



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 on **12-9-2025**, at the home of **Jose Negron Colon at 832 W. 11th** to look at a Bathroom Issue. Mrs. Colon is having Mobility issues and is having a hard time lifting her legs to enter the bathtub. We are Removing the bathtub and converting to a Shower unit with grab bars. The home qualifies for repairs under the Essential Home Repair Program.

A Lead assessment: Lead was not located in the work area.

Based on the submitted estimates, the Housing Rehab Administrator recommends **Eiffel Builders** as the company that submitted the most complete and responsive bid based on the scope released by the Building, Housing and Planning. **JenMet Construction** decided to withdrawal their estimate.

Quote Submissions:

Contractor	Labor Warranty	Estimate	Extended Labor Warranty Option *at homeowner’s expense*
JenMet Construction	1 Year Parts and Labor	\$ 0.00	Not a warranty option
Moore Integrity Const.	1 Year Parts and Labor	\$ 9,700.00	Not a warranty Option
Eiffel Builders Construct.	1 Year Parts and labor	\$ 6,305.00	Not a warranty option

City of Lorain

\$ 7,760.00

Note

- This includes Shower surround and Toilet
- **JenMet Construction** decided to withdrawal their estimate. 2 other companies, **Melendez and Sons** and **Total Restore** never showed up to give an estimate. They never called to schedule with Homeowner. Multiple other contractors did not have their proper Paperwork completed to quote the work.

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



LORAIN Ohio

Work Write-Up

Case#: **EHR687**

Job Total: \$ 6305

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

JOSE COLON
832 W 11TH ST

Lorain
Ohio 44052

☎ **440.3085816**



Contractor Information

Name: Eiffel Builders
Address: 6846 Independence Blvd, N. Ridgeville
Voice: 216-808-0086
Fax: _____
Email: Eiffelbuilders22@gmail.com

Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Bathtub Conversion to Shower Unit

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0130040180	1.00	EA	1.00	1 HealthSafety - HealthSafety	\$ <u>3850</u>

Task: Remove Tub and Surround and Install Shower Kit

**** LEAD WAS NOT FOUND IN THE AREA WHERE WORK IS TO BE PREFORMED ****

REMOVING TUB AND SURROUND AND INSTALL A SHOWER BASE AND SURROUND KIT.

- Remove existing tub and surround and discard from the property. Toilet should be pulled and set out of the way. Scrape up wax ring to prevent tracking wax and cover up Flange.

- Remove drywall to bare studs to allow for new panels and shower base. Remove tile on both sides of tub and 1 row around the top of the tub surround to allow for the new panels to be fastened to the studs.

- Install new 32" x 60" Shower Pan and Surround. Item to be installed is The Laurel Mountain Almedia 4 - piece unit. Lowes item # 639290 Model # LM3260SH1S4PL064 Right Handed drain. This unit has handicap rails already built into the unit as well as a

- Replace drywall where needed and finish along with the portion of wall in front of toilet that had the tile removed and finish off for paint. Painted areas to be a close yellow to match existing tile color.

- Supply and Install a Shower Curtain Rod. Homeowner can reuse existing shower curtain and would be their decision to purchase a new one if desired.

BREAKDOWN :

Demolition of existing Tub and shower surround, drywall, toilet removal, tile removal : \$ 1025

Installation of new Shower Pan and Surround : \$ 2155

Reset Existing Toilet : \$ 230

Painting, Drywall Repair : \$ 440



Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Shower Control Faucet

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
2	0130040011	1.00	EA	1.00	1 HealthSafety - HealthSafety	\$ <u>1930</u>

Task: Install Posi Temp Faucet

INSTALLATION OF THE SHOWER CONTROL AND PLUMBING WORK :

- Install a new **Moen Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome**. This is a Posi Temp Pressure Balancing valve. This portion of work will also include retrofitting the hot and cold water lines. Rework Hot and Cold waterlines and Shower Arm to accommodate the new Shower Control. Install shut off valves on Hot and Cold lines to be accessed from void area between Shower wall and Exterior wall. Supply and install an **Access Panel 14 in. x 14 in.** Easy Install Flush Mount Wall/Ceiling Plastic Access Door Panel with Frame, Paintable Door will be needed for valves.

- **Remove and replace existing P-Trap with new PVC Sch 40 Glued P-Trap.**

Breakdown:

Supply and installation of Shower control : \$ 725

Reworking Plumbing (Water Lines and Drain) \$ 1010

Access Panel and Installation \$ 195



Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Toilet Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0130040240	1.00	NO	1.00	1 HealthSafety - HealthSafety	\$ <u>525</u>

Task: Replace Toilet

TOILET REPLACEMENT:

- Replace existing toilet with a KOHLER HIGHLINE ARC 12" ROUGH IN 2- PIECE 1.28 GFP SINGLE FLUSH ROUND CHAIR HEIGHT TOILET in WHITE with SOFT CLOSE SEAT. Make sure flange is not broke and workable to mount toilet bowl securely. Make sure shut off for toilet is operable. If shut off is not working, notify the Rehab Administrator of this to move forward in replacing it. Toilet is to be removed for shower installation as part of the process. Discard the old toilet from site.

Note: There are new shut offs (hot and cold) to be installed on the new shower control. If at that time, a new shut off can be installed on the toilet supply while the water is shut down in the house to install new shower control shut off valves.

Cost = 525

Job Total Cost: \$ 6305

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



Work Write-Up

Case#: **EHR687**

Job Total: \$ 9,700.00

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

JOSE COLON
832 W 11TH ST

Lorain
Ohio 44052

Contractor Information

Name: Michael Moore

Address: 3736 E. 91st Cleveland Ohio

Voice: 216-376-2512

Fax: _____

Email: integrityconstruction4439@gmail.com

📞 440.3085816



Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Bathtub Conversion to Shower Unit

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0130040180	1.00	EA	1.00	1 HealthSafety - HealthSafety	\$ <u>2,800.00</u> 6,650.00

Task: Remove Tub and Surround and Install Shower Kit

**** LEAD WAS NOT FOUND IN THE AREA WHERE WORK IS TO BE**

PREFORMED **

REMOVING TUB AND SURROUND AND INSTALL A SHOWER BASE AND SURROUND KIT.

- Remove existing tub and surround and discard from the property. Toilet should be pulled and set out of the way. Scrape up wax ring to prevent tracking wax and cover up Flange.

- Remove drywall to bare studs to allow for new panels and shower base. Remove tile on both sides of tub and 1 row around the top of the tub surround to allow for the new panels to be fastened to the studs.

- Install new 32" x 60" Shower Pan and Surround. Item to be installed is The Laurel Mountain Almedia 4 - piece unit. Lowes item # 639290 Model # LM3260SH1S4PL064 Right Handed drain. This unit has handicap rails already built into the unit as well as a

- Replace drywall where needed and finish along with the portion of wall in front of toilet that had the tile removed and finish off for paint. Painted areas to be a close yellow to match existing tile color.

- Supply and Install a Shower Curtain Rod. Homeowner can reuse existing shower curtain and would be their decision to purchase a new one if desired.

BREAKDOWN :

Demolition of existing Tub and shower surround, drywall, toilet removal, tile removal : \$ 1,500.00

Installation of new Shower Pan and Surround : \$ 1,500.00

Reset Existing Toilet : \$ 50.00

Painting, Drywall Repair : \$ 800.00



Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Shower Control Faucet

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
2	0130040011	1.00	EA	1.00	1 HealthSafety - HealthSafety	\$ <u>300.00</u> 2,250 ^{hr}

Task: Install Posi Temp Faucet

INSTALLATION OF THE SHOWER CONTROL AND PLUMBING WORK :

- Install a new **Moen Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome**. This is a Posi Temp Pressure Balancing valve. This portion of work will also include retrofitting the hot and cold water lines. Rework Hot and Cold waterlines and Shower Arm to accommodate the new Shower Control. Install shut off valves on Hot and Cold lines to be accessed from void area between Shower wall and Exterior wall. Supply and install an **Access Panel 14 in. x 14 in.** Easy Install Flush Mount Wall/Ceiling Plastic Access Door Panel with Frame, Paintable Door will be needed for valves.

- **Remove and replace existing P-Trap with new PVC Sch 40 Glued P-Trap.**

Breakdown:

Supply and installation of Shower control : \$ 850.00

Reworking Plumbing (Water Lines and Drain) \$ 850.00

Access Panel and Installation \$ 250.00



Main Structure - Bathtub Conversion | Single Family - Bathtub Conversion | Bathroom - Bathtub Conversion | General - Toilet Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0130040240	1.00	NO	1.00	1 HealthSafety - HealthSafety	\$ <u>800.00</u>

Task: Replace Toilet

TOILET REPLACEMENT:

- Replace existing toilet with a KOHLER HIGHLINE ARC 12" ROUGH IN 2- PIECE 1.28 GFP SINGLE FLUSH ROUND CHAIR HEIGHT TOILET in WHITE with SOFT CLOSE SEAT. Make sure flange is not broke and workable to mount toilet bowl securely. Make sure shut off for toilet is operable. If shut off is not working, notify the Rehab Administrator of this to move forward in replacing it. Toilet is to be removed for shower installation as part of the process. Discard the old toilet from site.

Note: There are new shut offs (hot and cold) to be installed on the new shower control. If at that time, a new shut off can be installed on the toilet supply while the water is shut down in the house to install new shower control shut off valves.

Job Total Cost: \$ 9,700.00