrical or plumbing system or other significant component thereof, unusable for previously scheduled events. Notwithstanding the other provisions of Section 14, the Lessee may submit a request to the Lessor for payment of the cost of the repairs made by the Lessee for approval by the Lessor in accordance with the procedures and requirements set forth in Section 14(f). In the event that such repair qualifies as an Emergency Repair, then the Capital Repair Fund may be an eligible funding source for such repair. In making such Emergency Repairs, the Lessee shall comply with all the requirements of Section 14(f)(ii), and the costs of such Emergency Repairs shall be eligible for reimbursement to the Lessee from the Capital Repair Fund by the City only if the Lessee has complied with all of such requirements. The Emergency Repairs shall be the only exception to the normal pre-approval procedures established in this Section 14.

APPENDIX D

BUDGETARY CAPITAL REPAIR COSTS

Task #	Stamp	Title	Description	Cost	Time Period
836	AG	Architectural General	Located at the Trash Collection room, door is in good condition but needs adjustment. The door sticks when opening and closing.	$304	0-0 - Immediate Repairs
835	AG	Architectural General	Located in Suite 201, rusting steel on end cap suite. An estimated 50 SF of surface to be repainted.	$633	0-0 - Immediate Repairs
834	AG	Architectural General	Located in Suite 205, damaged ceiling grid. An estimated 4 LF of damaged ceiling grid to be replaced.	$91	0-0 - Immediate Repairs
833	AG	Architectural General	Located in Suite 206, rusting ceiling grid in restroom near mechanical vent. Area of restroom is estimated to be 36 SF.	$205	0-0 - Immediate Repairs
832	AG	Architectural General	Located in Suite 209, rusting ceiling grid in restroom near mechanical vent. Area of restroom is estimated to be 36 SF.	$205	0-0 - Immediate Repairs
830	AG	Architectural General	Located in Suite 215, rusting ceiling grid in restroom near mechanical vent. Area of restroom is estimated to be 36 SF.	$205	0-0 - Immediate Repairs
829	AG	Architectural General	Within Suite 222, there is possible water damage in wall from sink. An estimated 40 SF of gypsum board wall would need repaired and an estimated 20 SF of millwork would need replaced.	$1,973	0-0 - Immediate Repairs
828	AG	Architectural General	Located in Suite 225, there is possible water damage along the wall. Water damaged appears to be within the wall system and could be from mechanical coils leaking from above. An estimated 175 SF of gypsum wall board would be replaced.	$1,107	0-0 - Immediate Repairs
827	AG	Architectural General	Located in Suite 227, there is possible water damage along the wall. Water damaged appears to be within the wall system and could be from mechanical coils leaking from above. An estimated 175 SF of gypsum wall board would be replaced.	$1,107	0-0 - Immediate Repairs
821	AG	Architectural General	Missing cover plate.	$63	0-0 - Immediate Repairs
819	AG	Architectural General	Corner guards needed.	$95	0-0 - Immediate Repairs
817	AG	Architectural General	Door adjustment needed.	$304	0-0 - Immediate Repairs
810	AG	Architectural General	Located at Suite 256, door is in good condition but needs adjustment. The door sticks when opening and closing.	$304	0-0 - Immediate Repairs
807	AG	Architectural General	Located at Suite 272, detailing at expansion joint. Drywall damage and baseboard damage (water). An estimated 40 LF of expansion joint repair is required. Refer to Quad B, Suite 228 for good joint detail in restroom.	$4,200	0-0 - Immediate Repairs
738	AG	Architectural General	Mold growth on ceiling between suite 418 and suite 419. Assume water damage from upper concourse deck (open sealant joints and crack repair per structural).	$56	0-0 - Immediate Repairs
684	AG	Architectural General	Located in the Kitchen, the existing cooler/freezer does not have a condensate line to drain. An estimated 1 LF of piping is required to connect current piping to existing drain.	$253	0-0 - Immediate Repairs
682	AG	Architectural General	Located at the electrical room, condensation is forming at the ceiling, causing mold growth on the wall below. An estimated 30 SF of gypsum board ceiling repair. As estimated 100 SF of gypsum board wall repair. A quantity of 2-2x4 ceiling tiles need replaced on hallway side of wall outside of electrical room.	$1,027	0-0 - Immediate Repairs
678	AG	Architectural General	Door out of adjustment.	$304	0-0 - Immediate Repairs
676	AG	Architectural General	Mold growth behind 3-bay sink. No FRP wall finish in kitchen area. An estimated 600 SF of FRP required.	$8,349	0-0 - Immediate Repairs
675	AG	Architectural General	One 3x6 tile missing on condiment counter in Hard Land Club.	$190	0-0 - Immediate Repairs
661	AG	Architectural General	Water damage to finish ceiling in Finance office. Located in the Service Level, assume water damage caused by blocked/damaged gutter and drainage system located in the deck seating above. Replace partial ceiling. Finish ceiling is 2x2 acoustical panel ceiling. Area of ceiling to be replaced 150 SF.	$854	0-0 - Immediate Repairs
341	AG	Architectural General	Ceiling insulation missing, damaged, and/or deteriorating. Assume faced, batt insulation, R11. 100 SF.	$506	0-0 - Immediate Repairs
155	AG	Architectural General	Sagging and damaged insulation. Area of estimated damage is 50 SF.	$506	0-0 - Immediate Repairs
154	AG	Architectural General	Water damage along entire wall of offices. Water damaged walls, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Area of wall within the room is estimated to be 300 SF. Damage may occur behind soffit location.	$1,898	0-0 - Immediate Repairs
153	AG	Architectural General	Withing the Food Storage and Cooler/Freezer area of the Service Level, Cooler/freezer is leaking at the door and causing ice build up near the entry of the cooler/freezer. The door does not shut properly. A new cooler/freezer door is required along with the proper seal.	$4,428	0-0 - Immediate Repairs
149	AG	Architectural General	Water damage on ceiling tiles in open locker area. Water-stained and sagging ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Area of estimated damage that required repair is 50 SF.	$285	0-0 - Immediate Repairs
148	AG	Architectural General	Water damage and sagging ceiling in Assistant Coaches Showers. Water-stained ceiling, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Area of room in need of repair is estimated to be 50 SF.	$1,012	0-0 - Immediate Repairs
147	AG	Architectural General	At corner within showers, 2-2x2 wall tiles are cracked and damaged, 1- blue, and 1-beige.	$190	0-0 - Immediate Repairs
146	AG	Architectural General	Within the shower, the wall-mounted seat is not properly attached to the wall.	$253	0-0 - Immediate Repairs
143	AG	Architectural General	Water leaking from above. Area of estimated repair is 24 SF.	$152	0-0 - Immediate Repairs
56	AG	Architectural General	Caulk and seal replacement. An estimated 25 LF of caulk and sealant is required.	$221	0-0 - Immediate Repairs
39	AG	Architectural General	Replace weatherstripping at threshold of storefront doors. (PR) 3ft. wide x 7ft. high.	$506	0-0 - Immediate Repairs
29	AG	Architectural General	Caulk between granite panels missing in specified location. An estimated of 6 LF of caulk is required for this specified image.	$106	0-0 - Immediate Repairs
948	CL	Civil Landscape	Irrigation: Replace broken pipe	$200	0-0 - Immediate Repairs

945	CL	Civil Landscape	Add irrigation sprinkler where missing	$192	0-0 - Immediate Repairs
944	CL	Civil Landscape	Add 3 irrigation sprinklers where walk added	$569	0-0 - Immediate Repairs
943	CL	Civil Landscape	Add irrigation system where removed to repair waterproofing (3,200 SF)	$4,372	0-0 - Immediate Repairs
939	CL	Civil Landscape	Add irrigation sprinkler in corner	$192	0-0 - Immediate Repairs
934	CL	Civil Landscape	Replace Clogged Irrigation Sprinkler	$190	0-0 - Immediate Repairs
927	CL	Civil Landscape	Relocate 3 irrigation sprinklers 5' south (to curb edge)	$380	0-0 - Immediate Repairs
919	CL	Civil Landscape	Replace 3 Missing or Broken Sprinklers	$569	0-0 - Immediate Repairs
914	CL	Civil Landscape	Replace Missing Irrigation Sprinkler	$190	0-0 - Immediate Repairs
913	CL	Civil Landscape	Replace Missing Irrigation Sprinkler	$190	0-0 - Immediate Repairs
912	CL	Civil Landscape	Replace Missing Irrigation Sprinkler	$190	0-0 - Immediate Repairs
911	CL	Civil Landscape	Replace Clogged Irrigation Sprinkler	$190	0-0 - Immediate Repairs
875	CL	Civil Landscape	Replace Missing Irrigation Sprinkler	$190	0-0 - Immediate Repairs
621	CL	Civil Landscape	Precast concrete copings on plant bed are breaking. Replace all copings on plant bed. Please see attached drawing for dimensions. (Please note, thickness of coping is 6").	$10,752	0-0 - Immediate Repairs
617	CL	Civil Landscape	Precast concrete copings on plant bed are breaking. Replace all copings on plant bed. Please see attached drawing for dimensions. (Please note, thickness of coping is 6").	$10,626	0-0 - Immediate Repairs
574	CL	Civil Landscape	Cracking and deficiencies in trash receptacle. One receptacle should be replaced.	$1,898	0-0 - Immediate Repairs
573	CL	Civil Landscape	Missing lid to trash receptacle. Replace lid on trash receptacle.	$316	0-0 - Immediate Repairs
565	CL	Civil Landscape	Missing lid to trash receptacle. Replace 1 trash receptacle lid.	$316	0-0 - Immediate Repairs
546	CL	Civil Landscape	Precast concrete copings on plant bed are breaking. Replace all copings on plant bed. Please see attached drawing for dimensions. (Please note, thickness of coping is 6").	$10,752	0-0 - Immediate Repairs
538	CL	Civil Landscape	Precast concrete copings on plant bed are breaking. Replace all copings on plant bed. Please see attached drawing for dimensions. (Please note, thickness of coping is 6").	$10,626	0-0 - Immediate Repairs
970	FS	Fire Suppresion	Ansul pull station broken and should be repaired	$291	0-0 - Immediate Repairs
1312	HE	HVAC Equipment	Unit in control room has stopped functioning. Replace with new mini split of equivalent capacity. Estimated as 10 ton Mitsubishi Mini Split	$30,683	0-0 - Immediate Repairs
1259	HE	HVAC Equipment	Primary - Secondary bridge piping was installed incorrectly during Stadium construction. Chilled water flow is inadequate to the south side of the stadium leading to warmer than acceptable temperatures on the south side.	$63,250	0-0 - Immediate Repairs
1111	HE	HVAC Equipment	Replace condenser and evaporater Condenser: CFO300L4S-E Evaporator: CL6E077DDAEL	$10,170	0-0 - Immediate Repairs
1110	HE	HVAC Equipment	Repair ceiling. Replace condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1109	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1108	HE	HVAC Equipment	Repair ceiling (exposed insulation). Replace condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1107	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1106	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs

1105	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1104	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1103	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO200e4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1102	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL67A094ADAEL	$8,454	0-0 - Immediate Repairs
1101	HE	HVAC Equipment	Replace condenser and evaporator. Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1100	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1099	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1098	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1087	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CLGA094ADAEL	$8,454	0-0 - Immediate Repairs
1084	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: Cl6A094ADAEL	$8,454	0-0 - Immediate Repairs
1070	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO300E4S-E Evaporator: CL6E077DDAEL	$10,170	0-0 - Immediate Repairs
1069	HE	HVAC Equipment	Replace evaporator and condenser Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1068	HE	HVAC Equipment	Replace evaporator and condenser Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs

1066	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1064	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1063	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1062	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO300E4S-E Evaporator: CL6E077DDAEL	$10,170	0-0 - Immediate Repairs
1061	HE	HVAC Equipment	Replace condeneser and evaporator Condenser: CFO300E4S-E Evaporator: CL6E077DDAEL	$10,170	0-0 - Immediate Repairs
1060	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1059	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1058	HE	HVAC Equipment	Replace evaporator Evaporator: CL6A117ADAEL	$3,596	0-0 - Immediate Repairs
1057	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1056	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1055	HE	HVAC Equipment	Repair wall damage. Replace condenser and evaporator. Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$9,086	0-0 - Immediate Repairs
1054	HE	HVAC Equipment	Replace existing condenser and evaporator Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1053	HE	HVAC Equipment	Repair ceiling. Replace existing condensing unit and evaporator	$10,032	0-0 - Immediate Repairs
1052	HE	HVAC Equipment	Repair ceiling. Replace condenser and evaporator. Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$10,032	0-0 - Immediate Repairs

1051	HE	HVAC Equipment	Repair interior damage. Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$9,086	0-0 - Immediate Repairs
1050	HE	HVAC Equipment	Replace condenser and evaporator. Condenser: CFO100M4S-E Evaporator: CL6904ADAEL	$8,454	0-0 - Immediate Repairs
1047	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO200EFS-E Evaporator: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1046	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1045	HE	HVAC Equipment	Replace evaporator and condenser Condesner: CFO300L4S-E Evaporator: CL6E077DDAEL	$10,170	0-0 - Immediate Repairs
1044	HE	HVAC Equipment	Replace evaporator and condenser Cond: CFO100M4S-E Evap: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
1043	HE	HVAC Equipment	Replace evap and cond. New evaporator: CFO200E4S-E New cond: CL6A161ADAEL	$9,400	0-0 - Immediate Repairs
1041	HE	HVAC Equipment	Repair ceiling, wall damage, and exposed insulation around sprinkler head. Replace evaporator and condenser. New condenser: CFO100M4S-E New evaporator: CL6A094ADAEL	$9,402	0-0 - Immediate Repairs
294	HE	HVAC Equipment	Fan not moving. Wall is coming undone. Replace fan unit and repair wall.	$4,626	0-0 - Immediate Repairs
288	HE	HVAC Equipment	Heavy ice buildup. Fan out of balance. Replace fan unit.	$6,325	0-0 - Immediate Repairs
241	HE	HVAC Equipment	Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
207	HE	HVAC Equipment	Sagging ceiling. Repair ceiling. Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$9,086	0-0 - Immediate Repairs
206	HE	HVAC Equipment	Repair ceiling sagging from condenser above. Fan coil unit dripping. Replace condenser and evaporator. Repair ceiling (exposed insulation) Condenser: CFO200E4S-E Evaporator: CL6A161ADAEL	$10,032	0-0 - Immediate Repairs

205	HE	HVAC Equipment	Ice on coil. Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$8,454	0-0 - Immediate Repairs
203	HE	HVAC Equipment	Repair ceiling and wall damage. Replace condenser and evaporator. Condenser: CFO100m4S-E Evaporator: CL6A094ADAEL	$9,086	0-0 - Immediate Repairs
132	HE	HVAC Equipment	CHW leak. Isolate pipe leak and repair as required.	$1,337	0-0 - Immediate Repairs
1042	HG	HVAC VAV/AHU/BAS	Repair wall damage in corner and gap between sprinkler head and ceiling. Replace evaporator and condenser. New Condesner: CFO100M4S-E New Evaporator: CL6A094ADAEL	$9,086	0-0 - Immediate Repairs
107	PE	Plumbing Equipment	Water flow undrinkable. Replace button mechanism on water fountain.	$292	0-0 - Immediate Repairs
1262	PP	Plumbing Piping/Fixtures	Underground storm broken 5' from 90 degree elbow going underground. Break up concrete to expose pipe and repair	$11,385	0-0 - Immediate Repairs
1247	PP	Plumbing Piping/Fixtures	Install (12) 1 1/2" drain valves on DCW system to allow for thorough draining of system during the offseason	$4,205	0-0 - Immediate Repairs
963	PP	Plumbing Piping/Fixtures	Replace all galvinized DCW piping to eliminate excessive flushing on events after a long down time (500' of 4" pipe)	$60,720	0-0 - Immediate Repairs
845	TL	Technology Low Voltage	High pair copper 66 block ripped off wall Mount 66 block back to wall	$380	0-0 - Immediate Repairs
838	TL	Technology Low Voltage	Racks were removed. DAS cable pass through Provide firestopping for (7) 4”c Provide firestopping for 9” cable tray, new bricks	$3,922	0-0 - Immediate Repairs
493	TL	Technology Low Voltage	Racks were removed. DAS cable pass through (13) cat 6 cabling on 110 block cross connect Provide firestop for (8) 4”c Provide firestop for 9” cable tray, new bricks	$4,301	0-0 - Immediate Repairs

Total: **$694,925**

Task #	Stamp	Title	Description	Cost	Time Period
1384	AG	Architectural General	Perimeter entrance gates (main concourse). Gate steel surfaces rusting. Gate hinges damaged/rusting. Cane bolts/drop rods damaged/missing. Refinish/repaint gate surfaces. (PR) Gates are 8FT. wide x 10FT. 6 PR total. Replace hinges. Hinges are round body barrel weld-on type, (PR) 3. Replace cane bolts/drop rods, (PR) 1.	$25,200	0-1 - Emergency Repairs
1117	AG	Architectural General	Debris on upper concourse roof area above concession, northwest end. Clean debris and check/snake roof drains. 1,800 S.F. of roof area with 2 drains.	$1,792	0-1 - Emergency Repairs
1036	AG	Architectural General	Door is sticking closed, very difficult to enter	$307	0-1 - Emergency Repairs
823	AG	Architectural General	In Suite 235 within the restroom, there appears to be water damage along the wall just below the outlet adjacent to the sink. An estimated 10 SF of wall will need cleaned.	$64	0-1 - Emergency Repairs
809	AG	Architectural General	Located in Suite 259, the door to the exterior seating is in good condition but needs adjustment. The door sticks when opening and closing.	$307	0-1 - Emergency Repairs
800	AG	Architectural General	Finish ceiling damaged. Replace partial finish ceiling. 2 x 2 ceiling with grid. Assume. 25 S.F.	$176	0-1 - Emergency Repairs
799	AG	Architectural General	Finish Floor damage. Replace area of epoxy flooring damage. 100 S.F.	$1,216	0-1 - Emergency Repairs
794	AG	Architectural General	Replace sealant/caulk at expansion joint perimeter. 30 L.F.	$269	0-1 - Emergency Repairs
783	AG	Architectural General	Missing floor base. Add new rubber floor base. 6 inch height. 40 linear feet.	$205	0-1 - Emergency Repairs
760	AG	Architectural General	Door off center and jammed shut	$307	0-1 - Emergency Repairs
683	AG	Architectural General	An estimated 20 LF of perimeter door frame sealant needed.	$179	0-1 - Emergency Repairs
680	AG	Architectural General	Expansion joint cover conflicts with door operation.	$307	0-1 - Emergency Repairs
672	AG	Architectural General	Sealant/caulk at window sill in this area. An estimated 80 LF of sealant/caulk is required.	$717	0-1 - Emergency Repairs
671	AG	Architectural General	Located in the Hard Land Club, there is rusting of steel and door thresholds facing North (towards the Lake) are rusting and worn. An estimated 100 SF of steel required refinish and repaint. An estimated 8 thresholds required replacement.	$4,352	0-1 - Emergency Repairs
667	AG	Architectural General	Water damage on ceiling tiles in office in storage area across from Browns Lockers. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 3-2x4 tiles need replaced.	$137	0-1 - Emergency Repairs
666	AG	Architectural General	It appears that the insulation was ripped back to fix a previous damage. Replace insulation and add insulation beginning at plywood above CMU. Water damage on concrete beam. Area of estimated insulation repair is near mechanical duct work is 100 SF. Area of estimated insulation installed on plywood is 800 SF.	$512	0-1 - Emergency Repairs
660	AG	Architectural General	Water damage on ceiling tiles in Event Services Storage. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 3-2x4 tiles need replaced.	$138	0-1 - Emergency Repairs
659	AG	Architectural General	Water damage on ceiling tiles in Game Day Serviced Cleaning Storage. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 2-2x4 tiles need replaced.	$92	0-1 - Emergency Repairs
658	AG	Architectural General	Water damage on ceiling tiles down entire column line in Game Day Serviced Cleaning Storage. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Area of damaged tile within the room is estimated to be 80 SF.	$461	0-1 - Emergency Repairs
656	AG	Architectural General	Mechanical diffuser is constantly running in Conference Room. Water damage on ceiling tiles in Conference Room. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 2-2x4 tiles need replaced. Over a 6-10 year period, ceiling tile is recommended to be replaced due to age. Area of room is estimated to be 250 SF.	$92	0-1 - Emergency Repairs
655	AG	Architectural General	Water damage on ceiling tiles in Office. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 3-2x4 tiles need replaced.	$138	0-1 - Emergency Repairs
654	AG	Architectural General	Water damage on ceiling tile in Reception. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 3-2x4 tiles need replaced. Due to warping, age of tiles, and quantity of tiles damaged, replacement of ceiling is recommended. Area of room is estimated to be 250 SF.	$1,440	0-1 - Emergency Repairs
614	AG	Architectural General	Door hinges are separated from frame	$435	0-1 - Emergency Repairs
606	AG	Architectural General	Water damaged ceiling tile in Medical Storage Area across from First Aid. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 2-2x4 tiles need replaced.	$92	0-1 - Emergency Repairs
605	AG	Architectural General	Ceiling tile damage in First Aid. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 4-2x4 tiles need replaced.	$184	0-1 - Emergency Repairs
604	AG	Architectural General	Water damage on ceiling tiles in Law Enforcement offices and storage. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 3-2x4 tiles need replaced	$138	0-1 - Emergency Repairs
603	AG	Architectural General	Water damage on ceiling tiles in Men's restroom. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 4-2x4 tiles need replaced.	$184	0-1 - Emergency Repairs

599	AG	Architectural General	Water damage on ceiling tiles in Media Room. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 6-2x4 tiles need replaced.	$276	0-1 - Emergency Repairs
596	AG	Architectural General	Water damage on ceiling tiles in Uniform Checkout. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 1-2x4 tiles need replaced.	$92	0-1 - Emergency Repairs
217	AG	Architectural General	Located in the mechanical room, installation has been removed. Area of estimated repair is 12 SF.	$307	0-1 - Emergency Repairs
215	AG	Architectural General	Located outside of the stairs and main telephone room, installation is falling and damaged. Area of estimated damage is 50 SF.	$512	0-1 - Emergency Repairs
214	AG	Architectural General	Ceiling tile damage in the locker area. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 1-2x4 tiles need replaced.	$46	0-1 - Emergency Repairs
213	AG	Architectural General	Ceiling tile damage in locker area. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 1-2x4 tiles need replaced.	$46	0-1 - Emergency Repairs
151	AG	Architectural General	Ceiling tiles are warped and bowing in this location. Area of room is estimated to be 200 SF.	$1,408	0-1 - Emergency Repairs
139	AG	Architectural General	Insulation is torn and damaged. Area estimated to be repaired is 20 SF.	$205	0-1 - Emergency Repairs
138	AG	Architectural General	Insulation is torn and damaged. Area estimated to be repaired is 20 SF.	$205	0-1 - Emergency Repairs
67	AG	Architectural General	An estimated 150 LF of control joint covers replacement in each Quad for each level. An estimated 600 LF of control joint covers replacement per Level of Stadium.	$65,280	0-1 - Emergency Repairs
345	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 100 LF Structural cracks = 10 LF Guardrail post sealant = 20 each Guardrail post concrete = 20 each Backer rod / sealant = 325 LF Grind concrete = 20 LF Control joint = 2,500 LF 4" Sidewalk replacement = 50 SF 8" Pavement replacement = 20 SF 6" Curb replacement = 10 LF	$36,595	0-1 - Emergency Repairs
342	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 100 LF Structural cracks = 10 LF Guardrail post sealant = 10 each Guardrail post concrete = 10 each Backer rod / sealant = 325 LF Grind concrete = 20 LF Control joint = 2,500 LF 4" Sidewalk replacement = 50 SF 8" Pavement replacement = 20 SF 6" Curb replacement = 10 LF	$31,923	0-1 - Emergency Repairs
338	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 100 LF Structural cracks = 20 LF Guardrail post sealant = 0 each Guardrail post concrete = 0 each Backer rod / sealant = 325 LF Grind concrete = 50 LF Control joint = 2,500 LF 4" Sidewalk replacement = 75 SF 8" Pavement replacement = 50 SF 6" Curb replacement = 80 LF	$33,824	0-1 - Emergency Repairs
335	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 100 LF Structural cracks = 30 LF Guardrail post sealant = 20 each Guardrail post concrete = 10 each Backer rod / sealant = 325 LF Grind concrete = 20 LF Control joint = 2,100 LF 4" Sidewalk replacement = 75 SF 8" Pavement replacement = 400 SF 6" Curb replacement = 20 LF	$38,048	0-1 - Emergency Repairs
961	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
950	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace irrigation controls on entire site with a new two-wire system. In this quadrant, replace a minimum of 690 linear feet of existing wire and install 5 decoders for solenoid valves. (Please note, all solenoid valves should also be replaced regardless of a two-wire system conversion; therefore, solenoid valve replacement has been called out as a separate issue).	$4,921	0-1 - Emergency Repairs
947	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
946	CL	Civil Landscape	Irrigation: Replace 1" size Solenoid Valve	$128	0-1 - Emergency Repairs
942	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
940	CL	Civil Landscape	Irrigation: Replace 1-1/4" size Solenoid Valve	$218	0-1 - Emergency Repairs
938	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
937	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
936	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
935	CL	Civil Landscape	Irrigation: Replace 1" size Solenoid Valve	$205	0-1 - Emergency Repairs
933	CL	Civil Landscape	Irrigation: Replace 2" size Solenoid Valve	$243	0-1 - Emergency Repairs
932	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs

931	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
928	CL	Civil Landscape	Irrigation: Replace 2" size Solenoid Valve	$243	0-1 - Emergency Repairs
926	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
925	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
924	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
922	CL	Civil Landscape	Irrigation: Replace 1-1/4" size Solenoid Valve	$218	0-1 - Emergency Repairs
921	CL	Civil Landscape	Add R-VAN 14 Nozzles to sprinklers (8 total)	$717	0-1 - Emergency Repairs
920	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
918	CL	Civil Landscape	Irrigation: Replace 2" size Solenoid Valve	$243	0-1 - Emergency Repairs
917	CL	Civil Landscape	Irrigation: Replace 2" size Solenoid Valve	$243	0-1 - Emergency Repairs
916	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
915	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
910	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
909	CL	Civil Landscape	Irrigation: Replace 1-1/2" size Solenoid Valve	$230	0-1 - Emergency Repairs
908	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace irrigation controls on entire site with a new two-wire system. In this quadrant, replace existing controller with one (1) two-wire ET-capable controller (including a minimum of 1,100 linear feet of rewiring) and install 8 decoders for solenoid valves. (Please note, all solenoid valves should also be replaced regardless of a two-wire system conversion; therefore, solenoid valve replacement has been called out as a separate issue).	$6,388	0-1 - Emergency Repairs
907	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace irrigation controls on entire site with a new two-wire system. In this quadrant, replace existing controller with one (1) two-wire ET-capable controller (including a minimum of 830 linear feet of rewiring) and install 8 decoders for solenoid valves. (Please note, all solenoid valves should also be replaced regardless of a two-wire system conversion; therefore, solenoid valve replacement has been called out as a separate issue).	$6,047	0-1 - Emergency Repairs
906	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace irrigation controls on entire site with a new two-wire system. In this quadrant, replace existing controller with one (1) two-wire ET-capable controller (including a minimum of 720 linear feet of rewiring) and install 4 decoders for solenoid valves. (Please note, all solenoid valves should also be replaced regardless of a two-wire system conversion; therefore, solenoid valve replacement has been called out as a separate issue).	$4,643	0-1 - Emergency Repairs
905	CL	Civil Landscape	Irrigation: Replace 4" Manual Valve	$512	0-1 - Emergency Repairs
902	CL	Civil Landscape	Rusting and peeling on top of trash receptacle. Minor cracking in concrete portion of receptacle. Replace one trash receptacle.	$1,920	0-1 - Emergency Repairs
901	CL	Civil Landscape	Trash receptacle is in poor condition. One trash receptacle should be replaced.	$1,920	0-1 - Emergency Repairs
900	CL	Civil Landscape	Rusting on top of trash receptacle. Concrete is experiencing minor cracking. One trash receptacle should be replaced.	$1,920	0-1 - Emergency Repairs
877	CL	Civil Landscape	Irrigation: Replace 2" size Solenoid Valve	$243	0-1 - Emergency Repairs
865	CL	Civil Landscape	Relocate/add irrigation sprinkler in dry corner	$192	0-1 - Emergency Repairs
627	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Air-spade and root prune trees to reverse negative effects. Quantity = 11 trees needing treatment in plant bed.	$2,816	0-1 - Emergency Repairs
592	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Remove excessive mulch, air-spade and root prune trees to reverse negative effects. Quantity = 2 trees needing treatment in plant bed.	$512	0-1 - Emergency Repairs
591	CL	Civil Landscape	Rusting on top of trash receptacle. Receptacle wrap is in below-average condition. Concrete portion of receptacle is experiencing minor cracking. One trash receptacle should be replaced.	$1,920	0-1 - Emergency Repairs
588	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Remove excessive mulch, air-spade and root prune trees to reverse negative effects. Quantity = 6 trees needing treatment in plant bed.	$1,536	0-1 - Emergency Repairs
585	CL	Civil Landscape	Rusting and peeling on top of trash receptacles. Receptacle wraps are also in poor condition. Concrete portion of receptacles also contains minor cracking. Replace 2 trash receptacles.	$3,840	0-1 - Emergency Repairs
579	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Remove excessive mulch, air-spade and root prune trees to reverse negative effects. Quantity = 4 paperbark maples needing treatment.	$1,024	0-1 - Emergency Repairs
578	CL	Civil Landscape	Cracking in corner of concrete (planter) curb. Replace corner of curb (5ft).	$384	0-1 - Emergency Repairs
569	CL	Civil Landscape	Hemlock tree is in poor condition. Remove and replace one hemlock tree.	$896	0-1 - Emergency Repairs
568	CL	Civil Landscape	Remove invasive Blue Lyme Grass, as it has begun to overtake other shrubs/plants in the bed. Replace with non-invasive shrubs. (Quantity is approx. 1800 ft^2).	$11,520	0-1 - Emergency Repairs
567	CL	Civil Landscape	Remove invasive Blue Lyme Grass. Replace with non-invasive shrub or turf/lawn. (Quantity is approx. 325 ft^2).	$2,080	0-1 - Emergency Repairs
561	CL	Civil Landscape	Top of trash receptacle is rusting. Concrete is experiencing minor cracking. One trash receptacle shall be replaced.	$1,920	0-1 - Emergency Repairs
556	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Remove excessive mulch, air-spade and root prune trees to reverse negative effects. Quantity = 6 trees needing treatment in plant bed.	$1,536	0-1 - Emergency Repairs
554	CL	Civil Landscape	Rusting on top of trash receptacle. Receptacle wrap is in below-average condition. Concrete is experiencing minor cracking. One trash receptacle should be replaced.	$1,920	0-1 - Emergency Repairs

552	CL	Civil Landscape	Cracking in curb. Replace 10 feet of concrete curb.	$768	0-1 - Emergency Repairs
547	CL	Civil Landscape	Excessive mulching creates girdling roots and can cause tree suffocation, diminishing the lifespan of the tree. Remove excessive mulch, air-spade and root prune trees to reverse negative effects. Quantity = 11 trees needing treatment in plant bed.	$2,816	0-1 - Emergency Repairs
542	CL	Civil Landscape	Rusting on top of trash receptacle. Minor cracking in concrete. One trash receptacle should be replaced.	$1,920	0-1 - Emergency Repairs
536	CL	Civil Landscape	Rusting and peeling on top of trash receptacle. Receptacle wrap is in poor condition. Concrete is experiencing minor cracking. One receptacle should be replaced.	$1,920	0-1 - Emergency Repairs
1421	EL	Electrical Lighting	Stadium All Quad D Total All Floors - Ramp Lighting is HID architectural wall mounted fixture. Total count is 140. Proposed replacement is an LED equivalent light fixture.	$130,900	0-1 - Emergency Repairs
1420	EL	Electrical Lighting	Stadium All Quad C Total All Floors - Ramp Lighting is HID architectural wall mounted fixture. Total count is 90. Proposed replacement is an LED equivalent light fixture.	$84,150	0-1 - Emergency Repairs
1419	EL	Electrical Lighting	Stadium All Quad B Total All Floors - Ramp Lighting is HID architectural wall mounted fixture. Total count is 90. Proposed replacement is an LED equivalent light fixture.	$84,150	0-1 - Emergency Repairs
1418	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Ramp Lighting is HID architectural wall mounted fixture. Total count is 158. Proposed replacement is an LED equivalent light fixture.	$147,730	0-1 - Emergency Repairs
1405	EL	Electrical Lighting	Upper Concourse Quad C - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 12. Proposed replacement Ametrix Arrowlinear LED or equal.	$20,280	0-1 - Emergency Repairs
1404	EL	Electrical Lighting	Upper Concourse Quad B - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 12. Proposed replacement Ametrix Arrowlinear LED or equal.	$20,280	0-1 - Emergency Repairs
1403	EL	Electrical Lighting	Upper Concourse Quad A - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 14. Proposed replacement Ametrix Arrowlinear LED or equal.	$23,660	0-1 - Emergency Repairs
1401	EL	Electrical Lighting	Club Level Concourse Quad C - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 6. Proposed replacement Ametrix Arrowlinear LED or equal.	$10,140	0-1 - Emergency Repairs
1399	EL	Electrical Lighting	Club Level Concourse Quad B - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 6. Proposed replacement Ametrix Arrowlinear LED or equal.	$10,140	0-1 - Emergency Repairs
1398	EL	Electrical Lighting	Club Level Concourse Quad A - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 8. Proposed replacement Ametrix Arrowlinear LED or equal.	$13,520	0-1 - Emergency Repairs
1364	EL	Electrical Lighting	Stadium All Quadrants - Microlite lighting control system obsolete and requires complete replacement.	$1,280,000	0-1 - Emergency Repairs
1355	EL	Electrical Lighting	Upper Suites Quad C- (2) 2'x4' Light fixtures with water damage.	$646	0-1 - Emergency Repairs
1344	EL	Electrical Lighting	Club Level Quad D - Exit sign in poor condition.	$380	0-1 - Emergency Repairs
1343	EL	Electrical Lighting	Lower Suites Quad C - Exit sign does not point towards the egress path.	$127	0-1 - Emergency Repairs
1342	EL	Electrical Lighting	Lower Suite Quad A - Exit Sign points towards the suites and not towards to egress.	$127	0-1 - Emergency Repairs
1097	EL	Electrical Lighting	Main Concourse Quad A - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 16. Proposed replacement Ametrix Arrowlinear LED or equal.	$27,040	0-1 - Emergency Repairs
1093	EL	Electrical Lighting	Main Concourse Quad C - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 10. Proposed replacement Ametrix Arrowlinear LED or equal.	$16,900	0-1 - Emergency Repairs
1091	EL	Electrical Lighting	Main Concourse Quad B - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 10. Proposed replacement Ametrix Arrowlinear LED or equal.	$16,900	0-1 - Emergency Repairs
1080	EL	Electrical Lighting	Main Concourse Quad D - Lighting is T12 Fluorescent 4' lengths outside of restrooms. Total count of 14. Proposed replacement Ametrix Arrowlinear LED or equal.	$23,660	0-1 - Emergency Repairs
1449	EP	Electrical Power	Service Level and Field - The field heating boilers, pumps, and expansion tanks have reach the end of their useful service life and need to be replaced. Reconnect power for control power and pumps.	$95,101	0-1 - Emergency Repairs
975	FS	Fire Suppresion	Apparent leak in compressor. Significant condensation on bottom of tank and water can be heard dripping within tank. Recommend replacement with nitrogen generation system to slow interior pipe corrosion.	$25,600	0-1 - Emergency Repairs
307	FS	Fire Suppresion	New build out within space does not contain sprinkler protection. Sprinklers to be added to approximately 400 square feet of built out office space supplied from the existing overhead sprinkler system.	$1,536	0-1 - Emergency Repairs
306	FS	Fire Suppresion	Remove and replace 9,500 square feet of existing sprinkler system with redesigned system. New system to be designed to ordinary, group 2 requirements as defined in NFPA 13 to protect the miscellaneour storage of class III commodities.	$51,734	0-1 - Emergency Repairs
271	FS	Fire Suppresion	Storage area below seating accessed from storage room 1.52.01 contains no sprinkler protection. Existing dry sprinkler system to be extended into space to provide protection. Approximate area of unprotected space is 7,650 square feet. Space continued into Quad A	$50,000	0-1 - Emergency Repairs
261	FS	Fire Suppresion	A change in floor plan has resulted in inadequate sprinkler coverage. Add sprinkler coverage in vestibule between home team lockers and teain/tape area	$1,280	0-1 - Emergency Repairs
1448	HE	HVAC Equipment	The field heating boilers, pumps, and expansion tanks have reach the end of their useful service life and need to be replaced. Replace with new equipment equivalent to existing.	$559,603	0-1 - Emergency Repairs
1260	HE	HVAC Equipment	Building Automation system is in need of replacement. Generation of hardware is no longer supported by Siemens. System is in need of expansion and critical areas of the building are currently not being monitored.	$2,560,000	0-1 - Emergency Repairs
1209	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs
1203	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs
1201	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs
1200	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs

1193	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs
1191	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset increased technology load	$3,571	0-1 - Emergency Repairs
1181	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset technology load	$3,571	0-1 - Emergency Repairs
1165	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset new technology load	$3,571	0-1 - Emergency Repairs
1164	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset new technology load	$3,571	0-1 - Emergency Repairs
1162	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset technology load	$3,571	0-1 - Emergency Repairs
1160	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset technology cooling	$3,571	0-1 - Emergency Repairs
1152	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset new technology load	$3,571	0-1 - Emergency Repairs
1151	HE	HVAC Equipment	Install Mitsubishi mini split to offset new technology load	$3,571	0-1 - Emergency Repairs
1142	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset new technology load	$3,571	0-1 - Emergency Repairs
764	HE	Technology Low Voltage	Leak adjacent to refrigerant piping. Find leak and repair/replace insulation/pipe as required	$640	0-1 - Emergency Repairs
348	HE	HVAC Equipment	Floor heater cover is broken. Replace cove heater with new equivalent	$1,024	0-1 - Emergency Repairs
317	HE	HVAC Equipment	Fan associated to hood is not working	$2,688	0-1 - Emergency Repairs
299	HE	HVAC Equipment	Sagging ceiling panels. Repair or replace ceiling panels to eliminate sag.	$2,560	0-1 - Emergency Repairs
298	HE	HVAC Equipment	Heavy ice buildup on evaporator coil. Replace evaporator/fan unit.	$12,800	0-1 - Emergency Repairs
297	HE	HVAC Equipment	Unit not functioning properly. Blowing heat on 90 degree day. Diagnose why unit is not functioning properly and repair to original condition	$2,066	0-1 - Emergency Repairs
296	HE	HVAC Equipment	Moisture getting in. Seal up and repair wall corners as needed to stop the accumulation of moisture	$1,682	0-1 - Emergency Repairs
295	HE	HVAC Equipment	Fan belt vibration. Signs of moisture getting in. Roof sag. Replace fan unit and repair sagging ceiling	$4,626	0-1 - Emergency Repairs
293	HE	HVAC Equipment	Sagging ceiling, repair. Replace compressors and evaporator coils (3 each) Compressors: ZS15KAE Evaporator Coils: CL6A161ADAE	$26,350	0-1 - Emergency Repairs
292	HE	HVAC Equipment	Diffuser has accumulating mold. Replace diffuser	$388	0-1 - Emergency Repairs
291	HE	HVAC Equipment	Dishwasher expelling into room. Repair fan in ceiling space so it can collect steam from dishwasher	$2,633	0-1 - Emergency Repairs
289	HE	HVAC Equipment	Floor is collecting moisture due damage along the bottom of wall. Repair floor to original condition (air tight to not allow infiltration).	$10,240	0-1 - Emergency Repairs
209	HE	HVAC Equipment	Grease filters missing. Light bulb out	$523	0-1 - Emergency Repairs
183	HE	HVAC Equipment	Condensate on unit and CHW piping. Piping insulation is soggy. Investigate issue causing condensate buildup and repair. Replace wet insulation	$485	0-1 - Emergency Repairs
112	HE	HVAC Equipment	Clean coil. AHU-5C1	$800	0-1 - Emergency Repairs
106	HE	HVAC Equipment	Replace control valve as it is not sealing and water is flowing through.(CHW) AHU-3C1	$1,920	0-1 - Emergency Repairs
99	HE	HVAC Equipment	Dripping insulation puddling on the floor causing a slipping hazard. Replace and cover with plastic jacketing	$485	0-1 - Emergency Repairs
93	HE	HVAC Equipment	Punctures in insulation. Replace damaged areas with new insulation	$2,150	0-1 - Emergency Repairs
87	HE	HVAC Equipment	Chilled water pipe condensing. Black mold build up. Remove black mold insulation and cover with white plastic jacketing	$3,068	0-1 - Emergency Repairs
1258	PE	Plumbing Equipment	Hot water expansion tank has an inoperable bladder and in the need of replacement.	$4,000	0-1 - Emergency Repairs
333	PE	Plumbing Equipment	Screws and lock down tabs are missing from trench drain cover. Replace existing trench drain cover with new equivalent.	$1,455	0-1 - Emergency Repairs
121	PE	Plumbing Equipment	Water fountain stays on	$292	0-1 - Emergency Repairs
94	PE	Plumbing Equipment	Missing railing. Replace with railing identical to existing to match original conditions.	$768	0-1 - Emergency Repairs
1251	PP	Plumbing Piping/Fixtures	Bowl drains plugged due to pressure washing stadium. QTY: ~120	$7,680	0-1 - Emergency Repairs
1250	PP	Plumbing Piping/Fixtures	Heat trace has failed on exterior pipe. Replace heat trace on all exterior cold water and storm water LF = ~1500ft	$24,960	0-1 - Emergency Repairs
1249	PP	Plumbing Piping/Fixtures	Trench drain covers cannot be locked down. Replace all with new covers LF of trench drains = ~50ft Type: Zurn Z706	$8,394	0-1 - Emergency Repairs
965	PP	Plumbing Piping/Fixtures	Replace all above ground grease traps in concessions due to leaks in the bottom of the trap due to rotting of the walls . (70) 30 gallon above ground traps to be replaced.	$339,226	0-1 - Emergency Repairs
1176	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$22,144	0-1 - Emergency Repairs

1170	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$22,144	0-1 - Emergency Repairs
1032	SJ	Structural Joints	15 ft DSM joint.	$1,920	0-1 - Emergency Repairs
1021	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 200 locations Backer rod and sealant joint = 1500ft Cove joint = 1000 ft Precast joint sealant = 200 ft Sealant plugs = 400 locations Control joint sealant = 500 ft	$80,128	0-1 - Emergency Repairs
1017	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 200 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 200 ft Sealant plugs = 350 locations Control joint sealant = 200 ft	$67,072	0-1 - Emergency Repairs
1011	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 200 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 200 ft Sealant plugs = 350 locations Control joint sealant = 200 ft	$67,072	0-1 - Emergency Repairs
376	SJ	Structural Concrete/Steel	Non structural crack = 1000 ft Cove joint = 500 ft Control joint sealant = 6000 ft	$60,800	0-1 - Emergency Repairs
370	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 250 ft Guard post sealant = 400 locations Backer rod and sealant = 8000 ft Cove joint sealant 2500 ft Precast joint sealant = 200 ft Precast sealant plugs = 400 locations Control joint sealant = 300 ft	$163,968	0-1 - Emergency Repairs

364	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 250 ft Guard post sealant = 400 locations Backer rod and sealant = 8000 ft Cove joint sealant 2500 ft Precast joint sealant = 250 ft Precast sealant plugs = 450 locations Control joint sealant = 600 ft	$175,360	0-1 - Emergency Repairs
358	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 450 ft Guard post sealant = 300 locations Backer rod and sealant = 7000 ft Cove joint sealant 2000 ft Precast joint sealant = 250 ft Precast sealant plugs = 500 locations Control joint sealant = 400 ft	$161,920	0-1 - Emergency Repairs
352	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 300 ft Guard post sealant = 300 locations Backer rod and sealant = 7000 ft Cove joint sealant 2000 ft Precast joint sealant = 300 ft Precast sealant plugs = 500 locations Control joint sealant = 600 ft	$168,320	0-1 - Emergency Repairs
283	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 230 locations Backer rod and sealant = 5100 ft Cove joint = 2000 ft Precast joint sealant = 200 ft Precast sealant plugs = 200 locations Control joint sealant = 250 ft	$123,072	0-1 - Emergency Repairs
277	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 215 locations Backer rod and sealant = 5100 ft Cove joint = 2000 ft Precast joint sealant = 200 ft Precast sealant plugs = 205 locations Control joint sealant = 450 ft	$124,589	0-1 - Emergency Repairs
256	SJ	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 100 ft Guard post sealant = 10 locations Cove joint = 40 ft Control joint sealant = 1000 ft	$9,254	0-1 - Emergency Repairs
250	SJ	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 100 ft Guard post sealant = 90 locations Cove joint = 150 ft Control joint sealant = 600 ft	$8,704	0-1 - Emergency Repairs

244	SJ	Structural Concrete/Steel	Non-structural crack = 130 ft Guard post sealant = 150 locations Cove joint = 150 ft Control joint sealant = 350 ft	$8,243	0-1 - Emergency Repairs
165	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 150 ft 2) guard post sealant = 20 locations 3) cove joint = 150 ft 4) control joint = 600 ft	$7,872	0-1 - Emergency Repairs
159	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 200 ft 2) guard post sealant = 25 locations 3) cove joint = 300 ft 4) control joint = 500 ft	$9,056	0-1 - Emergency Repairs
114	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 500 ft 2) Guard post sealant = 150 locations 3) Backer rod & sealant joint = 5000 ft 4) Cove joint = 1600 ft 5) Precast joint sealant = 300 ft 6) Precast sealant plugs = 180 locations 7) Control joint sealant = 500 ft	$125,453	0-1 - Emergency Repairs
90	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 400 ft 2) Guard post sealant = 120 locations 3) Backer rod & sealant joint = 5100 ft 4) Cove joint = 2000 ft 5) Precast joint sealant = 300 ft 6) Precast sealant plugs = 150 locations 7) Control joint sealant = 500 ft	$126,848	0-1 - Emergency Repairs
324	SR	Structural Ramps/Bridges	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad D this level.	$1,536,000	0-1 - Emergency Repairs
1187	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$9,856	0-1 - Emergency Repairs
1184	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$9,856	0-1 - Emergency Repairs
1180	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$9,856	0-1 - Emergency Repairs

1173	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 10 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 10 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$15,290	0-1 - Emergency Repairs
1161	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 10 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 10 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$15,290	0-1 - Emergency Repairs
1156	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$4,736	0-1 - Emergency Repairs
1153	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$4,736	0-1 - Emergency Repairs
1029	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$4,736	0-1 - Emergency Repairs
1026	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 1 sf Touch up paint = 150 sf	$2,304	0-1 - Emergency Repairs
1020	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 15 sf Guard post concrete = 5 locations Touch up painting = 50 sf Metal gutter = 100 sf Metal sub roof= 100 sf	$12,384	0-1 - Emergency Repairs
1014	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 12sf Horizontal patch = 10 sf Guard post concrete = 3 locations Masonry repair = 50 sf Touch up painting = 100 sf Metal gutter = 200 sf Metal sub roof= 100 sf	$19,898	0-1 - Emergency Repairs

1008	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 10 sf Guard post concrete = 3 locations Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 200 sf Metal sub roof= 100 sf	$17,850	0-1 - Emergency Repairs
1005	SS	Structural Concrete/Steel	Touch up painting = 3000 sf Clean out gutter = 800 ft	$41,472	0-1 - Emergency Repairs
1002	SS	Structural Concrete/Steel	Touch up painting = 3000 sf Clean out gutter = 800 ft	$41,472	0-1 - Emergency Repairs
999	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 5 sf 2) masonry repair = 10 sf 3) Metal Gutter = 100 ft 4) Metal Sub roof = 100 sf	$7,680	0-1 - Emergency Repairs
996	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 2 sf 2) horizontal patch = 25 sf 3) Metal Gutter = 200 ft 4) Metal Sub roof = 100 sf	$14,208	0-1 - Emergency Repairs
967	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 2 sf 2) Horizontal patch = 4 sf 3) Structural Crack = 20 ft 4) Masonry repair = 5 ft 5) Metal Gutter = 200 ft 6) Metal Sub roof = 200 sf	$14,605	0-1 - Emergency Repairs
375	SS	Structural Concrete/Steel	Vertical and overhead patch = 10 sf Horizontal patch = 150 sf Masonry repair = 10 sf Grind concrete = 50 ft Touch up painting = 3000	$72,960	0-1 - Emergency Repairs
369	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 40 sf Horizontal patch = 60 sf Structural crack = 10 ft Guard post concrete = 3 locations Step replacement = 1 locations Touch up painting = 300 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$81,210	0-1 - Emergency Repairs

363	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 50 sf Structural crack = 10 ft Guard post concrete = 5 locations Step replacement = 1 locations Touch up painting = 600 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$79,456	0-1 - Emergency Repairs
357	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 20 sf Horizontal patch = 80 sf Structural crack = 10 ft Guard post concrete = 3 locations Step replacement = 1 locations Touch up painting = 300 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$77,114	0-1 - Emergency Repairs
351	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 25 sf Horizontal patch = 100 sf Structural crack = 10 ft Guard post concrete = 2 locations Step replacement = 3 locations Touch up painting = 300 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$87,718	0-1 - Emergency Repairs
282	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 25 sf Horizontal patch = 130 sf Structural crack = 20 ft Guard post concrete = 3 locations Step replacement = 2 locations Grind concrete = 10 ft Touch up paint = 500 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$95,034	0-1 - Emergency Repairs
276	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 25 sf Horizontal patch = 120 sf Structural crack = 20 ft Guard post concrete = 4 locations Step replacement = 4 locations Grind concrete = 10 ft Touch up paint = 500 sf metal gutter replacement = 400 ft metal sub-roof deck = 2500 sf	$98,381	0-1 - Emergency Repairs
255	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 6 sf Horizontal patch = 10 sf Guard post concrete = 1 locations Masonry repair = 10 sf Touch up painting = 600 sf	$12,435	0-1 - Emergency Repairs

249	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 10 sf Guard post concrete = 4 locations Masonry repair = 10 sf Touch up painting = 700 sf	$13,389	0-1 - Emergency Repairs
243	SS	Structural Concrete/Steel	Horizontal patch = 5 sf Guard post concrete = 1 location Touch up paint = 200 sf	$3,475	0-1 - Emergency Repairs
164	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 10 sf 2) horizontal patch = 10 sf 3) guard post concrete = 1 locations 4) masonry repair = 15 sf 5) touch up paint = 2000 sf	$32,211	0-1 - Emergency Repairs
158	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 10 sf 2) horizontal patch = 15 sf 3) guard post concrete = 2 locations 4) masonry repair = 30 sf 5) touch up paint = 2000 sf	$34,086	0-1 - Emergency Repairs
113	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 40 sf 2) horizontal patch = 40sf 3) structural crack = 50ft 4) guard post concrete = 10 locations 5) step replacement = 3 locations 6) touch up painting = 1000 sf 7) metal gutter replacement = 400 ft 8) metal sub-roof deck = 2500 sf	$96,960	0-1 - Emergency Repairs
89	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 40 sf 2) horizontal patch = 60 sf 3) structural crack = 40 ft 4) guard post concrete = 8 locations 5) step replacement = 3 locations 6) touch up painting = 1000 sf 7) metal gutter replacement = 400 ft 8) metal sub-roof deck = 2500 sf	$99,226	0-1 - Emergency Repairs
1392	TB	Technology Broadcast Systems	Replace RTS Communications System. RTS communications frame and Intercom system should be considered for replacement in 2019, but no later than 2020	$153,600	0-1 - Emergency Repairs
1391	TB	Technology Broadcast Systems	Replace Truck Interface Panels, Replace Worn Connectors only.	$38,400	0-1 - Emergency Repairs
1390	TB	Technology Broadcast Systems	Replace interface boxes. Interface boxes for Talent and Camera locations should be replaced.	$76,800	0-1 - Emergency Repairs

858	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 2 4”c No UPS for network electronics No cooling Adjacent to hot water tank Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 2 4”c Provide UPS for active network electronics Provide cooling	$8,448	0-1 - Emergency Repairs
856	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 2 4”c No UPS for network electronics No cooling Adjacent to hot water tank Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 2 4”c Provide UPS for active network electronics Provide cooling	$8,448	0-1 - Emergency Repairs
853	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 6 4”c Fs missing or deteriorating for 24”CT new bricks Room is warm, HVAC does not appear to be on Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 6 4”c Provide firestopping for 24”CT, new bricks Repair HVAC unit	$6,784	0-1 - Emergency Repairs
851	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 2 4”c No UPS for network electronics No cooling Adjacent to hot water tank Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 2 4”c Provide UPS for active network electronics Provide cooling	$8,448	0-1 - Emergency Repairs
849	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 2 4”c No UPS for network electronics No cooling Adjacent to hot water tank Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 2 4”c Provide UPS for active network electronics Provide cooling	$8,448	0-1 - Emergency Repairs

847	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 11 4”c Fs missing or deteriorating for 12”CT new bricks No UPS for network electronics Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 11 4”c Provide firestopping for 12”CT, new bricks Provide UPS for active network electronics	$13,184	0-1 - Emergency Repairs
842	TL	Technology Low Voltage	No TGB Fs missing or deteriorating for all conduits, 18 4”c Fs missing or deteriorating for 24”CT new bricks No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 18 4”c Provide firestopping for 24”CT, new bricks Provide cooling	$11,136	0-1 - Emergency Repairs
840	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 10 4”c Provide fs for 12”CT new bricks No UPS for network electronics Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 10 4”c Provide firestopping for 12”CT, new bricks Provide UPS for active network electronics	$12,800	0-1 - Emergency Repairs
766	TL	Technology Low Voltage	Bond rack and cable runway to TGB Provide firestopping for all conduits, 4 4”cProvide UPS for network electronics	$8,576	0-1 - Emergency Repairs
762	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 10 4”c Provide fs for 12”CT new bricks No UPS for network electronics Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 10 4”c Provide firestopping for 12”CT, new bricks Provide UPS for active network electronics	$12,800	0-1 - Emergency Repairs
758	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 16 4”c Provide fs for 18”CT new bricks No UPS for network electronics Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 16 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics	$15,744	0-1 - Emergency Repairs

756	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 4 4”c Provide fs for 18”CT new bricks Lights are not working Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 4 4”c Provide firestopping for 18”CT, new bricks Repair lighting within room	$7,296	0-1 - Emergency Repairs
754	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 20 4”c Provide fs for 18”CT new bricks No UPS for network electronics No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 20 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics Provide cooling	$17,280	0-1 - Emergency Repairs
752	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 4 4”c No UPS for network electronics No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 4 4”c Provide UPS for active network electronics Provide cooling	$9,216	0-1 - Emergency Repairs
750	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 30 4”c Provide fs for 18”CT new bricks No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 30 4”c Provide firestopping for 18”CT, new bricks Provide cooling	$16,000	0-1 - Emergency Repairs
748	TL	Technology Low Voltage	No TGB No UPS for network electronics No cooling Lights not working Provide TGB Bond all racks and cable runways to TGB Provide UPS for active network electronics Provide cooling Repair lighting	$8,960	0-1 - Emergency Repairs
746	TL	Technology Low Voltage	Network rack and cable runway not bonded to TGB Provide fs for all conduits, 6 4”c Bond all racks and cable runways to TGB Provide firestopping for all conduits, 6 4”c	$4,224	0-1 - Emergency Repairs

744	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 16 4”c Provide fs for 18”CT new bricks No UPS for network electronics DX4D1 Cooling not working, blowing hot air, hot Volume control for club not working Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 16 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics Provide new volume control Provide cooling	$16,384	0-1 - Emergency Repairs
653	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 19 4”c Provide fs for 18”CT new bricks No UPS for network electronics No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 19 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics Provide cooling	$16,896	0-1 - Emergency Repairs
647	TL	Technology Low Voltage	No TGB Fs all conduits 7 4”c No cooling, hot No UPS for network electronics Light switch or lighting does not work Power does not appear to be on emergency Door is sticking closed, very difficult to enter Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 7 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics Provide cooling Repair power and lighting Repair door/frame	$14,848	0-1 - Emergency Repairs
645	TL	Technology Low Voltage	Add TGB Fs conduits, 18 4”c No cooling, hot Add ups for network electronics Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 18 4”c Provide UPS for active network electronics Provide cooling	$14,592	0-1 - Emergency Repairs

643	TL	Technology Low Voltage	No TGB Power does not appear to be on emergency Fs 12” CT with new bricks Fs conduits, 4 4”c. No cooling in room Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 4 4”c Provide firestopping for 12”CT, new bricks Provide cooling	$5,376	0-1 - Emergency Repairs
641	TL	Technology Low Voltage	Fs all CT with new bricks Fs all conduits, 11 4”c No ups for network electronics Provide TGB No cooling in room Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 11 4”c Provide firestopping for 18”CT, new bricks Provide UPS for active network electronics Provide cooling	$13,824	0-1 - Emergency Repairs
639	TL	Technology Low Voltage	This is a storage room now Fs 9” CT passing through room Provide firestopping for 9”CT, new bricks	$1,280	0-1 - Emergency Repairs
638	TL	Technology Low Voltage	No grounding Provide TGB Bond all racks and cable runways to TGB	$2,560	0-1 - Emergency Repairs
637	TL	Technology Low Voltage	1 wall mount rack 12 SM to Mdf WiFi 24pp, 24 cat 6a 24pp, 19 cat 6a No TGB Provide TGB Bond all racks and cable runways to TGB	$2,560	0-1 - Emergency Repairs
636	TL	Technology Low Voltage	Add TGB Fs all conduits, including (6) 6”c, (25) 4”c Fs 24” CT with new bricks Copper plumbing piping is leaking in room Room is not conditioned Shared space with large sprinkler piping, valves and test drain Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 25 4”c and 6 6"c Provide firestopping for 24”CT, new bricks Provide UPS for active network electronics Provide cooling Repair leak	$21,504	0-1 - Emergency Repairs

633	TL	Technology Low Voltage	No grounding 1 4”c down not fs No cooling, hot Power does not appear to be emergency Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 1 4”c Provide cooling	$2,944	0-1 - Emergency Repairs
632	TL	Technology Low Voltage	Called Wess Storage, 5/3 Gate, Club 46 Between 145 women’s rr and 146 concession C’Town Eats 2 wall mount racks No TGB Rack 1 12 SM to MDF WiFi 12 SM to MDF WiFi 48pp, 48 cat 6a 48pp, 37 cat 6a Rack 2 12 SM for cams, unlabeled 24pp, 18 cat 6 UPS Provide TGB Bond all racks and cable runways to TGB Provide UPS for active network electronics	$7,680	0-1 - Emergency Repairs
631	TL	Technology Low Voltage	Fs all conduits, including 18 4”C Provide TGB Fs 12” CT with new bricks Provide cooling Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 18 4”c Provide firestopping for 12”CT, new bricks Provide UPS for active network electronics Provide cooling	$15,872	0-1 - Emergency Repairs
613	TL	Technology Low Voltage	Multiple conduits are missing fS, 20 4”C Grounding not per standards, TBB but no TGB No hvac in room. Very hot Remove all abandoned cables Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 20 4”c Provide cooling Remove all abandoned cabling	$11,520	0-1 - Emergency Repairs
611	TL	Technology Low Voltage	No grounding Shared space with first aid Provide TGB Bond all racks and cable runways to TGB	$2,560	0-1 - Emergency Repairs

608	TL	Technology Low Voltage	Appears to be no fs for all cable entries Fs bricks laying in ct, not installed TBB with no TGB, not properly grounded VZW with no apparent grounding Rack does not appear properly grounded Room is warm with no hvac Abandoned cabling left in room Some cable supported with bridle rings No drip pans for plumbing above Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 16 4”c Provide firestopping for 18”CT, new bricks Support UTP cabling with J-hooks - approx 30' Provide cooling	$11,008	0-1 - Emergency Repairs
382	TL	Technology Low Voltage	MM FIBER 62.5 NEW A/c Backup Unit exhausts into hallway Limited ground original fiber racks are bonded to tray Provide TGB Bond all racks and cable runways to TGB Replace all 62.5 micron MM (multimode) fiber optic cabling with new laser-optimized 50 micron fiber optic cabling. Assume: 1000' length of armored, indoor/outdoor cabling.	$17,587	0-1 - Emergency Repairs
520	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Projector not functioning Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$7,680	0-1 - Emergency Repairs

Total: **$10,924,951**

Task #	Stamp	Title	Description	Cost	Time Period
1451	AG	Architectural General	Lunch room locker replacement: Provide new, standard, 1 Tier, metal lockers. Size: 15" wide x 18" deep x 72" height. Locks: built-in with recessed pocket handle, automatic type, (locker can be locked when open, then closed without unlocking). Assume quantity of 50.	$28,000	2-5 - Material Repairs
1387	AG	Architectural General	Perimeter entrance gates (main concourse). Gate steel surfaces rusting. Gate hinges damaged/rusting. Cane bolts/drop rods damaged/missing. Refinish/repaint gate surfaces. (PR) Gates are 8FT. wide x 10FT. 6 PR total. Replace hinges. Hinges are round body barrel weld-on type, (PR) 3. Replace cane bolts/drop rods, (PR) 1.	$25,200	2-5 - Material Repairs
1386	AG	Architectural General	Perimeter entrance gates (main concourse). Gate steel surfaces rusting. Gate hinges damaged/rusting. Cane bolts/drop rods damaged/missing. Refinish/repaint gate surfaces. (PR) Gates are 8FT. wide x 10FT. 8 PR total. Replace hinges. Hinges are round body barrel weld-on type, (PR) 3. Replace cane bolts/drop rods, (PR) 1.	$33,600	2-5 - Material Repairs
1385	AG	Architectural General	Perimeter entrance gates (main concourse). Gate steel surfaces rusting. Gate hinges damaged/rusting. Cane bolts/drop rods damaged/missing. Refinish/repaint gate surfaces. (PR) Gates are 8FT. wide x 10FT. 8 PR total. Replace hinges. Hinges are round body barrel weld-on type, (PR) 3. Replace cane bolts/drop rods, (PR) 1.	$33,600	2-5 - Material Repairs
1374	AG	Architectural General	Visible water and physical damage to finish ceiling. Assume water damage is from upper concourse deck (open sealant joints and crack repair per structural). Replace ceiling and grid. 15,000 S.F	$94,500	2-5 - Material Repairs
1372	AG	Architectural General	Visible water and physical damage to finish ceiling. Assume water damage is from upper concourse deck (open sealant joints and crack repair per structural). Replace ceiling and grid. 10,000 S.F	$63,000	2-5 - Material Repairs
1367	AG	Architectural General	Hollow metal door and frames. Door, frame, and hardware are in good overall condition. Some are mis-aligned and do not close/latch correctly. 20% (of total) of doors and/or hardware need to be adjusted (assume 30 total doors).	$10,080	2-5 - Material Repairs
1210	AG	Architectural General	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of these doors are misaligned and need adjustment. Door adjustment needed on 30% of total within 2-5 year time period. 30 total doors at 3FT. wide by 7FT. high.	$10,080	2-5 - Material Repairs
1190	AG	Architectural General	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of these doors are misaligned and need adjustment. Door adjustment needed on 30% of total within 2-5 year time period. 30 total doors at 3FT. wide by 7FT. high.	$10,080	2-5 - Material Repairs

1169	AG	Architectural General	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of these doors are misaligned and need adjustment. Door adjustment needed on 30% of total within 2-5 year time period. 30 total doors at 3FT. wide by 7FT. high.	$10,080	2-5 - Material Repairs
837	AG	Architectural General	Ceiling tile warping and missing. Ceiling tile and grid. Quantity of 6-2x4 tiles need replaced.	$302	2-5 - Material Repairs
825	AG	Architectural General	Located in Suite 231, the ceiling grid appears to be rusting along the column and wall. An estimated 80 SF of grid will need replaced.	$504	2-5 - Material Repairs
822	AG	Architectural General	Located in Suite 235, rusting steel on end cap suite. An estimated 50 SF of surface to be repainted. At the exterior seating, the seat appears to be worn and ripping. Replace 2 seats for specified suite only.	$1,120	2-5 - Material Repairs
816	AG	Architectural General	Located at Suite 240, the restroom has one 36" and one 42" rusted ADA grab bar.	$280	2-5 - Material Repairs
814	AG	Architectural General	Located in Suite 243, the ceiling grid is rusting and there are several water damaged tiles. An estimated 24 SF of ceiling grid needs replaced and a quantity of 6-2x2 tiles need replaced.	$185	2-5 - Material Repairs
813	AG	Architectural General	Located in Suite 244, the restroom ceiling grid is rusting. An estimated 50 SF of grid needs replaced.	$385	2-5 - Material Repairs
812	AG	Architectural General	Located at Suite 250, detailing at expansion joint. Drywall damage and baseboard damage. An estimated 40 LF of expansion joint repair is required. Refer to Quad B, Suite 228 for good joint detail in restroom.	$4,200	2-5 - Material Repairs
808	AG	Architectural General	Suite 268 and 269: Door and lock to both suites require adjustment.	$672	2-5 - Material Repairs
805	AG	Architectural General	Located in suite 280, ceiling grid is rusting in specified suite. An estimated 220 SF of ceiling grid is required with 2x4 ceiling tiles. The exterior seating within this suite, there is one seat that is torn at the top. Seat requires repair.	$1,596	2-5 - Material Repairs
804	AG	Architectural General	Rusting steel on end cap suite. An estimated 50 SF of surface to be repainted.	$700	2-5 - Material Repairs

793	AG	Architectural General	Hollow metal door and frames. Door, frame, and hardware are in good overall condition. Some hardware damage. 20% (of total) of doors and/or hardware need to be adjusted (assume 30 total doors).	$10,080	2-5 - Material Repairs
784	AG	Architectural General	Missing and/or damaged tile in Women and Men Restrooms. 1,000 S.F. (includes wall, base, and floor tile locations).	$22,400	2-5 - Material Repairs
776	AG	Architectural General	Hollow metal door and frames. Door, frame, and hardware are in good overall condition. Some are mis-aligned and do not close/latch correctly. 20% (of total) of doors and/or hardware need to be adjusted (assume 30 total doors).	$10,080	2-5 - Material Repairs
742	AG	Architectural General	House keeping area ceiling. Original/damaged finished ceiling. Recommend replacement within 2-5 year time frame. 2,000 S.F. (this room). Assume water damage from upper concourse deck (open sealant joints and crack repair per structural).	$12,600	2-5 - Material Repairs
739	AG	Architectural General	Rusted door threshold at restroom vestibule. Replace threshold. 3ft. L.F.	$420	2-5 - Material Repairs
737	AG	Architectural General	Damaged ceiling grid in suite 418. Door threshold missing. Repair damaged ceiling grid. Add door threshold.	$482	2-5 - Material Repairs
733	AG	Architectural General	Warped/aging ceiling tiles. Room approximately. Replace ceiling and grid. 800 S.F.	$5,040	2-5 - Material Repairs
727	AG	Architectural General	Visible water and physical damage to finish ceiling. Assume water damage is from upper concourse deck (open sealant joints and crack repair per structural). Replace ceiling and grid. 4,000 S.F. (Writing and Press Room)	$25,200	2-5 - Material Repairs
694	AG	Architectural General	Suite 449, rusting ceiling grid, damaged soffit, and water damage on wall (adjacent to suite 450). 2,500 S.F. of ceiling replacement. 200 S.F. of drywall repair. Assume water damage from upper concourse deck (open sealant joints and crack repair per structural).	$20,650	2-5 - Material Repairs
688	AG	Architectural General	Floor finish damaged/wearing within Concession. Area estimated to be replaced is 1200 SF.	$15,960	2-5 - Material Repairs
685	AG	Architectural General	Doors, door hardware and door thresholds need replaced. In the Main Concourse Level of Quad C, there are an estimated 45 single doors and 15 double doors. Within this level and quad, 1 single/double doors need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors, replacing 25% of the doors at one time.	$284,400	2-5 - Material Repairs

674	AG	Architectural General	Unfinished joint. Needs sealant. Cut back joint fillet. 30 LF of sealant required.	$294	2-5 - Material Repairs
673	AG	Architectural General	Recaulk open joints in masonry. An estimated 3 LF of caulk is required.	$59	2-5 - Material Repairs
665	AG	Architectural General	Damage on ceiling tiles in Trainers Lockers. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Quantity of 1-2x4 tiles need replaced.	$50	2-5 - Material Repairs
664	AG	Architectural General	Located in the Meeting Room/Player Lounge, there is potential water damage for leaking ceiling above. Area of estimated ceiling repair is 12 SF and are of estimated wall refinish is 24 SF.	$302	2-5 - Material Repairs
663	AG	Architectural General	No wall base in 6x8 room. Roughly 35 LF of base will be needed.	$196	2-5 - Material Repairs
602	AG	Architectural General	Rubber base loose at bottom of ramp. 8 LF of base to be installed along ramp and wrap around corner to meet existing base shown.	$90	2-5 - Material Repairs
601	AG	Architectural General	Door, door hardware and door threshold need replaced due to adjustment issues. In the Service level of Quad D, there are an estimated 50 single doors and 30 double doors. Within this level and quad, 6 single/double doors need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors, replacing 25% of the doors at one time.	$410,800	2-5 - Material Repairs
598	AG	Architectural General	Recalking perimeter of mop sink. 6'-0" LF, but not limited to, of caulking will be needed.	$59	2-5 - Material Repairs
225	AG	Architectural General	Stair #3: Access from Main Concourse (Level 1) to Level 4 with an authorized only door access in between Level 3 & 4. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint and railings are chipping in multiple locations. Risers and railings require paint. Underside of stair landings are rusted in multiple locations on several levels. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 2,100 SF. total for refinishing and repainting of miscellaneous steel within stairwell. Quantity of 4 doors. Assume each door is 3ft. wide (pair) by 7ft. high.	$61,620	2-5 - Material Repairs
212	AG	Architectural General	Door, door hardware and door threshold need replaced due to wear and tear. In the Service level of Quad C, there are an estimated 30 single doors and 15 double doors. Within this level and quad, 4 single/double doors need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors, replacing 25% of the doors at one time.	$225,150	2-5 - Material Repairs

157	AG	Architectural General	Door, door hardware and door threshold need replace. In the Service level of Quad A, there are an estimated 50 single doors and 15 double doors. Within this level and quad, 1 single/double door need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors, replacing 25% of the doors at one time.	$304,150	2-5 - Material Repairs
156	AG	Architectural General	Louvers outside of the Emergency Generator Room required sealant replacement and repair along side of the louver. Estimated repair is 6 LF of sealant.	$118	2-5 - Material Repairs
152	AG	Architectural General	Within the Food Storage and Cooler/Freezer area of the Service Level, the drywall is damaged in two separate areas, totaling to an estimated 36 SF of repair.	$504	2-5 - Material Repairs
145	AG	Architectural General	Within the Visitor Shower room, grout is missing in the draining area of the showers. Area of estimated grout replacement is 12 SF.	$202	2-5 - Material Repairs
142	AG	Architectural General	Insulation is torn and damaged. Area estimated to be repaired is 50 SF.	$560	2-5 - Material Repairs
141	AG	Architectural General	Ceiling tiles are warped and bowing in restroom. Area of room is estimated to be 100 SF.	$630	2-5 - Material Repairs
140	AG	Architectural General	Ceiling tiles are warped and bowing in restroom. Area of room is estimated to be 100 SF.	$630	2-5 - Material Repairs
135	AG	Architectural General	Water damage at masonry wall. Refinish, seal, and repaint. Estimated 4 LF of repair required.	$112	2-5 - Material Repairs
80	AG	Architectural General	Expansion joint cover replacement. Assume rubber coated heavy duty hinge system. 30 L.F.	$3,570	2-5 - Material Repairs
78	AG	Architectural General	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of these doors are misaligned and need adjustment. Door adjustment needed on 30% of total within 2-5 year time period. 30 total doors at 3FT. wide by 7FT. high.	$10,080	2-5 - Material Repairs
75	AG	Architectural General	Clean underside of skylight areas. 1,000 S.F.	$2,100	2-5 - Material Repairs

68	AG	Architectural General	Corrugated Metal Corner Guards damaged on the Main Concourse Level, typical. Area estimated for replacement is 400 SF in each Quad on the Main Concourse and Level 3 only.	$22,400	2-5 - Material Repairs
65	AG	Architectural General	Service elevator door is rusting. It is recommended to replace the entire door.	$7,000	2-5 - Material Repairs
64	AG	Architectural General	Base stone cracking, caulk and seal. An estimated 6 LF of caulk and sealant is required.	$118	2-5 - Material Repairs
63	AG	Architectural General	Base stone cracking, caulk and seal. An estimated 3 LF of caulk and sealant is required.	$101	2-5 - Material Repairs
62	AG	Architectural General	Caulk and seal at base. An estimated 5 LF of caulk and sealant is required.	$112	2-5 - Material Repairs
60	AG	Architectural General	Flashing on louver damaged. An estimated 25 LF of flashing is required at location.	$1,050	2-5 - Material Repairs
59	AG	Architectural General	Base stone cracking, caulk and seal. An estimated 10 LF of caulk and sealant is required.	$134	2-5 - Material Repairs
58	AG	Architectural General	Located at the exterior of the transformer area, the louver needs cleaned and re-caulked along the perimeter. Area of estimated cleaning is 8 SF and estimated linear feet of caulk required is 10 LF.	$154	2-5 - Material Repairs
55	AG	Architectural General	Doors, door hardware and door thresholds need replaced. In the Main Concourse Level of Quad A, there are an estimated 40 single doors and 20 double doors. Within this level and quad, 6 single/double doors need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors, replacing 25% of the doors at one time.	$316,000	2-5 - Material Repairs
54	AG	Architectural General	Corrugated Metal Corner Guards damaged on the Main Concourse Level, typical. Area estimated for replacement is 400 SF in each Quad on the Main Concourse and Level 3 only.	$22,400	2-5 - Material Repairs
41	AG	Architectural General	Door hardware replacement. Repaint hollow metal door and frame. (PR) 3ft. wide x 7ft. height.	$1,400	2-5 - Material Repairs

36	AG	Architectural General	Door hardware replacement. Repaint hollow metal door and frame. One door 3ft wide x 7'-0" height.	$770	2-5 - Material Repairs
1388	AT	Architectural Vertical Transportation	Elevator maintenance/upgrades for all stadium elevators: 1) Provide dedicated circuit for elevator car A/C: $1,000.00 per elevator. Quantity of 11 elevators. $11,000.00 total cost. 2) Provide A/C for each elevator machine room: $10,000.00 per machine room. Quantity of 9 machine rooms. $90,000.00 total cost. 3) Update machine room lighting from T-12 fluorescent to LED: $1,000.00 per machine room. Quantity of 9 machine rooms. $9,000.00 total cost. 4) Install new cab interior panels to 9 passenger elevators: $50,000.00 per elevator. Quantity of 9 elevators. $450,000.00 total cost. 5) Install full Renova door operating package for Elevators #1, 2, 7, 8, 10, 12, 13, and 14: $54,500.00 per elevator. Quantity of 9 elevators. $490,500.00 total cost. 6) Replace freight door astragals: $16,000.00 per elevator. Quantity of 2 elevators. $32,000.00 total cost.	$1,515,500	2-5 - Material Repairs
1370	AT	Architectural Vertical Transportation	Refer to Structural notes (SR) in regards to ramp replacement. Quad B has 1 set of ramps that do not lead down to service level. An estimated 200 SF of louvers required cleaning and maintenance. An estimated 100 SF of screening replacement. An estimated 2,000 LF of railings require refinishing. Refer to Quad A Architectural notes (AT) for similar photos.	$39,900	2-5 - Material Repairs
1368	AT	Architectural Vertical Transportation	Refer to Structural notes (SR) in regards to ramp replacement. Quad A has 2 sets of ramps with only one set leading down to service level. An estimated 500 SF of louvers required cleaning and maintenance. An estimated 200 SF of screening replacement. An estimated 5,200 LF of railings require refinishing.	$97,300	2-5 - Material Repairs
1365	AT	Architectural Vertical Transportation	Stair #9: Access from Service Level to Level 6. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint is chipping in multiple locations. Risers require paint. Underside of stair landings are rusted in multiple locations on several levels. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 3,900 SF. total for refinishing and repainting of miscellaneous steel within stairwell. Quantity of 5 doors. Assume each door is 3ft. wide (pair) by 7ft. high.	$97,170	2-5 - Material Repairs
228	AT	Architectural Vertical Transportation	Stari #7: Access from Service Level to Level 3 with no access to Level 2. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint and railings are chipping in multiple locations. Risers and railings require paint. Underside of stair landings are rusted in multiple locations on several levels. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 2,400 SF. total for refinishing and repainting of miscellaneous steel within stairwell. Quantity of 3 doors. Each door is 3ft. wide (pair) by 7ft. high.	$59,250	2-5 - Material Repairs
224	AT	Architectural Vertical Transportation	Stair #8: Access from Service Level to Level 3, with no access to Level 2. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint and railings are chipping in multiple locations. Risers and railings require paint. Refinish and repaint. Underside of stair landings are rusted in multiple locations on several levels. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 1,800 SF. total for refinishing and repainting of miscellaneous steel within stairwell. Quantity of 2 doors. Assume each door is 3ft. wide (pair) by 7ft. high.	$42,660	2-5 - Material Repairs

223	AT	Architectural Vertical Transportation	Stair #1: Access from Service Level to Level 5. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint and railings are chipping in multiple locations. Risers,railing, and underside of landings require paint. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 2,800 SF. total for refinishing and repainting of miscellaneous steel within the stairwell. Quantity of 5 doors. Each door is 3ft. wide (pair) by 7ft. high.	$79,790	2-5 - Material Repairs
222	AT	Architectural Vertical Transportation	Stair #2: Access from Service Level to Level 6. There is no access to Level 5. Door, door frame, and door thresholds need replaced due to rusting on all levels. Over the course of a 6-10 year period, it is recommended to replace all double doors leading to stairs. Located within the stair well, stair riser paint and railings are chipping in multiple locations. Risers and railings require paint. Underside of stair landings are rusted in multiple locations on several levels. Roof joists and decking are rusting above on multiple levels within the staircase. Refinish and repaint. Area of estimated work is 2,300 SF. total for refinishing and repainting of miscellaneous steel within stairwell. Quantity of 5 doors. Each door is 3ft. wide (pair) by 7ft. high.	$71,890	2-5 - Material Repairs
134	AT	Architectural Vertical Transportation	Refer to Structural notes (SR) in regards to ramp replacement. Quad A has 1 set of ramps that lead down to service level. An estimated 200 SF of louvers required cleaning and maintenance. An estimated 100 SF of screening replacement. An estimated 2,800 LF of railings require refinishing. Refer to Quad A Architectural notes (AT) for similar photos.	$51,100	2-5 - Material Repairs
133	AT	Architectural Vertical Transportation	Refer to Structural notes (SR) in regards to ramp replacement. Quad D has 2 sets of ramps with only one set leading down to service level. An estimated 200 SF of louvers required cleaning and maintenance. An estimated 200 SF of screening replacement. An estimated 3,000 LF of railings require refinishing. Refer to Quad A Architectural notes (AT) for similar photos. Note: Circulation ramp in Quad D has been maintained from Level 3 and up. New concrete curb and railings installed above the 300 Level.	$64,400	2-5 - Material Repairs
126	AT	Architectural Vertical Transportation	Rusted railing in specified location 20 LF.	$280	2-5 - Material Repairs
125	AT	Architectural Vertical Transportation	Clean louvers. 2 quantity of an estimated area of 50 SF.	$350	2-5 - Material Repairs
66	AT	Architectural Vertical Transportation	Located at the Southwest elevator, the overhead door at the top and bottom of the escalator are rusting. A total of 2 overhead doors would required being replaced in a 2-5 year period. Paint steel and refinish enclosure. Power wash glazing and roof structure.	$25,900	2-5 - Material Repairs
57	AT	Architectural General	Located at the Northeast elevator, the overhead door at the top and bottom of the escalator are rusting. A total of 2 overhead doors would required being replaced in a 2-5 year period. Paint steel and refinish enclosure. Power wash glazing and roof structure.	$25,900	2-5 - Material Repairs
346	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 500 LF Structural cracks = 100 LF Guardrail post sealant = 50 each Guardrail post concrete = 50 each Backer rod / sealant = 0 LF Grind concrete = 100 LF Control joint = 0 LF 4" Sidewalk replacement = 250 SF 8" Pavement replacement = 200 SF 6" Curb replacement = 100 LF	$62,160	2-5 - Material Repairs
343	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 400 LF Structural cracks = 50 LF Guardrail post sealant = 30 each Guardrail post concrete = 30 each Backer rod / sealant = 0 LF Grind concrete = 100 LF Control joint = 0 LF 4" Sidewalk replacement = 200 SF 8" Pavement replacement = 100 SF 6" Curb replacement = 100 LF	$41,650	2-5 - Material Repairs

339	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 300 LF Structural cracks = 150 LF Guardrail post sealant = 0 each Guardrail post concrete = 0 each Backer rod / sealant = 0 LF Grind concrete = 200 LF Control joint = 0 LF 4" Sidewalk replacement = 400 SF 8" Pavement replacement = 200 SF 6" Curb replacement = 200 LF	$54,040	2-5 - Material Repairs
336	CC	Civil Concrete	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 400 LF Structural cracks = 150 LF Guardrail post sealant = 50 each Guardrail post concrete = 30 each Backer rod / sealant = 0 LF Grind concrete = 100 LF Control joint = 0 LF 4" Sidewalk replacement = 400 SF 8" Pavement replacement = 1000 SF 6" Curb replacement = 100 LF	$73,150	2-5 - Material Repairs
956	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace all remaining pop-up spray sprinklers including flexible pipe (42 total). Replace all remaining T-Bird rotor sprinklers with Series 5000 rotor sprinklers (14 total).	$8,232	2-5 - Material Repairs
955	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace all pop-up spray sprinklers including flexible pipe (48 total). Replace all remaining T-Bird rotor sprinklers with Series 5000 rotor sprinklers (20 total)	$10,080	2-5 - Material Repairs
954	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace all pop-up spray sprinklers including flexible pipe (67 total). Replace all remaining T-Bird rotor sprinklers with Series 5000 rotor sprinklers (35 total)	$15,260	2-5 - Material Repairs
953	CL	Civil Landscape	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace all pop-up spray sprinklers (40 total) including flexible pipe. Replace all remaining T-Bird rotor sprinklers with Series 5000 rotor sprinklers (8 total)	$6,944	2-5 - Material Repairs
941	CL	Civil Landscape	Irrigation zone needs to be replaced when landscaping is redone (2,000 SF)	$4,424	2-5 - Material Repairs
923	CL	Civil Landscape	Irrigation zone is currently inactive and needs to be replaced when landscaping is redone (4,000 SF)	$8,848	2-5 - Material Repairs
904	CL	Civil Landscape	Irrigation: Replace manual 4" Valve	$560	2-5 - Material Repairs
899	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove existing groundcover. (Quantity is approx. 550 ft^2).	$1,155	2-5 - Material Repairs
898	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 1 planter on sidewalk.	$3,500	2-5 - Material Repairs

897	CL	Civil Landscape	Irrigation zone is currently inactive and needs to be replaced when landscaping is redone (4,000 SF)	$8,848	2-5 - Material Repairs
629	CL	Civil Landscape	Shrubs (Little Princess Spirea) are "leggy" and in below-average condition. Replace plantings in plant bed with new plantings or an interesting hardscape feature. (Quantity is approx. 1400 ft²).	$24,500	2-5 - Material Repairs
628	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 9 planters at bridge entrance.	$31,500	2-5 - Material Repairs
620	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove existing groundcover. (Quantity is approx. 361 ft²).	$505	2-5 - Material Repairs
619	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove existing groundcover. (Quantity is approx. 361 ft²).	$505	2-5 - Material Repairs
594	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 23 planters at Quad B Main Plaza.	$80,500	2-5 - Material Repairs
590	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Replace with new plantings or an interesting hardscape feature. (Quantity is approx. 802 ft²).	$5,614	2-5 - Material Repairs
589	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 2 planters at top of stairs.	$7,000	2-5 - Material Repairs
587	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 1 planter at bottom of ramp.	$3,500	2-5 - Material Repairs
584	CL	Civil Landscape	Excessive tree (crabapple) lean. Remove and replace with new 3" caliper Crabapple (Malus) tree.	$980	2-5 - Material Repairs
583	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with topsoil, turf/lawn seed, and straw. (Quantity is approx. 7505 ft²).	$26,268	2-5 - Material Repairs

580	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with topsoil, turf/lawn seed, and straw. (Quantity is approx. 3600 ft²).	$12,600	2-5 - Material Repairs
577	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 4 planters at stairway entrance.	$14,000	2-5 - Material Repairs
571	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with either new shrubs or with topsoil, turf/lawn seed, and straw. (Quantity is approx. 900 ft²).	$3,150	2-5 - Material Repairs
570	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with either new shrubs or new topsoil, turf/lawn seed, and straw. (Quantity is approx. 925 ft²).	$3,238	2-5 - Material Repairs
566	CL	Civil Landscape	Hemlock trees are in poor condition. Remove and replace with new 6' (B&B) Hemlock (Tsuga) trees. Quantity = 4 trees.	$3,920	2-5 - Material Repairs
564	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 2 planters at ramp entrance.	$7,000	2-5 - Material Repairs
563	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with topsoil, turf/lawn seed, and straw. (Quantity is approx. 2300 ft²).	$8,050	2-5 - Material Repairs
560	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 2 planters on at stairway.	$7,000	2-5 - Material Repairs
553	CL	Civil Landscape	Concrete planters are experiencing minor cracking and deficiencies. Additionally, dense plant material creates security and maintenance issues. Consider either replacing planters or eliminating the planters and replacing with crash-rated bollards. Quantity = 28 planters on Quad C Main Plaza.	$98,000	2-5 - Material Repairs
551	CL	Civil Landscape	Crabapple trees are in below average to poor condition. Remove and replace with 10 new 3" caliper Crabapple (Malus) trees. Quantity = 10 trees.	$9,800	2-5 - Material Repairs
550	CL	Civil Landscape	Shrubs (Little Princess Spirea) are "leggy" and in below-average condition. Replace with new plantings or an interesting hardscape feature. (Quantity is approx. 1925 ft²).	$33,688	2-5 - Material Repairs

544	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove existing groundcover. (Quantity is approx. 361 ft²).	$1,265	2-5 - Material Repairs
539	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove existing groundcover. (Quantity is approx. 361 ft²).	$1,264	2-5 - Material Repairs
535	CL	Civil Landscape	Security/safety concern created due to dense groundcover. Remove groundcover and mulch and replace with topsoil, turf/lawn seed, and straw. (Quantity is approx. 2850 ft²).	$9,975	2-5 - Material Repairs
534	CL	Civil Landscape	Excessive tree lean. Remove and replace tree with a 4" caliper tree.	$1,120	2-5 - Material Repairs
533	CL	Civil Landscape	Excessive tree (black pine) lean. Replace with 6' tall black pine (Pinus nigra).	$980	2-5 - Material Repairs
1446	EL	Electrical Lighting	Service Level Quad D - 2’ x 4’ Fluorescent Lighting. Total Square footage of Quad D is 9327 square feet. Provide equivalent LED lighting fixture.	$51,538	2-5 - Material Repairs
1445	EL	Electrical Lighting	Service Level Quad C - 2’ x 4’ Fluorescent Lighting. Total Square footage of Quad C is 6284 square feet. Provide equivalent LED lighting fixture.	$34,750	2-5 - Material Repairs
1444	EL	Electrical Lighting	Upper Suites Quad D - Track lighting in elevator lobby are Par 38 heads. Total head count is 24. Provide LED equivalent heads.	$4,032	2-5 - Material Repairs

1443	EL	Electrical Lighting	Upper Suites Quad B - Track lighting in elevator lobby are Par 38 heads. Total head count is 16. Provide LED equivalent heads.	$2,688	2-5 - Material Repairs
1442	EL	Electrical Lighting	Upper Suites Quad A - Track lighting in elevator lobby are Par 38 heads. Total head count is 24. Provide LED equivalent heads.	$4,032	2-5 - Material Repairs
1441	EL	Electrical Lighting	Lower Suites Quad D - Track lighting in elevator lobby are Par 38 heads. Total head count is 24. Provide LED equivalent heads.	$4,032	2-5 - Material Repairs
1440	EL	Electrical Lighting	Lower Suites Quad C - Track lighting in elevator lobby are Par 38 heads. Total head count is 32. Provide LED equivalent heads.	$5,376	2-5 - Material Repairs
1439	EL	Electrical Lighting	Lower Suites Quad B - Track lighting in elevator lobby are Par 38 heads. Total head count is 32. Provide LED equivalent heads.	$5,376	2-5 - Material Repairs
1437	EL	Electrical Lighting	Lower Suites Quad A - Track lighting in elevator lobby are Par 38 heads. Total head count is 24. Provide LED equivalent heads.	$4,032	2-5 - Material Repairs

1436	EL	Electrical Lighting	Upper Suites Quad D - Lighting in suite corridors are 2’ x 2’ fluorescent. Total count is 46. Provide LED equivalent light fixture.	$15,198	2-5 - Material Repairs
1435	EL	Electrical Lighting	Upper Suites Quad B - Lighting in suite corridors are 2’ x 2’ fluorescent. Total count is 38. Provide LED equivalent light fixture.	$12,555	2-5 - Material Repairs
1434	EL	Electrical Lighting	Upper Suites Quad A - Lighting in suite corridors are 2’ x 2’ fluorescent. Total count is 47. Provide LED equivalent light fixture.	$15,529	2-5 - Material Repairs
1433	EL	Electrical Lighting	Lower Suites Quad D - Lighting in suite corridors are 2’ x 2’. Fluorescent. Total count is 46. Provide LED equivalent light fixture.	$15,198	2-5 - Material Repairs
1432	EL	Electrical Lighting	Lower Suites Quad C - Lighting in suite corridors are 2’ x 2’. Total count is 25. Provide LED equivalent light fixture.	$8,260	2-5 - Material Repairs
1431	EL	Electrical Lighting	Lower Suites Quad B - Lighting in suite corridors are 2’ x 2’ fluorescent fixtures. Total count is 25. Provide LED equivalent light fixture.	$8,260	2-5 - Material Repairs

1430	EL	Electrical Lighting	Lower Suites Quad A - Lighting in suite corridors are 2’ x 2’ fluorescent. Total count is 54. Provide LED equivalent light fixture.	$17,842	2-5 - Material Repairs
1429	EL	Electrical Lighting	Upper Suites Quad D - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 23. Provide LED equivalent lamps.	$4,025	2-5 - Material Repairs
1428	EL	Electrical Lighting	Upper Suites Quad B - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 25. Provide LED equivalent lamps.	$4,375	2-5 - Material Repairs
1427	EL	Electrical Lighting	Upper Suites Quad A - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 22. Provide LED equivalent lamps.	$3,850	2-5 - Material Repairs
1426	EL	Electrical Lighting	Lower Suites Quad D - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 31. Provide LED equivalent lamps.	$5,425	2-5 - Material Repairs
1425	EL	Electrical Lighting	Lower Suites Quad C - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 28. Provide LED equivalent lamps.	$4,900	2-5 - Material Repairs

1424	EL	Electrical Lighting	Lower Suites Quad B - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 28. Provide LED equivalent lamps.	$4,900	2-5 - Material Repairs
1423	EL	Electrical Lighting	Lower Suites Quad A - Downlights immediately outside suite doors and elevator lobbies are compact fluorescent down lights. Total count is 29. Provide LED equivalent lamps.	$5,075	2-5 - Material Repairs
1417	EL	Electrical Lighting	Stadium All Quad D Total All Floors - Concession Lighting is 2'x4' Fluorescent. Total count is 140. Proposed replacement is Eaton #24GR-LD5 4200 Lumen.	$49,420	2-5 - Material Repairs
1416	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Concession Lighting is 2'x4' Fluorescent. Total count is 112. Proposed replacement is Eaton #24GR-LD5 4200 Lumen.	$39,536	2-5 - Material Repairs
1415	EL	Electrical Lighting	Stadium All Quad B Total All Floors - Concession Lighting is 2'x4' Fluorescent. Total count is 111. Proposed replacement is Eaton #24GR-LD5 4200 Lumen.	$39,183	2-5 - Material Repairs
1414	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Concession Lighting is 2'x4' Fluorescent. Total count is 131. Proposed replacement is Eaton #24GR-LD5 4200 Lumen.	$46,243	2-5 - Material Repairs

1413	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Public Toilet Lighting is 4’ Fluorescent wall bracket. Total count is 281. Proposed replacement is Eaton #FCCLED 3500 48” wall bracket.	$334,390	2-5 - Material Repairs
1412	EL	Electrical Lighting	Stadium All Quad C Total All Floors - Public Toilet Lighting is 4’ Fluorescent wall bracket. Total count is 186. Proposed replacement is Eaton #FCCLED 3500 48” wall bracket.	$221,340	2-5 - Material Repairs
1411	EL	Electrical Lighting	Stadium All Quad B Total All Floors - Public Toilet Lighting is 4’ Fluorescent wall bracket. Total count is 186. Proposed replacement is Eaton #FCCLED 3500 48” wall bracket.	$221,340	2-5 - Material Repairs
1410	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Public Toilet Lighting is 4’ Fluorescent wall bracket. Total count is 261. Proposed replacement is Eaton #FCCLED 3500 48” wall bracket.	$310,590	2-5 - Material Repairs
1409	EL	Electrical Lighting	Stadium All Quad D Total All Floors - Stairwell Lighting is 4’ Fluorescent wall bracket. Total count is 53. Proposed replacement is Eaton #BCLED 3600 48” wall bracket.	$24,804	2-5 - Material Repairs
1408	EL	Electrical Lighting	Stadium All Quad C Total All Floors - Stairwell Lighting is 4’ Fluorescent wall bracket. Total count is 48. Proposed replacement is Eaton #BCLED 3600 48” wall bracket.	$22,464	2-5 - Material Repairs

1407	EL	Electrical Lighting	Stadium All Quad B Total All Floors - Stairwell Lighting is 4’ Fluorescent wall bracket. Total count is 48. Proposed replacement is Eaton #BCLED 3600 48” wall bracket.	$22,464	2-5 - Material Repairs
1406	EL	Electrical Lighting	Upper Concourse Quad D - Lighting is T12 Fluorescent 4’ lengths outside of restrooms. Total count of 9. Proposed replacement Ametrix Arrowlinear LED or equal.	$16,632	2-5 - Material Repairs
1402	EL	Electrical Lighting	Club Level Concourse Quad D - Lighting is T12 Fluorescent 4’ lengths outside of restrooms. Total count of 6. Proposed replacement Ametrix Arrowlinear LED or equal.	$11,088	2-5 - Material Repairs
1383	EL	Electrical Lighting	Club Level Quad D - Lighting in club area is compact fluorescent. Total club area in Quadrant D is 14597 sq ft. Provide LED equivalent lighting fixture.	$80,721	2-5 - Material Repairs
1382	EL	Electrical Lighting	Club Level Quad C - Lighting in club area is compact fluorescent. Total club area in Quadrant C is 18162 sq ft. Provide LED equivalent lighting fixture.	$100,436	2-5 - Material Repairs
1381	EL	Electrical Lighting	Club Level Quad B - Lighting in club area is compact fluorescent. Total club area in Quadrant B is 17583 sq ft. Provide LED equivalent lighting fixture.	$97,234	2-5 - Material Repairs

1358	EL	Electrical Lighting	Stadium All Quadrants - Exterior HID lighting on windscreens shall be completely removed.	$8,400	2-5 - Material Repairs
1329	EL	Electrical Lighting	Service Level Quad A - 2' x 4' Fluorescent Lighting. Total Square footage of Quad A is 10614 square feet. Provide equivalent LED lighting fixture.	$58,695	2-5 - Material Repairs
1318	EL	Electrical Lighting	Upper Suites Quad D - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 4150 sq ft. Provide LED equivalent fixture.	$22,950	2-5 - Material Repairs
1239	EL	Electrical Lighting	Club Level Quad A - Lighting in club area is compact fluorescent. Total club area in Quadrant A is 20641 sq ft. Provide LED equivalent lighting fixture.	$114,145	2-5 - Material Repairs
1198	EL	Electrical Lighting	Lighting in vomitories are HID.		2-5 - Material Repairs
1192	EL	Electrical Lighting	Stadium All Quad A Total All Floors - Stairwell Lighting is 4' Fluorescent wall bracket. Total count is 53. Proposed replacement is Eaton #BCLED 3600 48" wall bracket.	$24,804	2-5 - Material Repairs

1148	EL	Electrical Lighting	Upper Suites Quad C Press Area - Service, support, administrative areas for press area have compact fluorescent lighting. Total area is 1835 sq ft. Provide LED equivalent fixture.	$12,184	2-5 - Material Repairs
1147	EL	Electrical Lighting	Upper Suites Quad C Press Area - Service, support, administrative areas for press area have 2'x4' fluorescent lighting. Total area is 17362 sq ft. Provide LED equivalent fixture.	$115,284	2-5 - Material Repairs
1144	EL	Electrical Lighting	Upper Suites Quad B - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 3246 sq ft. Provide LED equivalent fixture.	$21,553	2-5 - Material Repairs
1139	EL	Electrical Lighting	Upper Suites Quad A - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 4199 sq ft. Provide LED equivalent fixture.	$27,881	2-5 - Material Repairs
1129	EL	Electrical Lighting	Lower Suites Quad D - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 11525 sq ft. Provide equivalent light fixture.	$63,733	2-5 - Material Repairs
1125	EL	Electrical Lighting	Lower Suites Quad C - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 3886 sq ft. Provide equivalent light fixture.	$21,490	2-5 - Material Repairs

1122	EL	Electrical Lighting	Lower Suites Quad B - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 4524 sq ft. Provide equivalent light fixture.	$25,018	2-5 - Material Repairs
1119	EL	Electrical Lighting	Lower Suites Quad A - Service, support, administrative areas across from suites have 2'x4' fluorescent lighting. Total area is 10340 sq ft. Provide equivalent light fixture.	$57,180	2-5 - Material Repairs
1095	EL	Electrical Lighting	Main Concourse A - 8 HID lighting mounted in hallway.	$8,000	2-5 - Material Repairs
1089	EL	Electrical Lighting	Main Concourse Quad D - 8 HID mounted in hallway. Provide LED equivalent light fixtures.	$8,000	2-5 - Material Repairs
1356	EP	Electrical Power	Upper Suite Quad D - Electrical room water damage.	$3,328	2-5 - Material Repairs
1376	FA	Fire Alarm	Complete building wide fire alarm replacement including all control panels, notification devices, and wiring encompassing approximately 1.64 million square feet. The new system shall, upon activation, initiate a signal using an emergency voice/alarm communications system and be captioned in accordance with the 2017 Ohio Building Code. Refer to the Condition Assessment Report for further details.	$3,968,000	2-5 - Material Repairs

1380	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 17,600square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$110,880	2-5 - Material Repairs
1379	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 1,865 square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$11,750	2-5 - Material Repairs
1378	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 650square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$4,095	2-5 - Material Repairs
1377	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 1,760 square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$11,088	2-5 - Material Repairs
979	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 610 square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$3,843	2-5 - Material Repairs
978	FS	Fire Suppresion	Excessive corrosion apparent on sprinkler branch lines and fittings. Replace approximately 15,000 square feet of light hazard sprinkler branch lines and paint to prevent future corrosion	$94,500	2-5 - Material Repairs

268	FS	Fire Suppresion	Fire pump drive shaft seal is excessively leaking and drive shaft is visibly corroded. Pump appears to be in good working order. It is recommended that the fire pump be disassembled and rebuilt to extend and continued yearly maintenance performed to extend its life expectancy	$16,380	2-5 - Material Repairs
267	FS	Fire Suppresion	Excessive corrosion on incoming fire line, couplings, and hangers. Approximately 40 linear feet of piping, fittings, and hangers should be replaced to avoid an unscheduled emergency shutdown of the fire suppression system due to a pipe failure.	$21,862	2-5 - Material Repairs
1256	HE	HVAC Equipment	Replace existing Hastings make-up air unit due to being at the end of its life expectancy. Refer to picture for existing model information. 10000CFM	$29,772	2-5 - Material Repairs
1255	HE	HVAC Equipment	Replace electric unit heaters due to being at the end of their expectancy. Typical failures at this age are heating coils and contactors. Unit Heater Quantities: 7.5kW = 20 10kW = 120 20kW = 15 3kW = 10 Cabinet Unit Heater Quantities 8kW = 20 10 kW = 85 20 kW = 15 5 kW = 55	$1,145,221	2-5 - Material Repairs
1254	HE	HVAC Equipment	Replace existing concession grease exhaust fans due to being at the end of life expectancy. Motors and bearings are typical points of failure at this age. Quantity of 70 fans to be replaced.	$367,500	2-5 - Material Repairs
1245	HE	HVAC Equipment	Radiant heaters have reached the end of their useful life. Heating output is decreased over the years. Chromalox SKR-5253 2500W (5' long) - QTY: 54 SKR-6303 3000W (6' long) - QTY: 246 SKR-7363 3500W (7' long) - 28	$381,729	2-5 - Material Repairs
1133	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split to offset new technology loads	$3,906	2-5 - Material Repairs

1127	HE	HVAC Equipment	Install 1.5 ton Mitsubishi mini split	$3,906	2-5 - Material Repairs
1049	HE	HVAC Equipment	Room has no cooling. Install 1 ton mitsubishi mini split	$2,772	2-5 - Material Repairs
1039	HE	HVAC Equipment	Room has no cooling. Install 1.5 ton Mitsubishi Mini Split	$3,906	2-5 - Material Repairs
349	HE	HVAC Equipment	VAV past useful life	$2,205	2-5 - Material Repairs
332	HE	HVAC Equipment	30x36 grille needs to be replaced. Remove damaged grille and replace with new equivalent.	$186	2-5 - Material Repairs
316	HE	HVAC Equipment	Hood vibration. Evaluate issue and repair as needed to eliminate.	$2,260	2-5 - Material Repairs
315	HE	HVAC Equipment	Ceiling deteriorating . Repair ceiling. Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$10,056	2-5 - Material Repairs
314	HE	HVAC Equipment	Ceiling is sagging. Repair ceiling. Replace condenser and evaporator Condenser: CFO100M4S-E Evaporator: CL6A094ADAEL	$10,056	2-5 - Material Repairs
301	HE	HVAC Equipment	Damaged insulation. Repair existing and cover with white plastic jacketing	$1,017	2-5 - Material Repairs
300	HE	HVAC Equipment	Steamer expelling moisture into space and effectign the operation of the freezers. Provide exhaust hood and fan ducted to outdoors.	$21,000	2-5 - Material Repairs

290	HE	HVAC Equipment	Hood width does not accommodate smoker. Recommend replacing with hood large enough to accomodate all appliances	$50,400	2-5 - Material Repairs
242	HE	HVAC Equipment	Fan coil unit vibration issues. Isolate issue causing vibration and repair as needed.	$2,800	2-5 - Material Repairs
240	HE	HVAC Equipment	Flex duct to diffuser is falling off	$168	2-5 - Material Repairs
239	HE	HVAC Equipment	Suite 478. Storm pipe insulation	$330	2-5 - Material Repairs
238	HE	HVAC Equipment	OA insulation falling off. 484	$700	2-5 - Material Repairs
237	HE	HVAC Equipment	Supply air insulation falling down. 487	$700	2-5 - Material Repairs
208	HE	HVAC Equipment	Hood seems imoperable. Identify if fan motor has failed and repair/replace	$3,890	2-5 - Material Repairs
204	HE	HVAC Equipment	EUH rusted out	$4,085	2-5 - Material Repairs
202	HE	HVAC Equipment	Cabinet heaters rusted. Unit near end of life. Replace with new equivalnet to existing	$4,599	2-5 - Material Repairs
184	HE	HVAC Equipment	Condensate on unit and CHW piping	$530	2-5 - Material Repairs

182	HE	HVAC Equipment	Condensate on underside of unit	$530	2-5 - Material Repairs
181	HE	HVAC Equipment	Heaters not operating at full capacity . Replace 4 units with Chromalox SKR-6303 each at 6' long.	$4,698	2-5 - Material Repairs
180	HE	HVAC Equipment	OA Duct insulation ripped	$700	2-5 - Material Repairs
179	HE	HVAC Equipment	Both fan coils condensing on drain pain. SAN insulation falling off. Identify issue causing condensate build up and repair. Replace insulation that has fallen off.	$920	2-5 - Material Repairs
178	HE	HVAC Equipment	Wet CHW pipe. Replace insulation	$530	2-5 - Material Repairs
177	HE	HVAC Equipment	Ripped insulation. Replace insulation with new.	$530	2-5 - Material Repairs
176	HE	HVAC Equipment	Wet unit and CHW piping. Identify issue causing condensate buildup and repair. Replace insulation on wet piping	$530	2-5 - Material Repairs
175	HE	HVAC Equipment	Condensate under unit and on CHW. Identify issue that is causing condensate building and repair	$530	2-5 - Material Repairs
174	HE	HVAC Equipment	Wet CHW piping. Replace insulation	$530	2-5 - Material Repairs
173	HE	HVAC Equipment	Drain valve leaking. Insulation wet. Replace drain valve and replace insulation	$530	2-5 - Material Repairs
172	HE	HVAC Equipment	Wet on underside of fan coil. Evaluate issue and repair as required	$530	2-5 - Material Repairs

171	HE	HVAC Equipment	Wet fan coil unit. Storm pipe insulation falling off. Evaluate issue causing condensate accumulation and repair as required. Replace storm piping insulation	$698	2-5 - Material Repairs
170	HE	HVAC Equipment	Condensate on underside of fan coil unit. Rusty diffusers and t-bar supports. Deck is sweating. Evaluate issue causing condensate accumulation and repair. Replace rusted ceiling supports. Replace rusty diffusers with new equivalent	$1,870	2-5 - Material Repairs
111	HE	HVAC Equipment	Insulation failing. Repair insulation and cover with plastic jacket, per general note on cover sheet.	$1,050	2-5 - Material Repairs
103	HE	HVAC Equipment	Insulation is frayed and failing. Replace and cover with plastic jacketing.~25ft	$1,140	2-5 - Material Repairs
101	HE	HVAC Equipment	Ripped insulation. Replace and cover with plastic jacket. ~20ft	$912	2-5 - Material Repairs
100	HE	HVAC Equipment	Room is really warm. >95F. Install 1.5 ton mitsubishi mini split	$2,772	2-5 - Material Repairs
98	HE	HVAC Equipment	Ripped up floor insulation. AHU-3A1. Replace with metal liner	$3,660	2-5 - Material Repairs
97	HE	HVAC Equipment	Floor insulation ripped up. AHU-3D3. Replace insulation with metal liner.	$3,660	2-5 - Material Repairs
92	HE	HVAC Equipment	AHU-1C2 floor insulation is damage and ineffective. Remove existing and replace with metal liner.	$3,660	2-5 - Material Repairs
91	HE	HVAC Equipment	Failing insulation. AHU-1C3. Metal liner recommended. Broken door handle	$4,080	2-5 - Material Repairs

88	HE	HVAC Equipment	Cover missing. Replace insulation and cover with plastic jacketing.	$202	2-5 - Material Repairs
85	HE	HVAC Equipment	Insulation needs to be repaired and replaced	$289	2-5 - Material Repairs
1246	HG	HVAC VAV/AHU/BAS	VAV boxes with electric heaters to be replaced due to end of life expectancy. - 230 boxes to be replaced.	$515,200	2-5 - Material Repairs
1048	HG	HVAC VAV/AHU/BAS	Room has no cooling. Install 1.5 ton Mitsubishi mini split	$3,906	2-5 - Material Repairs
1040	HG	HVAC VAV/AHU/BAS	Room has no cooling. Install 1.5 ton Mitsubishi Mini Split	$3,906	2-5 - Material Repairs
1257	PE	Plumbing Equipment	Replace existing 3000 gallon hot water storage tank as the tank is at the end of its useful life. A failure of the tank would leave the Stadium without hot water.	$292	2-5 - Material Repairs
1038	PE	Plumbing Equipment	Screws and lock down tabs are missing from trench drain cover. Replace existing trench drain cover with new equivalent LF = 15ft Model: Zurn Z706	$2,754	2-5 - Material Repairs
331	PE	Plumbing Equipment	Screws and lock down tabs are missing from trench drain cover. Replace existing trench drain cover with new equivalent.	$1,592	2-5 - Material Repairs
200	PE	Plumbing Equipment	Insulation failing on heat traced pipe. Replace insulation and cover with plastic jacketing ~100ft	$5,557	2-5 - Material Repairs

193	PE	Plumbing Equipment	Paper jacket missing. Replace with PVC jacket. 10 LF, 4" diameter	$482	2-5 - Material Repairs
192	PE	Plumbing Equipment	Jacket on storm piping is missing. Replace with PVC Jacket. 20 LF, 4" diameter	$663	2-5 - Material Repairs
189	PE	Plumbing Equipment	Paper jacket worn away. Replace with new PVC Jacket. 25LF, 4" diameter	$754	2-5 - Material Repairs
187	PE	Plumbing Equipment	Paper jacket missing. Mold growing. Repair insulation and cover with plastic jacket. ~25ft	$1,817	2-5 - Material Repairs
120	PE	Plumbing Equipment	No floor drain near water heater. Install drain pan	$415	2-5 - Material Repairs
110	PE	Plumbing Equipment	No floor drain near water heater	$507	2-5 - Material Repairs
102	PE	Plumbing Equipment	Storm insulation failing. Replace and cover with plastic jacketing. ~60ft	$2,733	2-5 - Material Repairs
95	PE	Plumbing Equipment	Cleanout cover is missing. Replace with new.	$84	2-5 - Material Repairs
86	PE	Plumbing Equipment	Button on water fountain is jammed. Repair mechanism	$323	2-5 - Material Repairs
964	PP	Plumbing Piping/Fixtures	Place plastic jacketing on all exterior piping that is ripped or dirty on the concourse level. Total of 400 feet of 4" pipe to be covered.	$18,245	2-5 - Material Repairs

1177	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$24,220	2-5 - Material Repairs
1171	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$24,220	2-5 - Material Repairs
1024	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 200 locations Backer rod and sealant joint = 3000 ft Cove joint = 1000 ft Precast joint sealant = 500 ft Sealant plugs = 100 locations Control joint sealant = 500 ft	$133,280	2-5 - Material Repairs
1018	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 100 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 300 ft Sealant plugs = 100 locations Control joint sealant = 200 ft	$70,560	2-5 - Material Repairs
1012	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 100 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 300 ft Sealant plugs = 100 locations Control joint sealant = 200 ft	$70,560	2-5 - Material Repairs

379	SJ	Structural Concrete/Steel	Non structural crack = 500 ft Cove joint = 200 ft Control joint sealant = 2000 ft	$24,360	2-5 - Material Repairs
372	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 50 locations Backer rod and sealant = 100 ft Cove joint sealant 200 ft Precast joint sealant = 600 ft Precast sealant plugs = 100 locations Control joint sealant = 500 ft	$109,410	2-5 - Material Repairs
367	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 50 locations Backer rod and sealant = 100 ft Cove joint sealant 200 ft Precast joint sealant = 600 ft Precast sealant plugs = 100 locations Control joint sealant = 500 ft	$109,410	2-5 - Material Repairs
361	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 50 locations Backer rod and sealant = 100 ft Cove joint sealant 200 ft Precast joint sealant = 600 ft Precast sealant plugs = 100 locations Control joint sealant = 400 ft	$108,570	2-5 - Material Repairs
355	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 50 locations Backer rod and sealant = 100 ft Cove joint sealant 200 ft Precast joint sealant = 600 ft Precast sealant plugs = 100 locations Control joint sealant = 500 ft	$109,410	2-5 - Material Repairs
285	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 100 locations Backer rod and sealant = 500 ft Cove joint = 1000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 200 locations Control joint sealant = 200 ft	$193,340	2-5 - Material Repairs

280	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 100 locations Backer rod and sealant = 500 ft Cove joint = 1000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 200 locations Control joint sealant = 200 ft	$193,340	2-5 - Material Repairs
269	SJ	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 500 ft Guard post sealant = 5 locations Cove joint = 200 ft Control joint sealant = 2000 ft	$24,465	2-5 - Material Repairs
253	SJ	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 500 ft Guard post sealant = 20 locations Cove joint = 200 ft Control joint sealant = 2000 ft	$24,780	2-5 - Material Repairs
247	SJ	Structural Concrete/Steel	Non-structural crack = 400ft Guard post sealant = 30 locations Cove joint = 300 ft Control joint sealant = 500 ft	$12,250	2-5 - Material Repairs
167	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 500 ft 2) guard post sealant = 5 locations 3) cove joint = 600 ft 4) control joint = 1000 ft	$19,985	2-5 - Material Repairs
161	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 500 ft 2) guard post sealant = 5 locations 3) cove joint = 600 ft 4) control joint = 1000 ft	$19,985	2-5 - Material Repairs

117	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 4000 ft 2) Guard post sealant = 50 locations 3) Backer rod & sealant joint = 500 ft 4) Cove joint = 1000 ft 5) Precast joint sealant = 1000 ft 6) Precast sealant plugs = 150 locations 7) Control joint sealant = 200 ft	$211,750	2-5 - Material Repairs
105	SJ	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 4000 ft 2) Guard post sealant = 50 locations 3) Backer rod & sealant joint = 500 ft 4) Cove joint = 1000 ft 5) Precast joint sealant = 1000 ft 6) Precast sealant plugs = 150 locations 7) Control joint sealant = 200 ft	$211,750	2-5 - Material Repairs
327	SR	Structural Ramps/Bridges	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad A this level.	$840,000	2-5 - Material Repairs
323	SR	Structural Ramps/Bridges	replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad A this level.	$1,680,000	2-5 - Material Repairs
322	SR	Structural Ramps/Bridges	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad D this level.	$1,680,000	2-5 - Material Repairs
319	SR	Structural Ramps/Bridges	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad A this level.	$1,680,000	2-5 - Material Repairs
318	SR	Structural Ramps/Bridges	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad this level.	$420,000	2-5 - Material Repairs
201	SR	Structural Ramps/Bridges	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (4) ramps in Quad D.	$1,680,000	2-5 - Material Repairs

197	SR	Structural Ramps/Bridges	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (4) ramps in Quad A.	$1,680,000	2-5 - Material Repairs
186	SR	Structural Ramps/Bridges	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (2) ramps in Quad A this level.	$840,000	2-5 - Material Repairs
1188	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$10,780	2-5 - Material Repairs
1185	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$10,780	2-5 - Material Repairs
1182	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$10,780	2-5 - Material Repairs
1174	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 20 sf Horizontal patch = 20 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 20 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$23,583	2-5 - Material Repairs

1167	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 20 sf Horizontal patch = 20 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 20 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$23,583	2-5 - Material Repairs
1157	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$5,180	2-5 - Material Repairs
1154	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$5,180	2-5 - Material Repairs
1030	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 10 sf Touch up paint = 150 sf	$8,260	2-5 - Material Repairs
1027	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Touch up paint = 150 sf	$6,300	2-5 - Material Repairs
1023	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 10 locations Touch up painting = 50 sf Metal gutter = 100 sf Metal sub roof= 100 sf	$24,990	2-5 - Material Repairs

1022	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 5 locations Touch up painting = 50 sf Metal gutter = 100 sf Metal sub roof= 100 sf	$24,885	2-5 - Material Repairs
1015	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 5 locations Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100 sf	$27,685	2-5 - Material Repairs
1009	SS	Structural Joints	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 5 locations Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100 sf	$27,685	2-5 - Material Repairs
1006	SS	Structural Concrete/Steel	Touch up painting = 3000 sf Clean out gutter = 800 ft	$45,360	2-5 - Material Repairs
1003	SS	Structural Concrete/Steel	Touch up painting = 3000 sf Clean out gutter = 800 ft	$45,360	2-5 - Material Repairs
1000	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 10 sf 2) masonry repair = 10 sf 3) Metal Gutter = 50 ft 4) Metal Sub roof = 100 sf	$8,400	2-5 - Material Repairs

997	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 5 sf 2) horizontal patch = 20 sf 3) Metal Gutter = 50 ft 4) Metal Sub roof = 100 sf	$9,520	2-5 - Material Repairs
968	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching =10 sf 2) Horizontal patch = 10 sf 3) Structural Crack = 10 ft 4) Masonry repair = 20 ft 5) Metal Gutter = 100 ft 6) Metal Sub roof = 100 sf	$14,560	2-5 - Material Repairs
377	SS	Structural Concrete/Steel	Vertical and overhead patch = 20 sf Horizontal patch = 200 sf Masonry repair = 10 sf Grind concrete = 50 ft Touch up painting = 3000 sf	$93,800	2-5 - Material Repairs
371	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 200 sf Horizontal patch = 250 sf Structural crack = 20 ft Guard post concrete = 10 locations Step replacement = 2 locations Touch up painting = 600 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000 sf	$200,410	2-5 - Material Repairs
365	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 150 sf Horizontal patch = 200 sf Structural crack = 20 ft Guard post concrete = 10 locations Step replacement = 2 locations Touch up painting = 600 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000 sf	$169,610	2-5 - Material Repairs

359	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 100 sf Horizontal patch = 200 sf Structural crack = 20 ft Guard post concrete = 10 locations Step replacement = 2 locations Touch up painting = 600 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000 sf	$148,610	2-5 - Material Repairs
353	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 100 sf Horizontal patch = 200 sf Structural crack = 20 ft Guard post concrete = 10 locations Step replacement = 3 locations Touch up painting = 600 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000 sf	$151,410	2-5 - Material Repairs
284	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 100 sf Horizontal patch = 200 sf Structural crack = 100 ft Guard post concrete = 30 locations Step replacement = 6 locations Grind concrete = 20ft Touch up paint = 1000 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000sf	$178,430	2-5 - Material Repairs
278	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 100 sf Horizontal patch = 200 sf Structural crack = 100 ft Guard post concrete = 30 locations Step replacement = 6 locations Grind concrete = 20ft Touch up paint = 1000 sf metal gutter replacement = 200 ft metal sub-roof deck = 3000 sf	$178,430	2-5 - Material Repairs
257	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 40 sf Guard post concrete = 2 locations Masonry repair = 60 sf Touch up painting = 3000 sf	$58,282	2-5 - Material Repairs

251	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 40 sf Guard post concrete = 2 locations Masonry repair = 60 sf Touch up painting = 3000 sf	$58,282	2-5 - Material Repairs
245	SS	Structural Concrete/Steel	Horizontal patch = 30 sf Guard post concrete = 5 location Touch up paint = 500 sf	$12,985	2-5 - Material Repairs
166	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 40 sf 2) horizontal patch = 20 sf 3) guard post concrete = 3 locations 4) masonry repair = 100 sf 5) touch up paint = 3000 sf	$69,783	2-5 - Material Repairs
160	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 40 sf 2) horizontal patch = 30 sf 3) guard post concrete = 4 locations 4) masonry repair = 100 sf 5) touch up paint = 3000 sf	$71,764	2-5 - Material Repairs
116	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 160 sf 2) horizontal patch = 160 sf 3) structural crack = 100 ft 4) guard post concrete = 30 locations 5) step replacement = 6 locations 6) grind concrete = 20 ft 7) touch up painting = 1000 sf 8) metal gutter replacement = 200 ft 9) metal sub-roof deck = 3000 sf	$195,790	2-5 - Material Repairs

104	SS	Structural Concrete/Steel	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 160sf 2) horizontal patch = 240 sf 3) structural crack = 100 ft 4) guard post concrete = 30 locations 5) step replacement = 6 locations 6) touch up painting = 1000 sf 7) grind concrete = 20 ft 8) metal gutter replacement = 200 ft 9) metal sub-roof deck = 3000 sf	$211,470	2-5 - Material Repairs
1397	TB	Technology Broadcast Systems	Replace Midas Audio Board. Consider Digital models now available by 2023.	$350,000	2-5 - Material Repairs
1396	TB	Technology Broadcast Systems	Replace Harris Platinum Multi format Router. Start looking at IP routing no later than 2022.	$560,000	2-5 - Material Repairs
1395	TB	Technology Broadcast Systems	Replace Control Room Graphics System. The Chyron Graphics system should be considered for replacement no later than 2021.	$350,000	2-5 - Material Repairs
1394	TB	Technology Broadcast Systems	Replace Network Gear (Control Room Hub and Fiber Run). Control room Network Hub is currently a 10gig. Pipe for all operations. Each control station is allowed 1gig. of bandwidth from the router. Extra capacity if allowed by the Network core should be considered. As well as expanded NIC sizes in the various PC's There is currently 1 core fiber totaling 6 fiber lines. A separate core run from a different stadium direction should also be considered for a redundant back-up and future expansion.	$39,200	2-5 - Material Repairs
1393	TB	Technology Broadcast Systems	Replace Frame Syncs (total 6). Frame syncs. Most of the frame syncs were replaced in the 2016 rebuild. There are still 6 that were installed in 2010 that should be considered for replacement in 2019.	$21,000	2-5 - Material Repairs

846	TL	Technology Low Voltage	1 VZW rack 1 ATT rack 3 audio racks Rack 1, floor 12 SM to Mdf WiFi 48pp, 40 cat 5, 4 cat 5e 48pp, 30 cat 5e 48pp, 4 cat 5, 24 cat 6 48pp, 0 cables 48pp, 31 cat 6a Rack 2, wall 12 SM for cams 24pp, 17 cat 6 UPS Wall field 24 MM 62.5 to Mdf 150 pr voice backbone, 72 voice grade station cables on wall mounted patch panels CATV 2 unlabeled BT amps	$104,720	2-5 - Material Repairs
841	TL	Technology Low Voltage	1 VZW rack 1 ATT rack Rack 1, floor 12 SM to Mdf WiFi 48pp, 48 cat 5 48pp, 48 cat 5 48pp, 48 cat 5 48pp, 48 cat 5 UPS UPS on floor behind rack Rack 2, floor 48pp, 48 cat 5e 48pp, 31 cat 6 48pp, 15 cat 5 48pp, 36 cat 6a NFL active electronics and fiber cabling Rack 3, wall 12 SM for cams 24pp, 24 cat 6	$413,823	2-5 - Material Repairs

839	TL	Technology Low Voltage	1 VZW rack 1 ATT rack 4 audio racks Rack 1 12 SM for cams 24pp, 24 cat 6 24pp, 11 cat 6 UPS Rack 2 12 SM to Mdf WiFi 48pp, 44 cat 5 48pp, 17 cat 5e 48pp, 32 cat 5e 48pp, 0 cables 48pp, 40 cat 6a Wall field 24 MM 62.5 to Mdf 4D 150 pr voice backbone, 96 voice grade station cables on wall mounted patch panels CATV unlabeled BT amp	$125,860	2-5 - Material Repairs
765	TL	Technology Low Voltage	Rack 112 SM to Mdf WiFi 24 SM to Telco 12 MM 62.5 to Telco 48pp, 5 cat 6, 4 cat 6a 24pp, 5 cat 6Wall field 50 pr voice backbone, no station cables Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling.Assume:1000' length of armored, indoor/outdoor cabling.	$5,194	2-5 - Material Repairs
763	TL	Technology Low Voltage	1.5 VZW racks 2 Browns radio racks 1 audio rack Rack 112 SM to Mdf WiFi 24 SM to Telco12 MM 62.5 to Telco 48pp, 26 cat 624pp, 10 cat 648pp, 25 cat 6, 18 cat 6a UPSRack 2.512 SM for cams 24pp, 11 cat 6Wall field 100 pr voice backbone, no station cables CATV BIDA-100A-30Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling.Assume:1000' length of armored, indoor/outdoor cabling.	$5,194	2-5 - Material Repairs

759	TL	Technology Low Voltage	1 VZW rack 1 ATT rack 3 audio racks Rack 1 12 SM to Mdf WiFi 48pp, 48 cat 5 48pp, 17 cat 5e 48pp, 38 cat 5e 48pp, 0 cables 48pp, 36 cat 6a Rack 2 12 SM for cams 24pp, 20 cat 6 24pp, 15 cat 6 UPS Abandoned wall mount audio cabinet Wall field 24 MM 62.5 to Mdf	$152,919	2-5 - Material Repairs
757	TL	Technology Low Voltage	1 VZW rack 1 audio rack Rack 1, floor 12 SM to Mdf WiFi 48pp, 6 cat 5, 9 cat 5e 48pp, 10 cat 5e, 12 cat 6 48pp, 10 cat 6 48pp, 7 cat 6 24pp, 10 cat 6a Rack 2, wall mount 12 SM for cams 24pp, 3 cat 6 UPS Wall field 24 MM 62.5 to Mdf CATV BHA-75 50 pr voice backbone, 32 voice grade station cables Replace all Cat 5 UTP cabling with Cat 6 UTP cabling.	$54,886	2-5 - Material Repairs

755	TL	Technology Low Voltage	Appears abandoned by IT No network electronics 2 audio racks Rack 1 48pp, 1 cat 5 Wall field 24 MM 62.5 to MDF FO cabinet 4EZ Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling. Assume: 1000' length of armored, indoor/outdoor cabling.	$14,420	2-5 - Material Repairs
753	TL	Technology Low Voltage	1 VZW rack 1 audio rack Rack 1 12 SM to Mdf WiFi 48pp, 6 cat 5, 2 cat 5e 48pp, 4 cat 5e, 15 cat 6 48pp, 10 cat 6 24pp, 20 cat 6a Rack 2 12 SM for cams 24pp, 3 cat 6 UPS Wall field 50 pr voice backbone, 32 voice grade station cables 24 MM 62.5 to Mdf CATV GI BHA-75 Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling.	$44,895	2-5 - Material Repairs

749	TL	Technology Low Voltage	1 VZW rack 1 audio rack Rack 1 12 SM to Mdf WiFi 48pp, 4 cat 5, 9 cat 5e 48pp, 19 cat 6 48pp, 10 cat 6 24pp, 19 cat 6a 24pp, 3 cat 6 UPS Wall field 50 pr voice backbone, 45 voice grade station cables 24 MM 62.5 to Mdf CATV GI BHA-75 amp Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling. Assume: 250' length per each new Cat 6 UTP (1) new rack mounted Cat 6 patch panel per 48 cables.	$55,546	2-5 - Material Repairs
745	TL	Technology Low Voltage	2 audio cabinets, amps Rack 1 6 MM 62.5 to 3D 48pp, 48 cat 6 24pp, 9 cat 6, 3 cat 6a 12 SM to Mdf WiFi 24pp, 11 cat 6 Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling. Assume: 1000' length of armored, indoor/outdoor cabling.	$6,202	2-5 - Material Repairs

743	TL	Technology Low Voltage	2 VZW racks 1 audio rack Rack 1, floor mounted 12 SM to Mdf WiFi 48pp, 8 cat 5, 2 cat 5e 48pp, 33 cat 6 48pp, 18 cat 6 48pp, 3 cat 6 24pp, 7 cat 6a Rack 2, wall 12 SM for cams 24pp, 12 cat 6 UPS Wall field 24 MM 62.5 to Mdf 6 MM 62.5 to 3W CATV BIDA-86a-43p 100 pr voice backbone, 48 voice grade station cables	$61,748	2-5 - Material Repairs
652	TL	Technology Low Voltage	2 VZW racks 1 ATT rack Rack 1 12 SM to Mdf WiFi 48pp, 48 cat 5 48pp, 40 cat 5 48pp, 28 cat 5e 48pp, 47 cat 6a Rack 2 12 SM for cams 24pp, 8 cat 6 UPS Wall field 24 MM 62.5 duplex SC 200 pr voice backbone, 96 voice grade station cables Catv BT unlabeled Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling.	$161,510	2-5 - Material Repairs

651	TL	Technology Low Voltage	No TGB Provide fs for all conduits, 20 4”c Provide fs for CT new bricks No cooling, hot Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 20 4”c Provide firestopping for 18”CT, new bricks Provide cooling	$13,300	2-5 - Material Repairs
650	TL	Technology Low Voltage	1 VZW rack 1 ATT rack Rack 1, floor 12 SM to Mdf WiFi 48pp, 30 cat 5 48pp, 16 cat 5e 24pp, 12 cat 6a Rack 2, wall 12 SM for cams 24pp, 15 cat 6 UPS Wall field 50 pr voice backbone, 45 voice grade station cables Fiber LIU 24 MM 62.5 Catv BT unlabeled Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling.	$77,353	2-5 - Material Repairs

649	TL	Technology Low Voltage	No TGB Fs all conduits, 17 4”c No cooling, hot Provide UPS for network electronics Provide fs for 12” CT new bricks Water leaking from pipes Provide TGB Bond all racks and cable runways to TGB Provide firestopping for all conduits, 17 4”c Provide firestopping for 12”CT, new bricks Provide UPS for active network electronics Provide cooling Repair leak	$16,940	2-5 - Material Repairs
648	TL	Technology Low Voltage	2 VZW racks 1 ATT rack Rack 1, floor 48pp, 26 cat 5 48pp, 20 cat 5e 24pp, 9 cat 6a Rack 2, wall mount 12 SM for cams 24pp, 16 cat 6 UPS Wall field Fiber LIU, 24 MM 62.5 duplex SC 6 MM 62.5 simplex SC 50 pr voice backbone, 40 voice grade station cables Catv, BT unlabeled Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling. Assume:	$80,251	2-5 - Material Repairs
646	TL	Technology Low Voltage	AV rack for Kardiac Club Rack 1 12 SM to Mdf WiFi 48pp, 42 cat 5e 48pp, 48 cat 6 48pp, 46 cat 6a Wall field 24 MM 62.5 to MDF Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling. Assume: 1000' length of armored, indoor/outdoor cabling.	$14,420	2-5 - Material Repairs

644	TL	Technology Low Voltage	IDF 2a 1 VZW rack 1 ATT rack Rack 1 12 SM for cams 24pp, 13 cat 6 UPS Rack 2 12 SM to Mdf 48pp,24 cat 5, 20 cat 5e 48pp, 40 cat 5e 48pp,36 cat 5e 48pp, 46 cat 6a Wall field 200 pr voice backbone, 102 voice grade station cables Fiber LIU 24 MM 62.5 SC duplex 6 MM 62.5 SC simplex Catv, BT amp unlabeled	$161,104	2-5 - Material Repairs
642	TL	Technology Low Voltage	1 VZW rack Rack 1 only 12 SM for cams 24pp, 24 cat 6 24pp, 6 cat 6 UPS Wall field 24 MM 62.5 to Mdf 50pr voice backbone, 14 voice grade station cables Replace all voice grade station cabling with Cat 6 UTP cabling. Assume: 250' length per each new Cat 6 UTP (1) new rack mounted Cat 6 patch panel per 48 cables. (2) new 3' Cat 6 patch cords per each new Cat 6 UTP cable. Replace all 62.5 micron MM (multimode) fiber optic cabling with new OM3 50 micron fiber optic cabling. Assume: 1000' length of armored, indoor/outdoor cabling.	$25,071	2-5 - Material Repairs

640	TL	Technology Low Voltage	1 VZW rack Rack 1 12 SM for cameras 24pp, 19 cat 6 UPS Rack 2 12 SM to Mdf WiFi 48pp,7 cat 5e, 1 cat 5 48pp, 32 cat 6 48pp, 18 cat 6 24pp, 16 cat 6 24pp, 22 cat 6a Wall field 50 pr voice backbone, 27 voice grade station cables Catv, BHA-74 and BIDA-86A-43 Fiber LIU 24 MM, 62.5 Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling.	$38,948	2-5 - Material Repairs
635	TL	Technology Low Voltage	Large cabling pass thru to MDF below 1 VZW rack Rack 1 12 SM for cams 24pp, 24 cat 6 24pp, 10 cat 6 UPS Rack 2 12 SM to Mdf WiFi 48pp, 4 cat 5 48pp, 4 cat 5 48pp, 38 cat 6 48pp, 17 cat 6 48pp, 16 cat 6a Wall field 100 pr backbone, 76 voice grade station cables Fiber LIU, 24 MM, 62.5 to Mdf CATV 1 BHA-75	$72,727	2-5 - Material Repairs

630	TL	Technology Low Voltage	2 VZW racks Rack 1 12 strand SM to MDF WiFi 48pp, 18 cat 5 48pp, 19 cat 6 48pp 22 cat 5e 48pp 16 cat 6a Rack 2 12 SM, camera 24pp, 12 cat 6 Wall Fiber LIU SC, to Mdf, 24 mm 62.5 Copper voice 50 pr, 48 voice grade station cables on 110 CATV BHA-75 Replace all Cat 5 UTP cabling with Cat 6 UTP cabling. Replace all voice grade station cabling with Cat 6 UTP cabling. Assume: 250' length per each new Cat 6 UTP	$75,370	2-5 - Material Repairs
612	TL	Technology Low Voltage	2 VZW DAS racks with ups Belden 1857a super flex stranded rg59 triax with kings 7705-3 9931 connector Rack 1 12SM to MDF WiFi 2 48pp cat5 1 48pp cat 5e 124pp cat 6 1 24p 10 cat6a, shielded, 11 cat 6 1 48 with cat 6 and 50% cat 5 No ups 2nd rack 18SM 3 24 cat 6 plus 1 cat 6 on 4th pp Back wall 24mm 62.5 to MDF SC 12mm 62.5 ST 150pr feed, 120 voice grade station cabling Catv BHA-75 GI amp Replace all Cat 5 UTP cabling with Cat 6 UTP cabling.	$204,481	2-5 - Material Repairs

607	TL	Technology Low Voltage	Rack 1 12 SM to Mdf WiFi rack 12 MM 62.5 to mdf 48pp Cat5 48pp, 48 cat 5 48pp, 48 cat 5 24 pp, 18 cat 5e, 6 Cat6 48pp, 45 cat 6a Ups Wall field CATV 1 BT amp BoDA Appears to feed south and west Truck dock video 25pr voice backbone Truck dock audio 25pr voice backbone 400pr backbone 100pr backbone tie lines 60 analog voice grade station cables 420 voice grade station cables Replace all Cat 5 UTP cabling with Cat 6 UTP cabling.	$417,925	2-5 - Material Repairs
532	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
531	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
530	TV	Technology AV/Security	All broadcast TV over coax projectors have green color shift in Lamp Projector using VGA PIP has no video input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

529	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
528	TV	Technology AV/Security	All broadcast TV over coax PIP LED reversed projectors have green color shift in Lamp Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
527	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
526	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
525	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

524	TV	Technology AV/Security	All broadcast TV over coax 2 systems west system PIP LED reversed east system no PIP video projectors have green color shift in Lamp Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
523	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
522	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
521	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color PIP LED reversed color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
519	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

518	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
517	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
516	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
515	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color channel select reversed PIP Color reversed LED but works Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
514	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
513	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

512	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
511	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
510	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
509	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
508	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
507	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

506	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
505	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
504	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
503	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
502	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
501	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

500	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
499	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
498	TV	Technology AV/Security	Broadcast video on Coax projector on VGA green shift in lamp color Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
495	TV	Technology AV/Security	All broadcast video is coax picture in picture no video input presidential suite picture in picture control Has only red LED Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
479	TV	Technology AV/Security	All broadcast TV over coax Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
477	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PIP not working Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

476	TV	Technology AV/Security	All broadcast TV over coax Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
475	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector PIP indicator red but working Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
474	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
473	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
472	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector PIP indicator red but working Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
471	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

470	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
469	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
468	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
467	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
466	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
465	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

464	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
463	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA 2 monitors Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
462	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA 2 monitors Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
461	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
460	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA 2 monitors Green shift in color temp of projector Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
458	TV	Technology AV/Security	All broadcast television over Coax 2 TVs Projector fed w/VGA PIP button no green but works No Video source for PIP Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

457	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
456	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
454	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
440	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
439	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
438	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PIP Video blue no video channel select for two video sources reversed Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

437	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
436	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA channel select for two video sources reversed Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
435	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
434	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
433	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input channel select for two video sources reversed Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
432	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

431	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PIP indicator is always red but works Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
430	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
429	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
428	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
427	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
426	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

425	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
424	TV	Technology AV/Security	All broadcast TV over coax Projector using RGB Projector overheats during games Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
423	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
422	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
421	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
420	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

419	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
418	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
417	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
416	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
414	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
413	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

412	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
411	TV	Technology AV/Security	AV system will not power on Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
408	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
407	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
406	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
405	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

404	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
403	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Abandoned Coax Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
402	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA PiP not working on second input Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
401	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
400	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
399	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA No signal on 2nd PIP Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

397	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
396	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
394	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
392	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
391	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
389	TV	Technology AV/Security	Combined 2 suites All broadcast TV over coax Both Projectors using VGA Provide (2) (minimum) 3000 lumen, 4K projectors with HDMI inputs. Provide (2) video processors, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side, on each projector.	$8,400	2-5 - Material Repairs

388	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
387	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
386	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs
385	TV	Technology AV/Security	All broadcast TV over coax Projector using VGA Provide (minimum) 3000 lumen, 4K projector with HDMI inputs. Provide video processor, with control and side-by-side picture processor. This video processor should have a similar feature set of displaying (2) unique videos, side by side.	$8,400	2-5 - Material Repairs

Total: **$33,307,584**

Task #	Stamp	Description	Cost	Time Period
1373	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 12 seats per suite. Total of 3,000 seats this level this quad.	$711,000	6-10 - Material Repairs
1371	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 12 seats per suite. Total of 3,000 seats this level this quad.	$711,000	6-10 - Material Repairs
1369	AG	Food service finish flooring. Original/damaged tile flooring. Recommend replacement within 6-10 year time frame. 300 S.F. Tile floor for replacement.	$9,480	6-10 - Material Repairs
1363	AG	Concourse concession OHC doors. Surface rusting and weathered surfaces. OHC door assembly at end of 20 year cycle. Recommend replacement over 6 -10 year time frame. 4 OHC doors at 15 FT wide. by 10 FT high. Galvanized metal.	$53,720	6-10 - Material Repairs
1362	AG	Metal roof above north Upper Deck Seating area. Galvanized metal decking supported by steel framing. Decking should be replaced within 6-10 year timeframe. Assume 36,000 S.F. (includes Quads B & C).	$398,160	6-10 - Material Repairs
1360	AG	Metal roof above north Upper Deck Seating area. Galvanized metal decking supported by steel framing. Decking should be replaced within 6-10 year timeframe. Assume 36,000 S.F. (includes Quads A & D).	$398,160	6-10 - Material Repairs
1211	AG	Concourse concession OHC doors. Surface rusting and weathered surfaces. OHC door assembly at end of 20 year cycle. Recommend replacement over 6 -10 year time frame. 8 OHC doors at 15 FT wide. by 10 FT high. Galvanized metal.	$107,440	6-10 - Material Repairs
1179	AG	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of frames are rusted at the base. Replace all door assemblies with hardware over 6-10 years. 30 total doors at 3FT. wide by 7FT. high.	$118,500	6-10 - Material Repairs
1166	AG	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of frames are rusted at the base. Replace all door assemblies with hardware over 6-10 years. 30 total doors at 3FT. wide by 7FT. high.	$118,500	6-10 - Material Repairs
1065	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 14,500 seats per quad. Each quad includes lower bowl and club level seating.	$3,436,500	6-10 - Material Repairs
806	AG	Lower Suite exterior handrails require repainting. There is a quantity of 30 total handrails estimated to be 6 LF each at 18" high. (a total of 180 LF)	$2,844	6-10 - Material Repairs
803	AG	Food service area ceilings. Original finished ceilings. Recommend replacement within 6-10 year time frame. 3,500 S.F. (Includes this club level, within this quad).	$35,945	6-10 - Material Repairs
801	AG	Typical toilet partition replacement. Four total.	$6,952	6-10 - Material Repairs
798	AG	Food service finish flooring. Original epoxy flooring. Recommend replacement within 6-10 year time frame. 3,500 S.F. (Includes this club level, within this quad). Assume epoxy flooring.	$52,535	6-10 - Material Repairs
797	AG	Food service area ceilings. Original finished ceilings. Recommend replacement within 6-10 year time frame. 5,000 S.F. (Includes this club level, within this quad).	$75,050	6-10 - Material Repairs
791	AG	Toilet partition replacement. Nine total.	$15,642	6-10 - Material Repairs
789	AG	Toilet partition replacement. For total.	$6,952	6-10 - Material Repairs
788	AG	Food service finish flooring. Original epoxy flooring. Recommend replacement within 6-10 year time frame. 5,000 S.F. (Includes this club level, within this quad). Assume epoxy flooring.	$75,050	6-10 - Material Repairs
775	AG	Club level concession area ceilings. Original finished ceilings. Recommend replacement within 6-10 year time frame. 3,500 S.F. (Includes this club level, within this quad).	$35,945	6-10 - Material Repairs
705	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 12 seats per suite. Total of 3,000 seats this level this quad.	$711,000	6-10 - Material Repairs
681	AG	Doors, door hardware and door thresholds need replaced. In the Main Concourse Level of Quad B, there are an estimated 30 single doors and 15 double doors. Within this level and quad, 2 single/double doors need immediate attention. Over the course of a 6-10 year period, it is recommended to replace all doors.	$225,150	6-10 - Material Repairs
662	AG	Replace ceiling grid and tiles due to rusting and age of grid and tiles. Area of room is estimated to be 300 SF within Home Team Locker Room.	$2,133	6-10 - Material Repairs
657	AG	Ceiling tiles are warped and replacement needed in Check-In. Water-stained ceiling tiles, located in the Service Level, may be caused by leakage from damaged gutter and draining systems located in the deck seating above. Area of room is estimated to be 400 SF.	$2,844	6-10 - Material Repairs
235	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 14,500 seats per quad. Each quad includes lower bowl and club level seating.	$3,436,500	6-10 - Material Repairs
234	AG	Dawg pound area seating: Paint is flaking off seat benches. Bench seating is secure. Recommend touch-up painting of seat benches. Assume 1,000 L.F. of benches within this quad. Quad includes lower bowl bench (dawg pound area) seating only.	$15,800	6-10 - Material Repairs
233	AG	Dawg pound area seating: Paint is flaking off seat benches. Bench seating is secure. Recommend touch-up painting of seat benches. Assume 1,000 L.F. of benches within this quad. Quad includes lower bowl bench (dawg pound area) seating only.	$15,800	6-10 - Material Repairs
231	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 14,500 seats per quad. Each quad includes lower bowl and club level seating.	$3,436,500	6-10 - Material Repairs

229	AG	Seating replacement: Rusting of standard feet and bases. Seat standards have spring failure. Recommend complete seat replacement within 6-10 year timeframe. Assume 14,500 seats per quad. Each quad includes lower bowl and club level seating.	$3,436,500	6-10 - Material Repairs
137	AG	Rusting interior fence assembly. Estimated damage is 24 LF of fencing.	$379	6-10 - Material Repairs
81	AG	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of frames are rusted at the base. Replace all door assemblies with hardware over 6-10 years. 30 total doors at 3FT. wide by 7FT. high.	$118,500	6-10 - Material Repairs
79	AG	Concourse concession/public service OHC doors. Surface rusting and weathered surfaces. OHC door assembly at end of 20 year cycle. Recommend replacement over 6 -10 year time frame. 6 OHC doors at 15 FT wide. by 10 FT high. Galvanized metal.	$80,580	6-10 - Material Repairs
72	AG	Concourse concession OHC doors. Surface rusting and weathered surfaces. OHC door assembly at end of 20 year cycle. Recommend replacement over 6 -10 year time frame. 7 OHC doors at 15 FT wide. by 10 FT high. Galvanized metal.	$94,010	6-10 - Material Repairs
69	AG	Concourse hollow metal doors and frames. Doors are generally functioning with hardware in fair condition. 30% of frames are rusted at the base. Replace all door assemblies with hardware over 6-10 years. 30 total doors at 3FT. wide by 7FT. high.	$118,500	6-10 - Material Repairs
691	AT	Rusting door, frame, and hardware to exterior ramp. Hollow metal door and frames. Door is generally functioning with hardware in fair condition. Frame is rusted at the base. Replace complete door assembly. (Pair) 4FT. wide by 7FT. high.	$7,900	6-10 - Material Repairs
347	CC	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 500 LF Structural cracks = 100 LF Guardrail post sealant = 50 each Guardrail post concrete = 50 each Backer rod / sealant = 325 LF Grind concrete = 100 LF Control joint = 2,500 LF 4" Sidewalk replacement = 200 SF 8" Pavement replacement = 200 SF 6" Curb replacement = 100 LF	$97,407	6-10 - Material Repairs
344	CC	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 500 LF Structural cracks = 50 LF Guardrail post sealant = 30 each Guardrail post concrete = 30 each Backer rod / sealant = 325 LF Grind concrete = 50 LF Control joint = 2,500 LF 4" Sidewalk replacement = 250 SF 8" Pavement replacement = 100 SF 6" Curb replacement = 100 LF	$72,680	6-10 - Material Repairs
340	CC	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 300 LF Structural cracks = 100 LF Guardrail post sealant = 0 each Guardrail post concrete = 0 each Backer rod / sealant = 325 LF Grind concrete = 200 LF Control joint = 2,500 LF 4" Sidewalk replacement = 500 SF 8" Pavement replacement = 200 SF 6" Curb replacement = 150 LF	$79,632	6-10 - Material Repairs
337	CC	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural cracks = 500 LF Structural cracks = 1500 LF Guardrail post sealant = 50 each Guardrail post concrete = 50 each Backer rod / sealant = 325 LF Grind concrete = 100 LF Control joint = 2,100 LF 4" Sidewalk replacement = 500 SF 8" Pavement replacement = 1000 SF 6" Curb replacement = 100 LF	$333,301	6-10 - Material Repairs
960	CL	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace remaining 6504 rotor sprinklers (22 total). Replace all lateral piping (1,800 LF).	$16,590	6-10 - Material Repairs
959	CL	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace remaining 6504 rotor sprinklers (30 total). Replace all lateral piping (2,100 LF).	$20,382	6-10 - Material Repairs
958	CL	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace remaining 6504 rotor sprinklers (21 total). Replace all lateral piping (2,200 LF).	$18,881	6-10 - Material Repairs
957	CL	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Irrigation: Replace remaining 6504 rotor sprinklers (50 total). Replace all lateral piping (2,500 LF).	$27,650	6-10 - Material Repairs
1447	HE	All air handling units (AHUs) and suite fan coil units (FCUs) are original to the stadium and are nearing the end of their useful service life. All AHUs and FCUs should be replaced with new equivalents within 6-10 years. There are approximately 33 AHUs and 135 FCUs. The average CFM per AHU is 10300. The average CFM per FCU is 900.	$2,445,722	6-10 - Material Repairs

1178	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$27,334	6-10 - Material Repairs
1172	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 100 ft Guard post sealant = 100 locations Backer rod and sealant joint = 200 ft Cove joint = 100 ft Precast joint sealant = 100 ft Sealant plugs = 50 locations Control joint sealant = 100 ft	$27,334	6-10 - Material Repairs
1025	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 500 ft Guard post sealant = 200 locations Backer rod and sealant joint = 1500 ft Cove joint = 1000 ft Precast joint sealant = 500 ft Sealant plugs = 500/locations Control joint sealant = 500 ft	$158,000	6-10 - Material Repairs
1019	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 200 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 500 ft Sealant plugs = 400 locations Control joint sealant = 500 ft	$142,674	6-10 - Material Repairs
1013	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 1000 ft Guard post sealant = 200 locations Backer rod and sealant joint = 750 ft Cove joint = 500 ft Precast joint sealant = 500 ft Sealant plugs = 400 locations Control joint sealant = 500 ft	$142,674	6-10 - Material Repairs

380	SJ	Non structural crack = 5000 ft Cove joint = 2000 ft Control joint sealant = 8000 ft	$161,160	6-10 - Material Repairs
374	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 400 locations Backer rod and sealant = 8000 ft Cove joint sealant 2500 ft Precast joint sealant = 1000 ft Precast sealant plugs = 400 locations Control joint sealant = 1000 ft	$357,554	6-10 - Material Repairs
368	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 400 locations Backer rod and sealant = 8000 ft Cove joint sealant 2500 ft Precast joint sealant = 1000 ft Precast sealant plugs = 450 locations Control joint sealant = 1000 ft	$360,872	6-10 - Material Repairs
362	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 300 locations Backer rod and sealant = 7000 ft Cove joint sealant 2000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 500 locations Control joint sealant = 1000 ft	$343,650	6-10 - Material Repairs
356	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 2000 ft Guard post sealant = 300 locations Backer rod and sealant = 7000 ft Cove joint sealant 2000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 500 locations Control joint sealant = 1000 ft	$343,650	6-10 - Material Repairs
287	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 10000 ft Guard post sealant = 200 locations Backer rod and sealant = 5100 ft Cove joint = 1000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 200 locations Control joint sealant = 600 ft	$383,624	6-10 - Material Repairs

281	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non structural crack = 10000 ft Guard post sealant = 200 locations Backer rod and sealant = 5100 ft Cove joint = 1000 ft Precast joint sealant = 1000 ft Precast sealant plugs = 200 locations Control joint sealant = 600 ft	$383,624	6-10 - Material Repairs
275	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 2000 ft Guard post sealant = 10 locations Cove joint = 1000 ft Control joint sealant = 4000 ft	$74,497	6-10 - Material Repairs
254	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Non-structural crack = 2000 ft Guard post sealant = 100 locations Cove joint = 1000 ft Control joint sealant = 4000 ft	$76,630	6-10 - Material Repairs
248	SJ	Non-structural crack = 400ft Guard post sealant = 150 locations Cove joint = 500 ft Control joint sealant = 2000 ft	$33,101	6-10 - Material Repairs
169	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 2000 ft 2) guard post sealant = 25 locations 3) cove joint = 1000 ft 4) control joint = 4000 ft	$74,853	6-10 - Material Repairs
163	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 2000 ft 2) guard post sealant = 25 locations 3) cove joint = 1000 ft 4) control joint = 4000 ft	$74,853	6-10 - Material Repairs
119	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 10000 ft 2) Guard post sealant = 180 locations 3) Backer rod & sealant joint = 5100 ft 4) Cove joint = 1000 ft 5) Precast joint sealant = 1000 ft 6) Precast sealant plugs = 150 locations 7) Control joint sealant = 600 ft	$379,832	6-10 - Material Repairs

109	SJ	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Non-structural crack = 10000 ft 2) Guard post sealant = 180 locations 3) Backer rod & sealant joint = 5100 ft 4) Cove joint = 1000 ft 5) Precast joint sealant = 1000 ft 6) Precast sealant plugs = 150 locations 7) Control joint sealant = 600 ft	$379,832	6-10 - Material Repairs
329	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad C this level.	$474,000	6-10 - Material Repairs
328	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad B this level.	$474,000	6-10 - Material Repairs
326	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad B this level.	$948,000	6-10 - Material Repairs
325	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad C this level.	$948,000	6-10 - Material Repairs
321	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad C this level.	$948,000	6-10 - Material Repairs
320	SR	eplace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad B this level.	$948,000	6-10 - Material Repairs
199	SR	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (2) ramps in Quad C.	$948,000	6-10 - Material Repairs
198	SR	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (2) ramps in Quad B.	$948,000	6-10 - Material Repairs
190	SR	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad C this level.	$474,000	6-10 - Material Repairs
188	SR	Replace entire ramp structure including slab, curb, metal deck and control joint sealants. Also salvage existing handrails for reinstallation. Cost of $300k is based on actual cost from 2018 ramp replacement in NW Quad. Total of (1) ramp in Quad B this level.	$474,000	6-10 - Material Repairs
1189	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$12,166	6-10 - Material Repairs

1186	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$12,166	6-10 - Material Repairs
1183	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Metal gutter = 150 ft Metal sub roof = 100 sf	$12,166	6-10 - Material Repairs
1175	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$34,357	6-10 - Material Repairs
1168	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 3 locations Step replacement = 1 location Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 100 sf Metal sub roof= 100	$34,357	6-10 - Material Repairs
1158	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$5,846	6-10 - Material Repairs
1155	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 5 sf Horizontal patch = 5 sf Touch up paint = 150 sf	$5,846	6-10 - Material Repairs
1031	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 20 sf Horizontal patch = 20 sf Touch up paint = 150 sf	$16,274	6-10 - Material Repairs
1028	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Touch up paint = 150 sf	$7,110	6-10 - Material Repairs

1016	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 10 locations Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 200 sf Metal sub roof= 100 sf	$36,103	6-10 - Material Repairs
1010	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 30 sf Horizontal patch = 30 sf Guard post concrete = 10 locations Masonry repair = 30 sf Touch up painting = 100 sf Metal gutter = 200 sf Metal sub roof= 100 sf	$36,103	6-10 - Material Repairs
1007	SS	Touch up painting = 3000 sf Clean out gutter = 800 ft	$51,192	6-10 - Material Repairs
1004	SS	Touch up painting = 3000 sf Clean out gutter = 800 ft	$51,192	6-10 - Material Repairs
1001	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 10 sf 2) masonry repair = 30 sf 3) Metal Gutter = 100 ft 4) Metal Sub roof = 100 sf	$13,430	6-10 - Material Repairs
998	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching = 5 sf 2) horizontal patch = 50 sf 3) Metal Gutter = 200 ft 4) Metal Sub roof = 100 sf	$24,490	6-10 - Material Repairs
969	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) Overhead and vertical patching =10 sf 2) Horizontal patch = 10 sf 3) Structural Crack = 10 ft 4) Masonry repair = 20 ft 5) Metal Gutter = 100 ft 6) Metal Sub roof = 100 sf	$16,432	6-10 - Material Repairs
378	SS	Vertical and overhead patch = 40 sf Horizontal patch = 200 sf Masonry repair = 40 sf Grind concrete = 100 ft Touch up painting = 6000 sf	$169,060	6-10 - Material Repairs

373	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 200 sf Horizontal patch = 250 sf Structural crack = 50 ft Guard post concrete = 10 locations Step replacement = 5 locations Touch up painting = 600 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000 sf	$249,877	6-10 - Material Repairs
366	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 150 sf Horizontal patch = 200 sf Structural crack = 50 ft Guard post concrete = 10 locations Step replacement = 5 locations Touch up painting = 600 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000 sf	$215,117	6-10 - Material Repairs
360	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 150 sf Horizontal patch = 200 sf Structural crack = 50 ft Guard post concrete = 10 locations Step replacement = 5 locations Touch up painting = 600 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000 sf	$215,117	6-10 - Material Repairs
354	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 150 sf Horizontal patch = 200 sf Structural crack = 50 ft Guard post concrete = 10 locations Step replacement = 5 locations Touch up painting = 600 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000 sf	$215,117	6-10 - Material Repairs
286	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 200 sf Horizontal patch = 400 sf Structural crack = 100 ft Guard post concrete = 30 locations Step replacement = 6 locations Grind concrete = 20ft Touch up paint = 1000 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000sf	$302,491	6-10 - Material Repairs

279	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 200 sf Horizontal patch = 400 sf Structural crack = 100 ft Guard post concrete = 30 locations Step replacement = 6 locations Grind concrete = 20ft Touch up paint = 1000 sf metal gutter replacement = 400 ft metal sub-roof deck = 3000 sf	$302,491	6-10 - Material Repairs
258	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 100 sf Guard post concrete = 4 locations Masonry repair = 100 sf Touch up painting = 3000 sf	$82,255	6-10 - Material Repairs
252	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. Overhead and vertical patch = 10 sf Horizontal patch = 100 sf Guard post concrete = 5 locations Masonry repair = 100 sf Touch up painting = 3000 sf	$82,279	6-10 - Material Repairs
246	SS	Horizontal patch = 60 sf Guard post concrete = 5 location Touch up paint = 500 sf	$21,291	6-10 - Material Repairs
168	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 50sf 2) horizontal patch = 40 sf 3) guard post concrete = 4 locations 4) masonry repair = 150 sf 5) touch up paint = 3000 sf	$91,893	6-10 - Material Repairs
162	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead & vertical patch = 50 sf 2) horizontal patch = 60 sf 3) guard post concrete = 6 locations 4) masonry repair = 150 sf 5) touch up paint = 3000 sf	$96,364	6-10 - Material Repairs

118	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 200 sf 2) horizontal patch = 300 sf 3) structural crack = 100 ft 4) guard post concrete = 30 locations 5) step replacement = 6 locations 6) grind concrete = 20 ft 7) touch up painting = 1000 sf 8) metal gutter replacement = 400 ft 9) metal sub-roof deck = 3000 sf	$280,371	6-10 - Material Repairs
108	SS	Repair quantities given within this stamp represent total values for the level and quadrant of the sheet on which the stamp is placed. 1) overhead and vertical patch = 200sf 2) horizontal patch = 300 sf 3) structural crack = 100 ft 4) guard post concrete = 30 locations 5) step replacement = 6 locations 6) touch up painting = 1000 sf 7) grind concrete = 20 ft 8) metal gutter replacement = 400 ft 9) metal sub-roof deck = 3000 sf	$280,371	6-10 - Material Repairs

Total: **$35,666,788**