



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: 4-20-2026

Home Repair Program Recommendation

The City of Lorain’s Building, Housing and Planning Department’s Housing Rehab Administrator conducted a site visit on **11-20-2025**, at the home of **Celidio Otero Castro at 1532 E.31 st for a roof replacement**. The current roof apparently has a leak from the signs inside on my visit. The home qualifies for repairs under the Essential Home Repair Program.

A Lead assessment was done, and Lead was not located in the work area or outside perimeter. Everything was already covered with aluminum covering and **Gutters and Downspouts remaining, for budget reasons, and did not appear to need replacement.**

Based on the submitted estimates, the Housing Rehab Administrator recommends **Moore Integrity Construction** as the company that submitted the most complete and responsive bid based on the scope released by the Building, Housing and Planning. See Notes Below.

Quote Submissions:

Contractor	Labor Warranty	Estimate	Extended Labor Warranty Option *at homeowner’s expense*
R & B Roofing	5 YR Labor / 30 YR Shingles	\$ 6,400.00	
Davinci Roofing	Did not State	\$ 12,082.30	
Moore Integrity Const.	5 Yr Labor / Limited Lifetime	\$ 8,450.00	To Be Determined

City of Lorain \$ 14,625.00

Note:

Davinci Roofing and **R & B Roofing** submitted estimates, but both did not fill out the proper paperwork to be approved to participate in our programs. Reached out to both parties and have failed to respond back. Also Reached out to **Melendez and Son** as well as a couple of other contractors and never showed up to give an estimate.

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#: EHR670

Job Total: \$ 8,450.00

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

CELIDIO CASTRO
1532 E 31ST ST

Lorain
Ohio 44055

Contractor Information

Name: Michael Moore

Address: 3736 E. 91st Cleveland Ohio

Voice: 216-376-2512

Fax: _____

Email: integrityconstruction4439@gmail.com

📞 (440)830-1779



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	22.50	SQU	1.00	-	\$ 1,200.00

Task: Tear Off Roof and Install New

**** NO LEAD WAS DETECTED ****

*** 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 ***

*** GUTTERS AND DOWNSPOUTS TO REMAIN, JUST MAKE SURE GUTTERS ARE CLEANED OUT AFTER. ***

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

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.

- 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. Per HUD specifications, minimal #15 Lb. felt paper underlayment shall be used. # 30 Lb. felt or Synthetic can be used at the contractors discretion but not required in the quote.

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.

Replace the existing 5 Box Vents with new for proper ventilation of attic. There is currently soffit venting. Caps will be turned away from weather.

Remove all debris from gutter.

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: 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. List the cost of the warranty on this quote and circle Accept or Decline on the response from the customer****

Cost : \$ Decline or Accept

BRAND OF SHINGLES TO BE USED: CERTAIN TEED OWENS CORNING GAF ATLAS (CIRCLE ONE) LIST IF DIFFERENT CHOICE.

WARRANTY ON SHINGLES (Years): Limited Lifetime

LABOR ON WARRANTY (Years): 2 years



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
- Work shall be inspected and passed by BHP Staff prior to release of payment for the job
- **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.

Job Total Cost: \$ 8,450.00



Estimate No: 1532 W. 31st
 Date: 03/02/2026
 For: City Of Lorain Bhp Department
 Tracy_Ellan@cityoflorain.org
 (440) 204-2507

Estimate

3736 E 91st St
 Cleveland, OH, 44105-2101
 integrityconstruction4439@gmail.com
 www.mooreintegrity.com
 (404) 423-9998

Description	Quantity	Rate	Amount
1532 W 31st SCOPE OF WORK Install new dimensional shingles to entire home All labor permits and cleanup included INSTALLATION SPECS Install up to 128 sq feet of rotted roof sheathing Install 2 square of dimensional shingles to home Install 160 linear feet of drip edge Install 12 square of synthetic felt paper Install 13 square of dimensional shingles Install 1 square of roofing ridge vent and ridge vent caps	1	\$8,450.00	\$8,450.00
		Subtotal	\$8,450.00
		TAX 0%	\$0.00
		Total	\$8,450.00
	Total		\$8,450.00