



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:
- 2. Name of Department Submitting Request:
- 3. Summary of Report:

- 4. Name of Vendor:
- 5. Amount: \$
- 6. Number of account to be used for funding:
- 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 _____

Vendor #2 _____

Vendor #3 _____

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) _____



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

Date: 4-27-2026

Home Repair Program Recommendation

The City of Lorain's Building, Housing and Planning Department's Housing Rehab Administrator conducted a site visit for a **Roof and Gutter Replacement** on **8-05-2025**, at the home of **Edward Ramos at 3828 Dallas Ave.** The current roof has signs of age and deterioration. There is a need for wood replacement around the fascias as well as the roof in general. The chimney is to be removed down to the roof decking and replaced with a Galvanized metal cap and flue pipe termination assembly. Chimney is in bad shape and falling apart. The front porch roof is attached to this and requires the same attention. Gutters and Downspouts to be replaced as well. The home qualifies for repairs under the Essential Home Repair Program.

Lead assessment: Lead **was not** located in the work area or outside perimeter.

NOTE: Due to an unforeseen medical issue affecting Happy Homes personnel, the contractor has formally withdrawn its previously awarded bid for this project. Happy Homes notified the Housing Department by email that they are unable to proceed, as the situation requires their immediate and extended attention.

With their withdrawal, **Moore Integrity Construction** is the next lowest responsible bidder and is eligible to be awarded the project. No permits have been pulled at this time, and the homeowner has confirmed they are comfortable moving forward with Moore Integrity Construction as the selected contractor.



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Quote Submissions:

Contractor	Labor Warranty	Estimate	Extended Labor Warranty Option <small>*at homeowner's expense*</small>
EIFFEL BUILDERS	5 YEARS / Limited Life on Material	\$ 16,800.00	3 YRS at \$ 860.00 on Labor
HAPPY HOMES IMPROVEMENTS Co LLC	5 YEARS / Limited Life on Material	\$ 10,225.00	5 YRS free from manufacturer
MOORE INTEGRITY	5 Years / Limited Life on Material	\$ 13,800.00	3 Yrs at \$ 300.00 on Labor

CITY OF LORAIN ESTIMATED ----- \$ 11,520.00

Note

- This includes Gutters and Downspouts to be replaced.
- Building, Housing and Planning will keep the homeowner's acceptance or denial of the extended warrantee on file.

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 | Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Cityoflorain.org

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



Work Write-Up

Case#: **HFH3828**
Job Total: \$ 16,800.00

Property Information

Bid Closing Date: _____
Bid Opening Date: _____

Owner Information

Edward Ramos
3828 Dallas Ave

Lorain
Ohio 44055

📞 **440-387-9675**

Contractor Information

Name: Eiffel Builders
Address: 6846 Independence Blvd. N Ridgeville
Voice: 216-808-0086
Fax: _____
Email: eiffelbuilders22@gmail.com

Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Roof Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0070010010	7.00	SQU	1.20	-	\$ _____

Task: Tear Off Roof and Install New

LEAD WAS DETECTED AROUND ROOFLINE AND FACIA
LEAD SAFE PRACTICES TO BE ENFORCED ENCLOSE OR ENCAPSULATE

ROOF REPLACEMENT :

*** WARRANTY ON LABOR TO BE QUOTED AS FOLLOWS FOR THIS SCOPE : LABOR TO BE QUOTED AT 5 YEARS AND MATERIAL TO BE QUOTED AT MINIMAL 30 YEARS ***

Remove existing roofing, haul, and dispose of old roofing materials. Use a magnet to do a sweep for nails on the ground during clean up. Contractor responsible for any house, yard, driveway, or sidewalk damage to property caused by them while work is to be done.

**** We are looking to re-sheet the entire roof.** From a visual look at the roof there appears to be some areas that show imperfections. Rather than piece the roof in spots, **quote this as re-sheeting over top of the existing wood when roof is stripped.**

Disregard Line Item below:

- Check sheathing and report damage. Submit a price per Linear Foot for replacement of decking if it is determined that bad sections of wood is found during tear off. **Note: If there is damaged wood or issues, the Housing Rehab Administrator needs to be notified at the time of findings. Pictures will need to be taken and an estimate on the repair will need to be submitted on a Change order and signed by the Homeowner once approved by the Administrator.**

Install drip edge on all edges.

Use Ice Barrier, self-adhering polymer modified bitumen sheet (ICE GUARD) shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24" the exterior of the building.

Use Limited Lifetime Warranty Class A Dimensional Shingle, minimum 110MPH wind resistance, AR laminate shingle or equal. 3 Tab Shingles are not Permitted. To be nailed with at least four (4) nails per shingle, no staples. Install 5-7/8" exposure to the weather, and in compliance with the manufacturers written instructions.

Install a Ridge Vent for proper ventilation of attic. There is Gable Vents on both ends of the house for adequate air flow.

Replace all flashing and valleys if the existing roof currently has them installed and (use "W" or "V" formed Galvanized Metal and/or Laced Valleys).
 Warranty certificates are to be given to homeowner (copy to inspector). Care to be taken to protect neighboring, surrounding and homeowner's property.

NOTE FOR THE PORCH PORTION : strip old shingles off of porch roof and install new 7/16" Sheeting over existing sheathing there. This is approx. 60 sq ft. Want the porch roof to be tight. 1" x 6" Treated lumber to be added in the gutter and downspout scope to the front portion.

NOTE: Install new 1" x 6 Treated Facia wood where all gutters are to be installed. The way existing gutters are currently hanging, it may be missing in some areas that's making it not hang properly. This will consist of approx. 72' of Facia.

Note:

Low Slope (2" in 12" to less than 4" in 12"). Apply Ice Barrier starter strip at underlayment over drip edge at eaves. Use only enough fasteners to hold in place.

The material specified will be the **SBS - Self Adhering Cap Sheet Roll**. This is the Roofing Material of choice for quoting purposes.

Note: Permits and inspections Required (Ice Guard, Drip Edge, Flashings etc. Before Shingles) Then after Completion



****Include additional documents for cost of 3 year extended labor warranty (if offered). Submit cost separate from the quote as it will be at homeowner's expense should they chose to purchase the warranty.****

Review Specs and Job Requirements Below:

JOB DESCRIPTION & STANDARDS

- Garage roofs and gutter systems are permitted to be replaced under this program ONLY if they are ATTACHED to the house
- All materials installed shall be compliant with manufacturer recommendations
- Permits shall be pulled with the Lorain Building Dept., prior to starting the job (include permit fee in submitted bid)
- Jobsite is to be kept clean and neat, Landscaping should be covered with a tarp and property swept magnetically
- Contractor responsible for hauling away all material and dumpster placement must comply with City Ordinance
- Gutters are to be installed using hidden fasteners or gutter screws, Gutter spikes CANNOT be used.
- Any damages that occur during the work of the project will be the responsibility of the contractor to fix or pay for
- Contractor is responsible for communicating with the homeowner the start day within 1 week of receiving the P.O.
- Change order shall be filed with BHP Staff before the contractor will be compensated for any "unforeseen" work
- All shall work be compliant with all applicable building codes and City of Lorain Ordinances

Main Structure - Roof Replacement Single Family - Roof Replacement Roof - Roof Replacement Roof - Gutters and Downspouts		ATTENTION				
S.No	WorkItem Code	Unit	Unit Type	Cost Factor	Priority	Item Cost
2	0070030020	140.00	LF	1.00	-	\$ _____

Task: Install New Gutters

GUTTERS and DOWNSPOUTS :

Install 5", K type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Ensure gutters have proper fall to prevent standing water. Install downspouts at each corner and major offset with straps 3' on center. Splash blocks to be installed so as to divert water away from house. Install per manufacturers instructions. Color choice by owner.

Front Porch Area : Install a new gutter on the front porch roof. This would consist of both sides and front. Install 1 down spout to serve the porch gutters. Once down spout is set, a splash block shall be in place. Before gutters are installed, wrap treated 1"x 6" lumber on both sides of the porch and the front fascia. Currently there is nothing there for the gutters to be supported properly (this was also included in the roof scope). Just wanted to make sure it was included in the scope of work with either the roof or gutter portion.



Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Chimney Repair

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0070030160	1.00	EA	1.20	-	\$ _____

Task: Repair Chimney

CHIMNEY REPLACEMENT AT THE ROOF LINE :

The chimney needs to be redone from the base of the roof. We will remove the chimney below the roof and replace it with a Chimney Liner, A new Flashing, 6" B' Venting and a termination cap. The only thing that this chimney is serving is a wood burner in the living room. Bring the chimney liner down the chimney and connect it to wood burner exhaust flue piping. Close in the roof opening enough to allow a sheet metal flashing to set with the new termination connection. Flash properly around roof flashing.



Job Total Cost: \$ 16,800.00



ROOF REPLACEMENT & EXTERIOR IMPROVEMENTS PROPOSAL

Project: Roof Replacement, Porch Roof, Gutters & Chimney Repair

Property Owner: Edward Ramos

Property Address: 3828 Dallas Ave, Lorain, OH 44055

City Case #: HFH3828

Prepared By: Eiffel Builders Inc.

Prepared For: City of Lorain – Housing Rehabilitation Program

Date: 12 December 2025

HFH WORK ITEM CODE – LINE-ITEM BREAKDOWN

A. MAIN ROOF REPLACEMENT

HFH Code	Description	Qty	Unit	Cost
0070030020	Remove existing shingles, haul, disposal (Lead Safe)	1	LS	\$1,650.00
0070030100	Remove & replace roof decking (plywood sheathing)	1,100	SF	\$2,750.00
0070030200	Ice & Water Shield (ICE GUARD)	1	LS	\$650.00
0070030300	Synthetic Underlayment	1	LS	\$450.00
0070030400	Install Architectural Lifetime Shingles	11	SQ	\$3,520.00
0070030500	Install Drip Edge – all edges	160	LF	\$640.00
0070030520	Install Ridge Vent	40	LF	\$240.00
0070030540	Flashing & Valley Metal	1	LS	\$500.00
SUBTOTAL – MAIN ROOF:				\$9,850.00

B. PORCH ROOF (5' × 13' ≈ 65 SF)

HFH Code	Description	Qty	Unit	Cost
0070030025	Tear-off porch roof shingles	1	LS	\$300.00
0070030120	Install 7/16" OSB sheathing	65	SF	\$292.50
0070030200	Ice barrier & underlayment	1	LS	\$185.00
0070030400	Install architectural shingles	1	LS	\$522.50
SUBTOTAL – PORCH ROOF: \$1,300.00				

C. FASCIA BOARD REPLACEMENT

HFH Code	Description	Qty	Unit	Cost
0070020800	Replace Fascia – Treated 1"x6"	72	LF	\$720.00
0070020800	Wrapping fascia with new coil aluminum	72	LF	\$950.00
SUBTOTAL – FASCIA: \$1,670.00				

D. GUTTERS & DOWNSPOUTS

HFH Code	Description	Qty	Unit	Cost
0070050500	Install 5" K-Style seamless aluminum gutters	140	LF	\$1,190.00
0070050700	Downspouts, straps, splash blocks	1	LS	\$490.00
SUBTOTAL – GUTTERS: \$1,980.00				

E. CHIMNEY REPLACEMENT AT ROOF LINE

HFH Code	Description	Qty	Unit	Cost
0070030160	Remove chimney below roof line	1	EA	\$450.00

HFH Code	Description	Qty	Unit	Cost
0070030620	Install new liner, flashing, termination cap	1	EA	\$400.00
0070030640	Roof close-in + waterproofing	1	EA	\$600.00
SUBTOTAL – CHIMNEY: \$2,350.00				

F. VINYL SOFFIT INSTALLATION (95 SF)

HFH Code	Description	Qty	Unit	Cost
0070020600	Install vinyl soffit (vented)	95	SF	\$1,250.00
SUBTOTAL – SOFFIT: \$1,950.00				

TOTAL PROJECT COST (HFH CODED): \$16,800.00

WARRANTY

- **Labor Warranty: 5 Years**
- **Material Warranty: Manufacturer Limited Lifetime (Architectural Shingles)**
- **Optional 3-Year Extended Labor Warranty available at additional cost of \$860 (if requested by homeowner)**

Work Write-Up

Case# HFH3828
Job Total \$ 13,000

Bid Closing Date: _____
Bid Opening Date: _____

Owner Information

Edward Ramos
3828 Dallas Ave

Lorain
Ohio 44055

440-387-9675

Contractor Information

Name: Moore Fidelity
Address: 3736 E 91st Cleveland
Voice: 904-423-9990
Fax: _____
Email: Mike.Chapman@moore06mail.com

Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Roof Replacement

Item	Work Item Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	00000000	1.00	1.00	1.00		8,500

Task: Tear Off Roof and Install New

**LEAD WAS DETECTED AROUND ROOFLINE AND FACIA
LEAD SAFE PRACTICES TO BE ENFORCED: ENCLOSE OR ENCAPSULATE**

ROOF REPLACEMENT:

WARRANTY ON LABOR TO BE QUOTED AS FOLLOWS FOR THIS SCOPE: LABOR TO BE QUOTED AT 5 YEARS AND MATERIAL TO BE QUOTED AT MINIMAL 30 YEARS

Remove existing roofing, haul, and dispose of old roofing materials. Use a magnet to do a sweep for nails on the ground during clean up. Contractor responsible for any house, yard, driveway, or sidewalk damage to property caused by them while work is to be done.

**** We are looking to re-sheet the entire roof.** From a visual look at the roof there appears to be some areas that show imperfections. Rather than piece the roof in spots, **quote this as re-sheeting over top of the existing wood when roof is stripped.**

Disregard Line Item below:

- Check sheathing and report damage. Submit a price per Linear Foot for replacement of decking if it is determined that bad sections of wood is found during tear off. **Note: If there is damaged wood or issues, the Housing Rehab Administrator needs to be notified at the time of findings. Pictures will need to be taken and an estimate on the repair will need to be submitted on a Change order and signed by the Homeowner once approved by the Administrator.**

Install drip edge on all edges

Use Ice Barner, self-adhering polymer modified bitumen sheet (ICE GUARD) shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24" the exterior of the building.

Use **Limited Lifetime Warranty Class A Dimensional Shingle, minimum 110MPH wind resistance, AR laminate shingle or equal 3 Tab Shingles are not permitted.** To be nailed with at least four (4) nails per shingle, no staples. Install 5-7/8" exposure to the weather, and in compliance with the manufacturer's written instructions

Install a **Edge Vent** for proper ventilation of attic. There is Gable Vents on both ends of the house for adequate air flow

Replace all flashing and valleys if the existing roof currently has them installed and (use "W" or "V" formed Galvanized Metal and/or Laced Valleys)

Warranty certificates are to be given to homeowner (copy to inspector). Care to be taken to protect neighboring, surrounding and homeowner's property

NOTE FOR THE PORCH PORTION: strip old shingles off of porch roof and install new 7/16" Sheeting over existing sheathing there. This is approx. 60 sq ft. Want the porch roof to be tight. 1" x 6" Treated lumber to be added in the gutter and downspout scope to the front portion.

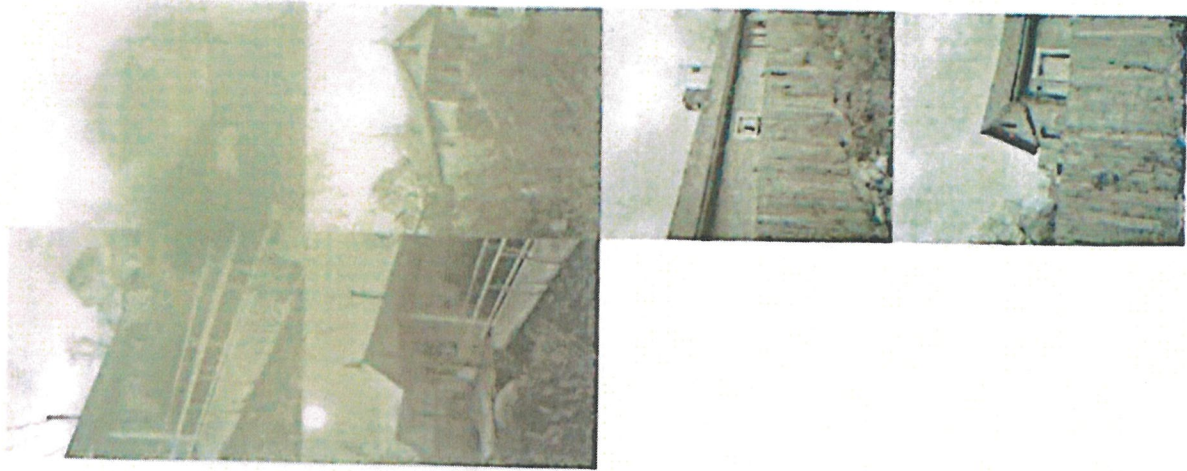
NOTE: install new 1" x 6" Treated Facia wood where all gutters are to be installed. The way existing gutters are currently hanging, it may be missing in some areas that's making it not hang properly. This will consist of approx. 72' of Facia

Note:

Low Slope (2" in 12" to less than 4" in 12"): Apply Ice Barner starter strip at underlayment over drip edge at eaves. Use only enough fasteners to hold in place.

The material specified will be the **SBS - Self Adhering Cap Sheet Roll**. This is the Roofing Material of choice for quoting purposes.

Note: Permits and Inspections Required (Ice Guard, Drip Edge, Flashings etc. Before Shingles) Then after Completion



"Include additional documents for cost of 3 year extended labor warranty (if offered). Submit cost separate from the quote as it will be at homeowner's expense should they chose to purchase the warranty."

Review Specs and Job Requirements Below:

JOB DESCRIPTION & STANDARDS	
<ul style="list-style-type: none"> Garage roofs and gutter systems are permitted to be replaced under this program ONLY if they are ATTACHED to the house All materials installed shall be compliant with manufacturer recommendations Permits shall be pulled with the Logan Building Dept. prior to starting the job (include permit fee in submitted bid) Jobsite is to be kept clean and neat. Landscaping should be covered with a tarp and property swept magnetically Contractor responsible for hauling away all material and dumpster placement must comply with City Ordinance Gutters are to be installed using hidden fasteners or gutter screws. Gutter spikes CANNOT be used. Any damages that occur during the work of the project will be the responsibility of the contractor to fix or pay for Contractor is responsible for communicating with the homeowner the start day within 1 week of receiving the P.O. Change order shall be filed with BHP Staff before the contractor will be compensated for any "unforeseen" work All shall need to be compliant with all applicable building codes and City of Logan Ordinance 	
Main Structure - Roof Replacement Single Family - Roof Replacement Roof - Roof Replacement Roof - Gutters and Downspouts	
S.No	Workitem
2	0070030020
Cost	140.00
Unit	LF
Cost Factor	1.00

Task: Install New Gutters

GUTTERS and DOWNPOUTS

Install 5", K type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Ensure gutters have proper fall to prevent standing water. Install downspouts at each corner and major offset with straps 3' on center. Splash blocks to be installed so as to divert water away from house. Install per manufacturers instructions. Color choice by owner

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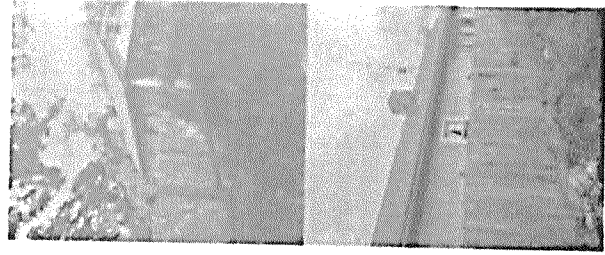


Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Chimney Repair

Units	Unit Type	Cost Factor	Priority	Item Cost
1.00	EA	1.20	.	300

AT THE ROOF LINE :

At the base of the roof, We will remove the chimney below the roof and replace it with a Chimney Liner, A new Flashing, 6" diameter. The only thing that this chimney is serving is a wood burner in the living room. Bring the chimney liner down the chimney and terminate it at the base of the chimney. Close in the roof opening enough to allow a sheet metal flashing to set with the new termination connection.



Job Total Cost: \$ 13,800

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



Work Write-Up

Case#: **HFH3828**

Job Total: \$ 10,225.00

Property Information

Bid Closing Date: _____
Bid Opening Date: _____

Owner Information

Edward Ramos
3828 Dallas Ave

Lorain
Ohio 44055

📞 **440-387-9675**

Contractor Information

Name: Happy Homes Improvement Co. LLC
Address: 5404 Mardale, Bedford OH 44146
Voice: 470-714-1561
Fax: _____
Email: contact@happyhomesroofing.com

Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Roof Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0070010010	7.00	SQU	1.20	-	\$ 5,225.00

Task: Tear Off Roof and Install New

LEAD WAS DETECTED AROUND ROOFLINE AND FACIA
LEAD SAFE PRACTICES TO BE ENFORCED ENCLOSE OR ENCAPSULATE

ROOF REPLACEMENT :

*** WARRANTY ON LABOR TO BE QUOTED AS FOLLOWS FOR THIS SCOPE : LABOR TO BE QUOTED AT 5 YEARS AND MATERIAL TO BE QUOTED AT MINIMAL 30 YEARS ***

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- Contractor is responsible for communicating with the homeowner the start day within 1 week of receiving the P.O.
- Change order shall be filed with BHP Staff before the contractor will be compensated for any "unforeseen" work
- All work shall be compliant with applicable building codes and City of Lorain Ordinances

Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Gutters and Downspouts
ATTENTION: BHP is not responsible for any errors in the data above. Contractor must perform their own inspection to determine material quantities and scope of work.

S.No	WorkItem	Units	Unit Type	Cost Factor	Priority	Item Cost
2	0070030020	140.00	LF	1.00	-	\$ 2000.00

Task: Install New Gutters

GUTTERS and DOWNSPOUTS:

Install 5", K type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Ensure gutters have proper fall to prevent standing water. Install downspouts at each corner and major offset with straps 3' on center. Splash blocks to be installed so as to divert water away from house. Install per manufacturers instructions. Color choice by owner.

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Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Chimney Repair

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0070030160	1.00	EA	1.20	-	\$ 3000.00

Task: Repair Chimney

CHIMNEY REPLACEMENT AT THE ROOF LINE :

The chimney needs to be redone from the base of the roof. We will remove the chimney below the roof and replace it with a Chimney Liner, A new Flashing, 6" B' Venting and a termination cap. The only thing that this chimney is serving is a wood burner in the living room. Bring the chimney liner down the chimney and connect it to wood burner exhaust flue piping. Close in the roof opening enough to allow a sheet metal flashing to set with the new termination connection. Flash properly around roof flashing.



Job Total Cost: \$ 10,225.00