



**BOARD OF CONTROL  
REQUEST FORM**

The Board of Control meeting is held on Wednesdays at 11:15 a.m. in Council Chambers.  
(Meeting location, day and time is subject to change with advanced notice)

***All requests must be received by no later than 10:00 a.m. on the Tuesdays prior to the meeting, or by 10:00 a.m. one day prior to the meeting when BOC is held on a day other than Wednesday.***

**<<< Answer all of the following questions for each request submitted >>>**

- 1. Request Date: 1/16/26
- 2. Name of Department Submitting Request: Building, Housing, & Planning
- 3. Summary of Report: BHP Requests approval for a porch replacement for Patricia Blakely, residing at 304 W. 32nd St.
- 4. Name of Vendor: G.I.D. Construction
- 5. Amount: \$ 11,277.00
- 6. Number of account to be used for funding: CDBG-Rehab-Contractual 2260.R226.7130.6300.1500

7. VENDOR DETAIL  
Sole Source Vendor - Yes  No       State Purchasing Vendor - Yes  No

List the names and the quote received from *at least three vendors* for the requested item;  
Or, if bids were submitted, use this area to list vendor names and bid amounts.

- Vendor #1 R. Hammond Construction (\$12,500.00)
- Vendor #2 Melendez & Son (\$18,048.00)
- Vendor #3 G.I.D. Construction (\$10,252.00)
- Vendor #4 \_\_\_\_\_

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City. Yes  No
- 9. Is the amount requested due to a change order? Yes  No
- 10. If necessary, has City Council approved and when? (Please provide Ordinance number) N/A



**Jack Bradley**  
Mayor

**Matthew Kuszniir**  
Director

**CITY OF LORAIN**  
Department of Building, Housing & Planning

**David Faciana**  
Chief Building Official

**Date: January 16, 2026**

**Home Repair Program Recommendation**

The City of Lorain’s Building, Housing and Planning Department’s Housing Rehab Administrator conducted a site visit on **9-15-2025**, at the home of **Patricia Blakely at 304 W.32<sup>nd</sup> St.** for Front Porch Issues. The existing porch has issues with flooring, support, LEAD paint issues, etc. that justified repairs. The home qualifies for repairs under the Essential Home Repair Program.

**Lead assessment: Lead was in the work area or outside perimeter. ALL CONTRACTORS WHO QUOTED THIS, ARE LEAD SAFE CONTRACTORS WITH DOCUMENTATION.**

Based on the submitted estimates, the Housing Rehab Administrator recommends **GID CONSTRUCTION INC.** as the company that submitted the most complete and responsive bid based on the scope released by the Building, Housing and Planning.

**Quote Submissions:**

Contractor	Labor Warranty	Estimate	Extended Labor Warranty Option *at homeowner’s expense*
R. HAMMOND CONST.	Not Applied	\$ 12,500.00	Not Applied
<b>GID CONSTRUCTION</b>	<b>Not Applied</b>	<b>\$ 10,252.00</b>	<b>Not Applied</b>
MELENDEZ and SON	Not Applied	\$ 18,048.00	Not Applied

**City of Lorain Estimate ..... \$ 12,720.00**

**Note: The Roof is to remain. Only replacing from the railings down to the ground. Brick columns are solid and will remain.**

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



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**Work Write-Up**

Case#: **EHR673**

Job Total: \$ 102,520.00

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Property Information

Bid Closing Date: \_\_\_\_\_

Bid Opening Date: \_\_\_\_\_

Owner Information

**PATRICIA BLAKELY**  
304 W 32ND ST

Lorain  
Ohio 44055

Contractor Information

Name: GOLD CONSTRUCTION LLC

Address: 10813 AIMIRA AVE

Voice: 440 902 0255

Fax: \_\_\_\_\_

Email: GETITdoneLLC2018@cox.com

☞ (440)522-1185



**Main Structure - Front Porch Replacement | Single Family - Porch replacement | Porch - Front Porch Rebuild | General - Front Porch Rebuild**

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0010070020	152.00	SF	1.00	-	\$ _____

*Sx/8*

**Task:** Replace Porch Decking

**LEAD WAS DETECTED ALL AROUND PORCH. \* LEAD SAFE PRACTICES TO APPLY \***

**FRONT PORCH REBUILD BELOW PORCH ROOF :**

**\*\* DRAWINGS OR SKETCHES TO BE SUBMITTED BEFORE WORK CAN COMMENCE. PERMITS AND INSPECTIONS REQUIRED \*\***

We will have the porch replaced excluding the roof portion. The roof will stay in tacked being supported by the columns. The Railings, Decking, Lattice, and all the wood supporting the porch to be replaced. **All wood installed to be treated and supported properly.** The porch is sagging on the left front side at the corner of the steps. **Strip down the porch completely minus the roof and columns.** Rebuild with new stringers and ledgers. Make sure new decking is supported all the way around properly.

**Approx. 152 Sq ft of Decking to be Replaced.**

**NOTE:** Bring the new railing up to code by having it at **36" height.** Currently the railing is at 28 1/2" tall.

**NOTE :** Homeowner wants to **save old Lattice.** Just set aside when removing and not breaking it all up.

**NOTE :** We want to replicate this porch design and layout. Suggesting to remove the siding around the porch and reinstall it to match the house siding. If it appears that this may not work, then on Line Item 2 in this scope of work, then enter a cost on the siding portion for the porch to be re- sided with new vinyl siding to match the existing siding.

Replace structure using all new material as specified. The rim joists should be doubled up on the house. To be anchored properly. Once dismantled, should get a better idea of anchoring methods. Treated post are to be used and the 4" x 6" post would be turned side ways to rest the **doubled up 2" x 6" Treated rim boards properly.** Install pressure treated 2" x 6" header, rim joists, and floor joists graded to proper drainage fall away from house. Joists/beams to span at 16" on center. Fasteners will be deck screws and screwed minimal flush with top of deck board and all other areas of support. **Do not have any screws** protruding outside the face of any material to prevent any bodily injury or snagging any clothing to where damage can be caused. Include porch rails, steps, and step railing. All wood materials to be pressure treated exterior grade lumber.

**Decking Material:**

Material for the decking to be considered is similar to the Fiberon Good Life Weekender Composite

Decking boards or of equal. Joints are to be staggered.

**STEPS AND RAILINGS:**

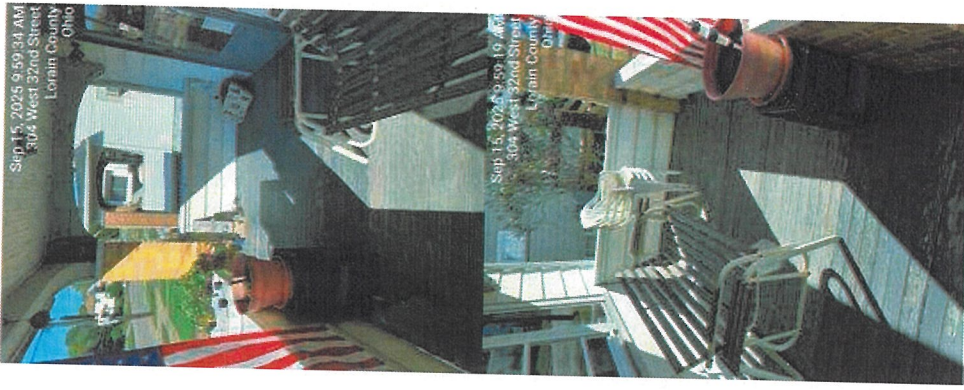
Replicate the steps and install a better rail with a top rail and a bottom horizontal rail with the pickets in the middle and the rail post at the bottom to be mounted on the last step.

Right now the Pickets or spindles are secured to the side of the steps and the rail post is mounted on the ground. Steps to be painted a gray close to the color.

**LATTICE:**

Replace the Lattice and the framing around the bottom of the porch openings like it was before the rebuilding. Seal and paint white.





Effective April 22, 2010, if you are working on homes built pre-1978, you must be minimum EPA RRP Lead Certified.

**Main Structure - Front Porch Replacement | Single Family - Porch replacement | Porch - Front Porch Rebuild | General - Porch Ceiling**

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
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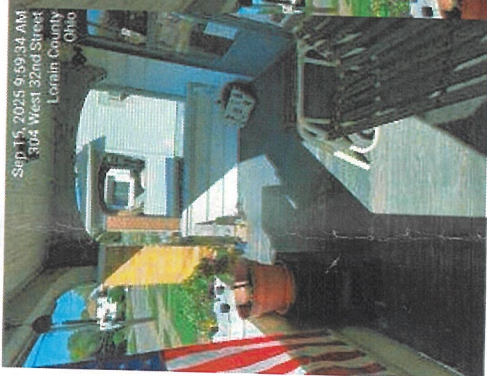
**Task:** Paint Porch Ceiling and Arches

**LEAD PAINT WAS DETECTED ALL OVER PORCH: LEAD SAFE PRACTICES TO BE APPLIED:**

**PORCH CEILING TO BE PAINTED.**

**NEEDS SCRAPED DOWN WITH PROPER TARPS or DROP CLOTHS TO COLLECT THE SCRAPED PAINT AND DISPOSED OF PROPERLY PER LEAD SAFE REMOVAL AND DISPOSAL REQUIREMENTS.**

We are only painting the area within the **inside portion** of the porch. This would include the ceiling as well as the arches surrounding the inside portion of the porch and the center of the arches. The outside portion of the Arches are not to be touched. Scrape the loose paint off and seal with an approved LEAD sealer then 2 coats of exterior Latex White paint of Sherman Williams or comparable equal.



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**Job Total Cost: \$** 10.252.00

**City of Lorain**

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



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**Work Write-Up**

Case#: EHR673

Job Total: \$ 12,500.00

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Property Information

Bid Closing Date: \_\_\_\_\_

Bid Opening Date: \_\_\_\_\_

Owner Information

PATRICIA BLAKELY  
304 W 32ND ST

Lorain

Ohio 44055

Contractor Information

Name: R. HAMMOND CONSTRUCTION

Address: 36097 CAPEL RD. GRAFTON 44044

Voice: 440 897 0521

Fax: \_\_\_\_\_

Email: ROYA@RHAMMONDCONSTRUCTION.

COM

J (440)522-1185



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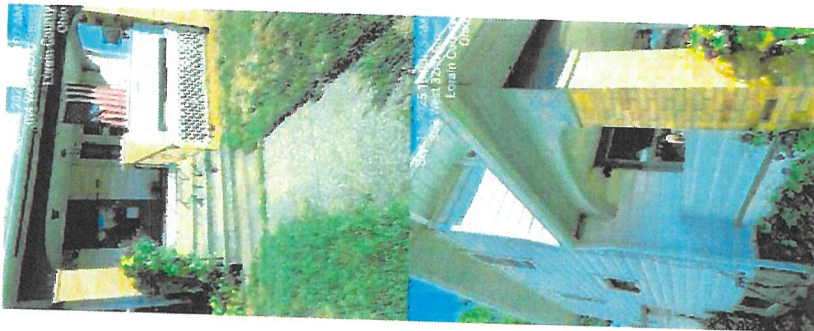
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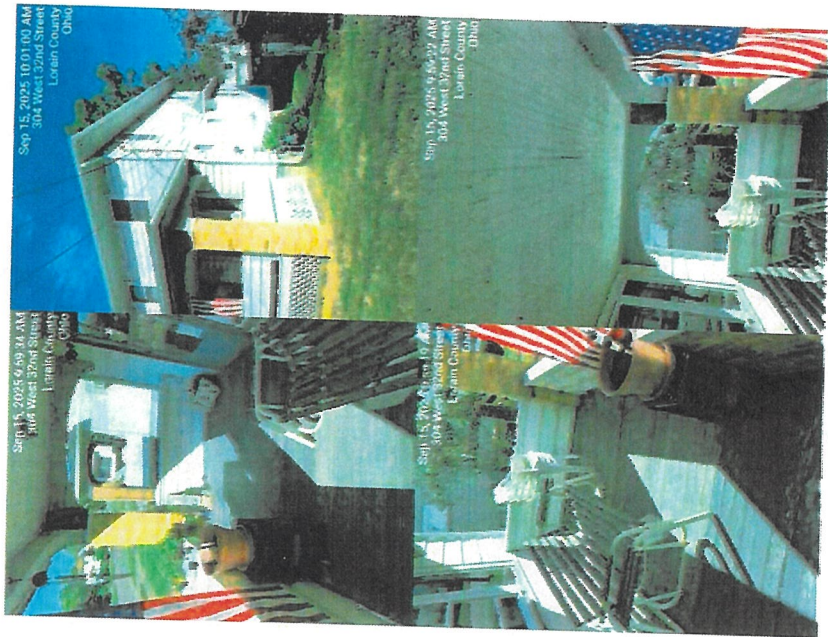
Right now the Pickets or spindles are secured to the side of the steps and the rail post is mounted on the ground. Steps to be painted a gray close to the color.

**LATTICE:**

Replace the Lattice and the framing around the bottom of the porch openings like it was before the rebuilding. Seal and paint white.

Remove and dispose of entire existing porch structure including roof, steps, and support structure. Replace structure using all new material as specified. Form holes and install concrete pads for post supports as per code. Install pressure treated 2" x 4" header, rim joists, and floor joists graded to proper drainage fall away from house. Joists/beams to span at 16" OC supported by 4" x 4" posts set with galvanized post holders on concrete pads. Use galvanized nails, fasteners, and hardware. Install T. & G. treated decking, blind nailed with galvanized flooring nails. Include porch rails, steps, and step railing. All wood materials to be pressure treated exterior grade lumber.





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**Task: Paint Porch Ceiling and Arches**

**LEAD PAINT WAS DETECTED ALL OVER PORCH: LEAD SAFE PRACTICES TO BE**

**APPLIED :**

**PORCH CEILING TO BE PAINTED.**

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**Job Total Cost: \$ 2,500.00**

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City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



**LORAIN** Ohio

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**Work Write-Up**

Case#: **EHR673**

Job Total: \$ \_\_\_\_\_

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Property Information

**Bid Closing Date:** \_\_\_\_\_

**Bid Opening Date:** \_\_\_\_\_

Owner Information

**PATRICIA BLAKELY**  
**304 W 32ND ST**

**Lorain**  
**Ohio 44055**

Contractor Information


**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Voice:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

 **(440)522-1185**



**Contractor:** Melendez & Son Home Repairs

**Property Owner:** Patricia Blakely

**Property Location:** Lorain, Ohio

**Date:** December 1, 2025

**Project:** Complete tear-down and rebuild of existing 22 ft × 6 ft 11 in porch = \*\*152 sq ft

**Existing concrete steps stay – NO new roof structure**

Item #	Description	Quantity	Material	Labor	Total
1	Demolition & Disposal – full removal & one 10- yd dumpster	1 job			\$1,500
2	New Pressure-Treated Framing (6×6 posts, doubled 2×10 beams, 2×8 joists 16” o.c., ledger, flashing, hangers, ties)	152 sf	\$1,750	\$1,400	\$3,150
3	Premium Tongue & Groove Porch Flooring 1×6 kiln-dried Douglas Fir or Southern Pine T&G, screwed, pre-primed all sides, 2 finish coats after install	160 sf (with waste)	\$1,950	\$850	\$2,800
4	New Painted Wood Railings (code compliant) 4×4 posts, 2×2 balusters, 2×6 cap, 36–42” high, primed + 2 finish coats	≈62 linear ft	\$2,050	\$1,500	\$3,550
5	Lattice Skirting (pressure-treated or PVC lattice in framed sections, painted)	≈90 sf	\$540	\$580	\$1,120
6	Ceiling – Scrape existing soffit, patch, prime & 2 coats exterior paint	152 sf	\$320	\$950	\$1,270
7	Decorative Arches (assuming 3 arches) Hand scrape, repair, prime & paint	3 arches	\$200	\$1,100	\$1,300
8	City of Lorain Permit & Inspections	1			\$350
	<b>Subtotal</b>				<b>\$15,040</b>
	Overhead & Profit (20%)				\$3,008
	<b>Total Project Cost</b>				<b>\$18,048</b>

**Final Price (rounded for quoting): \$18,050**

**Payment Terms**

- 50% deposit to schedule
- Balance due on completion

**Included**

- All premium materials, paint (Sherwin-Williams Duration or equal), cleanup.

**Common Upgrades People Choose**

- Switch to maintenance-free PVC/TimberTech tongue & groove floor: +\$2,400–\$2,800

- Vinyl or aluminum railings (never paint again): +\$1,000
- New vinyl beadboard ceiling instead of scraping old one: +\$950