

**CITY OF LORAIN
BOARD OF CONTROL
AGENDA
MAY 13, 2026 at 11:30 a.m.**

1. **ROLL CALL**

2. **MATTERS FOR DISCUSSION**

- a. A request to purchase/replace the old, broken, non-functioning blinds in the Prosecutor's Office that have been there since this building was constructed. The company "Well Dressed Windows, Inc." will be doing the work. Quote includes all materials, fabrication, freight and installation in the amount of \$3,010.90.
- b. A request from the Lorain Utilities Department for a purchase order in the amount of \$30,160.00 with ESRI, Inc. for the annual subscription and maintenance of ArcGIS Software. Total amount of the Invoice is \$34,363.00, the remaining amount of \$4,203.00 will be paid by Building Housing and Planning Department. Funding GL Accounts 4030.C403.6300.1500 General Sewer - Contractual Service, 6020.P602.4000.6300.1500 Water Works - General Administration - Contractual Service, and 6130.P613.4000.6300.1500 Water Pollution Control - General Administration – Contractual Service.
- c. A request from the Lorain Utilities Department for approval to increase the purchase order with Verdantas LLC from \$10,000.00 to \$52,000.00. An increase of \$42,000.00 for additional services to be compliant with current codes and standards. Funding GL Accounts 6130.P613.6310.6300.1500 Plant Operations - Contractual Service and 6130.P613.6420.6300.1500 PQM Treatment Plant - Contractual Service.
- d. A request from the Department of Public Property to purchase washed Durapatch stone from Erie Materials, Inc. for an amount not to exceed \$25,000.00. Funding will be through BitMat Fund 2030.R203.3140.6400.2900.
- e. A request from the Department of Public Property, Paint & Sign Division, to purchase Glass Beads for the 2026 calendar year from The Pittsburgh Paints Company for an amount not to exceed \$15,000.00. Pittsburgh Paints holds the ODOT contract 139A-25 for glass beads. Funding will be through account 2010.R201.3150.6300.1500 Paint&Sign Contractual Services.
- f. A request from the Department of Public Property, Streets Division, to purchase SS-1H emulsion from Unique Paving Materials for an amount not to exceed \$25,000.00. Unique is the only area vendor able to provide emulsion in the quantity we require. Funding will be through account 2030.R203.3140.6400.6000 In-House Paving.

- g. A request from the Department of Public Property, Streets Division, for lamp post repair at 383 Broadway near the Ariel Hotel for lamp post repair/replacement from Lamplight for an amount not to exceed \$5,829.73 Funding will be through account 2010.R201.3140.6300.1500. Damage was caused by a motor vehicle and full amount of damages was received from the responsible party's insurance.
- h. A request from the Department of public Property, Parks Division, for demolition dumpsters and disposal by Republic Services for Pawlak Park bathroom demo for an amount not to exceed \$6,000.00. Funding will be through BHP account 2260.R226.7110.6700.1500, contingent on compliance with other federal requirements, including environmental reviews.
- i. A request from the Department of Public Property, Streets Division, for lamp post repair at 457 Broadway near Dominos Pizza for lamp post repair/replacement from Lamplight for an amount not to exceed \$6,434.24 Funding will be through account 2010.R201.3140.6300.1500. Damage was caused by a motor vehicle accident. The at-fault party was uninsured. Gallagher Bassett insurance is pursuing subrogation from the responsible party.
- j. A request from the Department of Public Property for lighting replacements at various locations from Fonroche Lighting America for an amount not to exceed \$61,336.00. Fonroche holds the contract with Sourcewell. Funding will be through account to be determined by the Auditor.
- k. A request from the Building, Housing & Planning Department to enter into an agreement with the Erie County Health Department in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), for a lead hazard testing and abatement program. The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost and priority shall be given to families or occupants with children from birth to six (6) years of age who have been diagnosed with lead poisoning or exposure. Approval is contingent on compliance with other federal requirements, including environmental reviews.
- l. A request from the Building, Housing, & Planning Department to enter into an agreement with Montrose Law Firm, LLC for economic development advisory services including assistance in building public-private partnerships, utilizing public interests to leverage private investment, and assistance with creating a TIF project for the Silver Hills Development. The agreement will be for an amount not to exceed \$15,000.00 with funds to be appropriated evenly from 2290.R225.7160.6300.1500 UDAG-CRA Program-Contractual Services. Funding for the expense was approved by City Council on 4/6/26 with Ordinance 52-26.
- m. BHP requests to amend the previously approved BOC item 2.H. from the 1/22/26 meeting due to contractor withdrawal, regarding Edward Ramos at 3828 Dallas Ave. for a roof and gutter replacement. The original contractor, Happy Homes Improvement, suffered a medical emergency and are not capable of proceeding with this residence at this time. The next eligible contractor is Moore Integrity Construction.

- n. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,583.50 to replace the electrical panel and outlets at 1225 W. 21st St Lorain OH 44052 for Stephen Rico.
G.I.D. submitted the most complete and cost-effective estimate for the scope of work to be completed for \$5,985.00. The total funds requested, including a 10% contingency of \$598.50, is \$6,583.50.
Additional estimates received were Eiffel Builders Inc for \$7,298.00, and Moore Integrity Construction for \$9,500.00. The additional estimate amounts do not include the 10% contingency. The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.
- o. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$9,295.00, to replace the roof at 1532 E. 31st St Lorain 44055, for Celidio Otero Castro.
Moore Integrity Construction submitted the most complete and cost-effective estimate for the scope of work to be completed for \$8,450.00. The total funds requested, including a 10% contingency of \$845.00, is \$9,295.00.
Additional estimates received were from R&B Roofing for \$6,400.00 (they did not complete the required registration through sam.gov to be considered) and Davinci Roofing for \$12,082.30 (they did not complete the required registration through sam.gov to be considered. The additional estimate amounts do not include the 10% contingency.
The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.
- p. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,935.50 to convert a tub/shower to just a shower, for mobility. This will occur at 832 W. 11th St Lorain 44052 for Jose Negron Colon.
Eiffel Builders submitted the most complete and cost-effective estimate for the scope of work to be completed for \$6,305.00. The total funds requested, including a 10% contingency of \$630.50, is \$6,935.50.
Additional estimates received were from Moore Integrity \$9,700.00 and JenMet Construction who voluntarily withdrew their quote. The additional estimate did not include the 10% contingency.
The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.
- q. The Building, Housing and Planning Department (BHP) requests approval to authorize the Safety/Service Director to execute all necessary agreements with the Homeowner and G.I.D. Construction, LLC for the home rehabilitation of 3118 Clifton Avenue.
The total contract amount is \$40,370.00, which includes a 10% contingency (\$36,700.00 project cost + \$3,670.00 contingency). The funds will be paid from account number 1010.G800.6300.1515 and is contingent on compliance with other federal requirements, including environmental reviews.

3. **ADJOURNMENT**



CITY OF LORAIN

Board of Control

2. a.

Meeting Date: 05/13/2026

Subject:

A request to purchase/replace the old, broken, non-functioning blinds in the Prosecutor's Office that have been there since this building was constructed. The company "Well Dressed Windows, Inc." will be doing the work. Quote includes all materials, fabrication, freight and installation in the amount of \$3,010.90.

Attachments

BOC Request Form
Agreement



**BOARD OF CONTROL
REQUEST FORM**

1. Request Date May 7, 2026

2. Name of Department Submitting Request Law Director

3. Summary of Report A request to enter into a contract with Well Dressed Windows, Inc. for the materials, fabrication, freight and installation of Draper Techmatic screen shades for the replacement of the blinds in the Prosecutor's Office that have been there since the construction of the building.

Funds will be paid from the Capital Outlay Account #1010.E500.1160.6700.1100

4. Name of Vendor Selected

5. Purchase Amount \$3,010.90

6. 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 _____

7. The Treasurer's Office has verified that the vendor selected is registered with the City. **Yes** / No

8. Is the amount requested due to a change order? Yes / **No**

9. If necessary, has City Council approved and when? NA

Well Dressed Windows, Inc.

2329 Stanford Drive

Wickliffe, OH 44092

216 402 4747

Eileen@DressedWindows.com

City of Lorain Window Shades

Second Floor, Lorain City Hall

May 5, 2026

Below are the details of your request:

1. Description of Goods/Services: You are requesting a quote for the replacement of all blinds within the Prosecutor's Office - \$3,010.90.
2. Quantity: There are a total of twelve (12) windows in the office on which Draper Techmatic 5% openness factor screen shades will be installed. All shades will have the control changes on the right side of the windows.
3. Special Requirements: Since there is no easy way to mount these shades, the installer will need to purchase lumber and cut it to size to fit above the drop ceiling tiles to support the installation of the shades. Cost includes take down of existing of shades.
4. The above prices include all materials, fabrication, freight and installation. Quote is valid for thirty (30) days. Terms are a valid purchase order to place the order. Entire balance due fifteen (15) days upon completion of installation.

Quote and terms accepted by City of Lorain.

Patrick D. Riley
Director of Law

P.O. # _____

Date: _____

Approved as to Form:



Donald M. Zaleski
Asst. Law Director

Date: 5/7/26



CITY OF LORAIN

Board of Control

2. b.

Meeting Date: 05/13/2026

Subject:

A request from the Lorain Utilities Department for a purchase order in the amount of \$30,160.00 with ESRI, Inc. for the annual subscription and maintenance of ArcGIS Software. Total amount of the Invoice is \$34,363.00, the remaining amount of \$4,203.00 will be paid by Building Housing and Planning Department. Funding GL Accounts 4030.C403.6300.1500 General Sewer - Contractual Service, 6020.P602.4000.6300.1500 Water Works - General Administration - Contractual Service, and 6130.P613.4000.6300.1500 Water Pollution Control - General Administration – Contractual Service.

Attachments

BOC - Utilities - Annual Subscription & Maintenance of ArcGIS Software - ESRI
Esri_Quotation_26351098



BOARD OF CONTROL REQUEST FORM

The Board of Control meeting is held on Wednesdays at 11:15 a.m. in the 7th floor conference room.
(Meeting 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: 5/6/26
- 2. Name of Department Submitting Request: Lorain Utilities Department
- 3. Summary of Report: A request from the Lorain Utilities Department for a purchase order in the amount of \$30,160.00 with ESRI, Inc. for the annual subscription and maintenance of ArcGIS Software. Total amount of the Invoice is \$34,363.00, the remaining amount of \$4,203.00 will be paid by Building Housing and Planning Department. Funding GL Accounts 4030.C403.6300.1500 General Sewer - Contractual Service, 6020.P602.4000.6300.1500 Water Works - General Administration - Contractual Service, and 6130.P613.4000.6300.1500 Water Pollution Control - General Administration – Contractual Service.
- 4. Name of Vendor: ESRI, Inc.
- 5. Amount: \$34,363.00
- 6. Number of account to be used for funding: 4030.C403.6300.1500, 6020.P602.4000.6300.1500, and 6130.P613.4000.6300.1500

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 _____

Vendor #2 _____

Vendor #3 _____

Vendor #4 _____

- 8. The Treasurer’s Office has verified that the vendor selected is registered with the City. Yes
- 9. Is the amount requested due to a change order? Yes / **No**
- 10. If necessary, has City Council approved and when? _____



Esri Inc
380 New York Street
Redlands CA 92373

Subject: Renewal Quotation

Date: 05/04/2026
To: Joseph Carbonaro
Organization: City of Lorain
Utilities Dept
Fax #: **Phone #:** 440-204-2500
From: Dani Resendez
Fax #: **Phone #:** + 19093692684 Ext. 2684
Email: dresendez@esri.com

Number of pages transmitted
(including this cover sheet): 4

Quotation #26351098
Document Date: 05/04/2026

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
<https://www.esri.com/en-us/cp/maintenance>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.



esri[®] 380 New York Street
 Redlands, CA 92373
 Phone: + 190936926842684

Quotation

Date: 05/04/2026

Quotation Number: 26351098

Contract Number: 00177644.18

City of Lorain
 Utilities Dept
 1106 W 1st St
 Lorain OH 44052-1434

Attn: Joseph Carbonaro
Email: joseph_carbonaro@cityoflorain.org
Phone: 440-204-2228
Customer Number: 306280

For questions regarding this document, please contact Customer Service at 888-377-4575.

Send Purchase Orders To:

Environmental Systems Research Institute, Inc.
 380 New York Street
 Redlands, CA 92373-8100
 Attn: Dani Resendez

Please include the following remittance address on your Purchase Order:

Environmental Systems Research Institute, Inc.
 P.O. Box 741076
 Los Angeles, CA 90074-1076

Item	Qty	Material#	Unit Price	Extended Price
10	6	154252 ArcGIS Enterprise Creator User Type Annual Subscription Start Date: 06/01/2026 End Date: 05/31/2027	684.00	4,104.00
1010	1	161328 ArcGIS Enterprise Standard Up to Four Cores Maintenance Start Date: 06/01/2026 End Date: 05/31/2027	6,200.00	6,200.00
2010	1	161369 ArcGIS GIS Server Standard Up to Four Cores Maintenance Start Date: 06/01/2026 End Date: 05/31/2027	5,900.00	5,900.00
3010	9	166894 ArcGIS Enterprise Mobile Worker User Type Annual Subscription	391.00	3,519.00

Please note Esri has introduced a price change and this quote reflects current pricing for your organization. It is important to us that we are able to continue to deliver value through enhancements to products, solutions, and capabilities.

Your renewal provides access to all the benefits you are familiar with, which you can review at <https://go.esri.com/maintenance>
 For questions related to the price change, please reach out to your assigned Esri Account Manager.

Quotation is valid for 90 days from document date.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

To expedite your order, please reference your customer number and this quotation number on your purchase order.



esri[®]

380 New York Street
Redlands, CA 92373
Phone: + 190936926842684

Quotation

Page 2

Date: 05/04/2026

Quotation Number: 26351098

Contract Number: 00177644.18

Item	Qty	Material#	Unit Price	Extended Price
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Start Date: 06/01/2026

End Date: 05/31/2027

4010	6	195099	2,440.00	14,640.00
ArcGIS Enterprise Professional Plus User Type Maintenance (Desktop Migration) (commercial 167261)				
Start Date: 06/01/2026				
End Date: 05/31/2027				

Item Subtotal	34,363.00
Estimated Tax	0.00
Total	USD 34,363.00

DUNS/CEC: 06-313-4175 CAGE: 0AMS3



esri[®]

380 New York Street
Redlands, CA 92373
Phone: + 190936926842684

Quotation

Page 3

Date: 05/04/2026

Quotation No: 26351098

Customer No: 306280

Contract No: 00177644.18

Item Qty Material#

Unit Price

Extended Price

To expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, EA, GSA, BPA) on your ordering document.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <http://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <http://assets.esri.com/content/dam/esrisites/media/legal/ma-full/ma-full.pdf> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <http://www.esri.com/en-us/legal/terms/state-supplemental> apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.



CITY OF LORAIN

Board of Control

2. c.

Meeting Date: 05/13/2026

Subject:

A request from the Lorain Utilities Department for approval to increase the purchase order with Verdantas LLC from \$10,000.00 to \$52,000.00. An increase of \$42,000.00 for additional services to be compliant with current codes and standards. Funding GL Accounts 6130.P613.6310.6300.1500 Plant Operations - Contractual Service and 6130.P613.6420.6300.1500 PQM Treatment Plant - Contractual Service.

Attachments

BOC - Utilities - Martins Run PS Bidding & Const Tech Support Services - Verdantas
WA - Verdantas



BOARD OF CONTROL REQUEST FORM

The Board of Control meeting is held on Wednesdays at 11:15 a.m. in the 7th floor conference room.
(Meeting 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: 5/6/26
- 2. Name of Department Submitting Request: Lorain Utilities Department
- 3. Summary of Report: A request from the Lorain Utilities Department for approval to increase the purchase order with Verdantas LLC from \$10,000.00 to \$52,000.00 for the Martin's Run Pump Station Bidding and Construction Tech Support Services. An increase of \$42,000.00 will be for additional services to be compliant with current codes and standards. Funding GL Accounts 6130.P613.6310.6300.1500 Plant Operations - Contractual Service and 6130.P613.6420.6300.1500 PQM Treatment Plant - Contractual Service.
- 4. Name of Vendor: Verdantas LLC
- 5. Amount: an increase from \$10,000.00 to \$52,000; a \$42,000.00 increase
- 6. Number of account to be used for funding: 6130.P613.6310.6300.1500, and 6130.P613.6420.6300.1500

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 _____

Vendor #2 _____

Vendor #3 _____

Vendor #4 _____

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City. Yes
- 9. Is the amount requested due to a change order? Yes / **No**
- 10. If necessary, has City Council approved and when? _____

Project Work Authorization No.: 1

	Date:	April 30, 2026
	Contract Date:	December 10, 2024
Client:	City of Lorain 1106 First Street Lorain, Ohio 44052	Client Contract/PO No.:
	Verdantas Project No.:	180261
	Project Name:	Martin's Run

Description of Scope Revision: Perform code review of the existing 2019 drawings and make updates to the existing drawings and project specifications as required to comply with the current Ohio Revised Code, Ohio Building Codes, and other regulations/standards. Additionally, pumps will be updated to be Vaughn Chopper Pumps or approved equal. Finally, drawings, specifications, and front end documents will be prepared for signatures within 30 days of approval of this Work Authorization. These additional services will be provided for the following fee:

- Structural code review, model re-evaluation and design update \$27,000
- Architectural code review and design update \$5,000
- Electrical code review and design update \$8,000
- Compile updated drawings and technical specifications for advertisement \$2,000

Attachments: Yes No

Valid for 30 Days

Consultant proposes to revise the existing Agreement for a cost of: US Dollars \$ 42,000.00

This Scope Revision will be invoiced based upon:

- Time and Materials (Rate Schedule attached)
- Lump Sum
- Fixed Fee
- Other

Payment terms:

- According to the existing Agreement
- As a Retainer
- 30-days
- Other

Previous Agreement Amount (including prior revisions to scope): \$10,000.00

Cost of Scope Revision: \$42,000.00

Revised Agreement Amount: **\$52,000.00**

Project Scope Revision: Project Number (if desired)
Click or tap to enter a date.

This Scope Revision is hereby accepted and incorporated into the existing Agreement

Ryan Schuster
Verdantas PM Name

Project Manager
Job Title


Signature

Eric Fallon
Verdantas Signatory Name

Group Leader
Job Title


Signature

Joseph A. Carbonaro
Client Name Surname

Director of Utilities
Job Title


Signature

Please return one signed original to your Verdantas project contact and retain one signed original for your records.





CITY OF LORAIN

Board of Control

2. d.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property to purchase washed Durapatch stone from Erie Materials, Inc. for an amount not to exceed \$25,000.00. Funding will be through BitMat Fund 2030.R203.3140.6400.2900.

Attachments

Request form w/ Erie Materials info



**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: 5/11/26
- 2. Name of Department Submitting Request: Street
- 3. Summary of Report: A request from the Department of Public Property to purchase washed Durapatch stone from Erie Materials, Inc. for an amount not to exceed \$25,000.00. Funding will be through BitMat Fund
- 4. Name of Vendor: Erie Materials
- 5. Amount: \$ 25000.00
- 6. Number of account to be used for funding: 2030.R203.3140.6400.2900

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) _____

Customer ID

0103

Payment Terms

Net 30 Days

Erie Materials Inc.

P. O. Box 2308
Sandusky, OH 44871
419-625-7374

BILL TO:

CITY OF LORAIN
2132 W. PARK DR.
LORAIN, OH 44053

<u>INVOICE #</u>	<u>INVOICE DATE</u>	<u>BATCH #</u>
25581	3/31/2026	ALL033126

PURCHASE ORDER:

2025-473

ORDER DELIVERED TO:

ORDER DESCRIPTION:

3131 - (HAN) 2025-473 LIMESTONE - 0103 - CITY OF LORAIN

<u>Ticket #</u>	<u>Truck ID</u>	<u>Date</u>	<u>Product</u>	<u>Net</u>	<u>Units</u>	<u>Mat Rate</u>	<u>Freight Rate</u>	<u>Amount</u>
1752660401	2502A	3/13/2026	#9 WASHED LIMESTONE	24.74	Ton	\$20.20	\$7.50	\$685.30
#9 WASHED LIMESTONE / Heidelberg Materials / Heidelberg Materials: 24.74 Ton								

<u># OF TICKETS</u>	<u>TOTAL NET QUANTITY</u>	<u>MATERIAL AMOUNT</u>	<u>FREIGHT AMOUNT</u>	<u>SURCHARGE AMOUNT</u>
1	24.74	\$499.75	\$185.55	\$0.00

If you have any questions about billing please contact us. We appreciate your business!

SUBTOTAL	\$685.30
TAX	\$0.00
TOTAL	\$685.30

Customer ID

0103

Payment Terms

Net 30 Days

Erie Materials Inc.

P. O. Box 2308
Sandusky, OH 44871
419-625-7374

BILL TO:

CITY OF LORAIN
2132 W. PARK DR.
LORAIN, OH 44053

<u>INVOICE #</u>	<u>INVOICE DATE</u>	<u>BATCH #</u>
25521	3/31/2026	ALL033126

PURCHASE ORDER:

2025-473

ORDER DELIVERED TO:

ORDER DESCRIPTION:

3053 - 2025-473 LIMESTONE - 0103 - CITY OF LORAIN

<u>Ticket #</u>	<u>Truck ID</u>	<u>Date</u>	<u>Product</u>	<u>Net</u>	<u>Units</u>	<u>Mat Rate</u>	<u>Freight Rate</u>	<u>Amount</u>
206840	902A	3/13/2026	#8 LIMESTONE	24.46	Ton	\$21.20	\$7.50	\$702.00
#8 LIMESTONE / Sandusky / Sandusky Plant: 24.46 Ton								

<u># OF TICKETS</u>	<u>TOTAL NET QUANTITY</u>	<u>MATERIAL AMOUNT</u>	<u>FREIGHT AMOUNT</u>	<u>SURCHARGE AMOUNT</u>
1	24.46	\$518.55	\$183.45	\$0.00

*If you have any questions about billing please
contact us. We appreciate your business!*

SUBTOTAL	\$702.00
TAX	\$0.00
TOTAL	\$702.00



CITY OF LORAIN

Board of Control

2. e.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property, Paint & Sign Division, to purchase Glass Beads for the 2026 calendar year from The Pittsburgh Paints Company for an amount not to exceed \$15,000.00. Pittsburgh Paints holds the ODOT contract 139A-25 for glass beads. Funding will be through account 2010.R201.3150.6300.1500 Paint&Sign Contractual Services.

Attachments

quote
BOC form

139A-25 Pricing

Vendor Name: The Pittsburgh Paints Co.

Manufacturer(s) Name: Swarco

Plant Location and Address: 901 North James M Campbell Blvd Columbia TN 38401

Please quote and insert below, your lowest unit bid price per lb. for each ODOT district for glass beads conforming with ODOT Specification 740.09A and Supplement 1008.

NOTE: ODOT will not accept more than two (2) places to the right of the decimal point. More than two (2) digits to the right of the decimal point will be dropped and not evaluated in the award of this bid.

ODOT District: (delivery includes all counties within district)	Unit Bid Price Per Pound:
1	\$0.57
2	\$0.57
3	\$0.57
4	\$0.57
5	\$0.57
6	\$0.57
7	\$0.57
8	\$0.57
9	\$0.57
10	\$0.57
11	\$0.57
12	\$0.57
Total Unit Bid Price for all Districts:	\$6.84

You must bid on all twelve (12) districts to be considered for award of this invitation to bid.



**BOARD OF CONTROL
REQUEST FORM**

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

- 1. Request Date: 05/13/2026
- 2. Name of Department Submitting Request: Public Property
- 3. Summary of Report: A request from the Department of Public Property, Paint & Sign Division, to purchase glass beads for roadway marking painting.
- 4. Name of Vendor: The Pittsburgh Paints Co.
- 5. Amount: not to exceed \$15,000.00
- 6. Number of account to be used for funding: 2010.R201.3150.6300.1500

7. VENDOR DETAIL

Sole Source Vendor - No State Purchasing Vendor - Yes (ODOT)

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 The Pittsburgh Paints Co up to \$15,000.00
- Vendor #2 _____
- Vendor #3 _____
- Vendor #4 _____

- 8. The Treasurer’s Office has verified that the vendor selected is registered with the City. Yes
- 9. Is the amount requested due to a change order? No
- 10. If necessary, has City Council approved and when? _____



CITY OF LORAIN

Board of Control

2. f.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property, Streets Division, to purchase SS-1H emulsion from Unique Paving Materials for an amount not to exceed \$25,000.00. Unique is the only area vendor able to provide emulsion in the quantity we require. Funding will be through account 2030.R203.3140.6400.6000 In-House Paving.

Attachments

BOC form
quote



**BOARD OF CONTROL
REQUEST FORM**

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

- 1. Request Date: 05/13/2026
- 2. Name of Department Submitting Request: **Public Property**
- 3. **Summary of Report:** A request from the Department of Public Property, Streets Division, to purchase SS-1H emulsion from Unique Paving materials. Unique Paving Materials is the only area vendor able to supply the quantity we need and is thus the sole source vendor.
- 4. Name of Vendor: **Unique Paving Materials**
- 5. Amount: **not to exceed \$25,000.00**
- 6. Number of account to be used for funding: **2030.R203.3140.6400.6000**
- 7. **VENDOR DETAIL**

Sole Source Vendor - Yes State Purchasing Vendor - 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 Unique Paving Materials up to \$25,000.00
- Vendor #2 _____
- Vendor #3 _____
- Vendor #4 _____

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City. **Yes**
- 9. Is the amount requested due to a change order? **No**
- 10. If necessary, has City Council approved and when? _____



SCALEHOUSE ORDER ACKNOWLEDGMENT

"Performance Now and Down the Road"

3993 East 93rd Street
 Cleveland, OH 44105-4096
 (216) 441-4880 • (800) 441-4880
 www.UniquePavingMaterials.com

ORDER NO. 078617
 ORDER TYPE
 ORDER DATE 05/08/26
 CUSTOMER ID LOR006

SOLD City of Lorain
 TO
 2132 W Park Dr
 Lorain, OH
 44053-
 US

SHIP City of Lorain
 TO pickup at CLE
 3993 E 93rd St
 Cleveland, OH
 44105-
 US

TERMS	WHSE	P/O NO. or JOB	SHIP VIA	SALESPERSON	ENTERED BY
Net 30	CLE		Customer Pick-Up	ECT - Tony Guizzotti	Scalehouse Attenda

FREIGHT INFO:

ORDER QTY	P/N	DESCRIPTION	UOM	UNIT PRICE	TOTAL
528.00	10-00012	Emulsion, SS-1H, Bulk, gal Ticket #CLE170925	GL	3.400	1,795.20

CUSTOMER SIGNATURE: _____

SUB-TOTAL 1,795.20

PRINT NAME: _____

SALES TAX 0.00

JOB NUMBER / PO NUMBER: _____

ORDER TOTAL 1,795.20



CITY OF LORAIN

Board of Control

2. g.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property, Streets Division, for lamp post repair at 383 Broadway near the Ariel Hotel for lamp post repair/replacement from Lamplight for an amount not to exceed \$5,829.73. Funding will be through account 2010.R201.3140.6300.1500. Damage was caused by a motor vehicle and full amount of damages was received from the responsible party's insurance.

Attachments

quote
BOC form

Lamplight

2245 West Park Drive, Lorain, Ohio 44053
Phone: 440-963-0411

Quotation

Quote City of Lorain
To: Public Property
2132 West Park Drive
Lorain, OH 44053
United States

Quote Number: 21041	Contact: Linda O'Connor	
Quote Date: 12/09/2025	Expires: 01/08/2026	Inquiry: Knock down -updated 12-9-25
Customer: LOR-PROP	Terms: Net 30 Days	
Salesman: Bill Urbanik	Phone: 440-204-2579	
Ship Via: Delivery to Jobsite Included	FAX:	
FOB: Jobsite	Delivery: 3-4 Weeks	

<u>Item</u>	<u>Part Number</u> <u>Description</u>	<u>Revision</u>	<u>Quantity</u>	<u>Price</u>
1	AD-20-453-PORT-G-CRSS-BLK One-off replacement Extruded Aluminum Admiral Pole - 20' Height - GFI Outlet - Port Base - Dual Luminaire Mount Cross Arm - Decorative Stringer - Powder Coat Finish Black		1	\$2,609.65 /EA
2	LL-DL-150-40K-T5M-SM-BLK REPLACEMENT 2 per pole required Axiom Series Luminaire - 26" Diameter LED Down Light - 150 Watt Solid State LED - 4000K Color - Type 5 Distribution - Upto 18,000 Lumens - Thermal Overload Protection - Surge Suppression - UL Driver		2	\$1,610.04 /EA
			Total:	\$5,829.73

By Chris Morris
Lamplight



BOARD OF CONTROL REQUEST FORM

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

- 1. Request Date: 05/12/2026
- 2. Name of Department Submitting Request: Public Property
- 3. Summary of Report: A request from the Department of Public Property, Streets Division, for lamp post replacement at 383 Broadway, near the Ariel Hotel due to damages caused by a vehicle accident. Full amount of damages were recovered from the responsible party's insurance. Lamplight is the vendor that provides the type of pole used within the downtown area of Broadway.
- 4. Name of Vendor: Lamplight
- 5. Amount: not to exceed \$5,829.73.00
- 6. Number of account to be used for funding: 2010.R201.3140.6300.1500
- 7. VENDOR DETAIL

Sole Source Vendor - Yes State Purchasing Vendor - 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 Lamplight \$5,829.73

Vendor #2 _____

Vendor #3 _____

Vendor #4 _____

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City. Yes
- 9. Is the amount requested due to a change order? No



**BOARD OF CONTROL
REQUEST FORM**

10. If necessary, has City Council approved and when? _____



CITY OF LORAIN

Board of Control

2. h.

Meeting Date: 05/13/2026

Subject:

A request from the Department of public Property, Parks Division, for demolition dumpsters and disposal by Republic Services for Pawlak Park bathroom demo for an amount not to exceed \$6,000.00. Funding will be through BHP account 2260.R226.7110.6700.1500, contingent on compliance with other federal requirements, including environmental reviews.

Attachments

BOC form
quote



**BOARD OF CONTROL
REQUEST FORM**

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

1. Request Date: 05/12/2026
2. Name of Department Submitting Request: Public Property
3. Summary of Report: A request from the Department of Public Property, ParksDivision, for demolition dumpsters and disposal by Republic Services for Pawlak Park bathroom demo.
4. Name of Vendor: Republic Services
5. Amount: not to exceed \$6,000.00
6. Number of account to be used for funding: 2260.R226.7110.6700.1500
7. VENDOR DETAIL

Sole Source Vendor - No State Purchasing Vendor - 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 Republic Services

Vendor #2 _____

Vendor #3 _____

Vendor #4 _____

8. The Treasurer's Office has verified that the vendor selected is registered with the City. Yes
9. Is the amount requested due to a change order? No
10. If necessary, has City Council approved and when? _____

From: Penano, Darwin <DPenano@republicservices.com>
Sent: Monday, September 15, 2025 1:24 PM
To: Shinsky, Tim <tim_shinsky@cityoflorain.org>
Subject: RE: Republic Services Quote for Lamar Cook Park Temp - A911707510

Warning: Unusual sender <dpenano@republicservices.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi Tim,

For 10 loads with no overages would be \$5,100.00 total. \$100 for the delivery and \$500 X 10 loads = \$5,000. Thanks
Tim,

We can haul a maximum of 10 tons in our containers any weight over the 10 ton limit is charged \$45.00 per ton

Thank you Tim let me know if you need any other information.

Regards,

Darwin Penano
Construction Account Manager

Dedicated Construction Desk:
Email: Construction@republicservices.com
Phone: 844-677-7378

40195 Butternut Ridge Rd.
Elyria, OH 44035
e dpenano@republicservices.com
o 440-458-3234
c 440-653-0657
w RepublicServices.com



Sustainability in Action

From: Dougan, Holly <HDougan@republicservices.com>
Sent: Thursday, September 11, 2025 9:42 AM
To: tim_shinsky@cityoflorain.org; Penano, Darwin <DPenano@republicservices.com>
Subject: FW: Republic Services Quote for Lamar Cook Park Temp - A911707510

Hi Tim,

I have copied in Darwin Penano who is our construction and demo manager that helps oversee larger demo projects. @Penano, Darwin would you be able to reach out to Tim regarding his demo and some pricing for the City of Lorain on these boxes?

Thank you!!



CITY OF LORAIN

Board of Control

2. i.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property, Streets Division, for lamp post repair at 457 Broadway near Dominos Pizza for lamp post repair/replacement from Lamplight for an amount not to exceed \$6,434.24. Funding will be through account 2010.R201.3140.6300.1500. Damage was caused by a motor vehicle accident. The at-fault party was uninsured. Gallagher Bassett insurance is pursuing subrogation from the responsible party.

Attachments

quote
BOC form

Lamplight

2245 West Park Drive, Lorain, Ohio 44053
Phone: 440-963-0411

Quotation

Quote City of Lorain
To: Public Property
2132 West Park Drive
Lorain, OH 44053
United States

Quote Number: 21067	Contact: Linda O'Connor	
Quote Date: 04/01/2026	Expires: 05/01/2026	Inquiry: Claim:002653-004915-RB-01
Customer: LOR-PROP	Terms: Net 30 Days	
Salesman: UNKNOWN...	Phone: 440-204-2579	
Ship Via: Delivery to Jobsite Included	FAX:	
FOB: Jobsite	Delivery: 3-4 Weeks	

Knockdown at 457 Broadway, Lorain, Ohio 44052

<u>Item</u>	<u>Part Number</u> <u>Description</u>	<u>Revision</u>	<u>Quantity</u>	<u>Price</u>
1	AD-20-453-PORT-G-CRSS-BLK One-off replacement Extruded Aluminum Admiral Pole - 20' Height - GFI Outlet - Port Base - Dual Luminaire Mount Cross Arm - Decorative Stringer - Powder Coat Finish Black		1	\$2,844.00 /EA
2	LL-DL-150-40K-T5M-SM-BLK REPLACEMENT 2 per pole required Axiom Series Luminaire - 26" Diameter LED Down Light - 150 Watt Solid State LED - 4000K Color - Type 5 Distribution - Upto 18,000 Lumens - Thermal Overload Protection - Surge Suppression - UL Driver		2	\$1,795.12 /EA
Total:				\$6,434.24

By Chris Morris
Lamplight



BOARD OF CONTROL REQUEST FORM

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

- 1. Request Date: 05/12/2026
- 2. Name of Department Submitting Request: Public Property
- 3. Summary of Report: A request from the Department of Public Property, Streets Division, for lamp post replacement at 457 Broadway, near Dominos Pizza due to damage caused by a motor vehicle accident. The responsible party was uninsured. Gallagher Bassett is pursuing recovery of damages. Lamplight is the vendor that provides the type of pole used within the downtown area of Broadway.
- 4. Name of Vendor: Lamplight
- 5. Amount: not to exceed \$6,434.24
- 6. Number of account to be used for funding: 2010.R201.3140.6300.1500
- 7. VENDOR DETAIL

Sole Source Vendor - Yes State Purchasing Vendor - 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 Lamplight \$6,434.24

Vendor #2 _____

Vendor #3 _____

Vendor #4 _____

- 8. The Treasurer’s Office has verified that the vendor selected is registered with the City. Yes
- 9. Is the amount requested due to a change order? No



**BOARD OF CONTROL
REQUEST FORM**

10. If necessary, has City Council approved and when? _____



CITY OF LORAIN

Board of Control

2. j.

Meeting Date: 05/13/2026

Subject:

A request from the Department of Public Property for lighting replacements at various locations from Fonroche Lighting America for an amount not to exceed \$61,336.00. Fonroche holds the contract with Sourcewell. Funding will be through account to be determined by the Auditor.

Attachments

quote
documents
BOC Request Form

Opportunity Owner	Andrew Rowland	Quote Number	00089243
Payment Terms	50% deposit, 50% Net 30 from Ship Date-contingent on credit approval	Quote Name	G11671-Lorain OH - Downtown Infill Project-RevA
Shipping Terms	Prices are FOB Origin	Quote Date	5/7/2026
		Quote Expiration Date	8/7/2026
		Est. Lead Time	Within 6 Weeks
		Ship To Name	City of Lorain
		Ship To	United States

Shipping estimated; final cost determined on day of shipping and added to invoice.

Shipping fees do not include offloading at the delivery site. It is the customer's responsibility to arrange for any necessary equipment or personnel to unload the shipment upon arrival.

Fonroche is not in charge of or responsible for utility lines. Fonroche positions its lights on each layout to provide the proper photometric results. It is solely the responsibility of the customer to do their own due diligence in cooperation with the local utility to determine easement/spacing requirements from the utility lines, as well as any other requirements of the local utility.

Beware of Fraud: Any advance payment request will only be made on the basis of a proforma invoice sent by Fonroche Lighting America.

Fonroche Model Number	Fonroche Product Description	Price System	Quantity	Amount
[T54-CK16B-3K-T3] [P310F-3P]HW-MC-Fixture Color: TBD POLE: 20Ft. Round Tapered Pole-Direct Burial-1-4 FT Arm --Pole Color: TBD	SmartLight Assembly with 936Wh-24V NiMH Battery , special extreme temperature (from -40 °F to +158 °F), 310W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Essential (Formerly CK16B) Fixture -Color Temp 3K -Dist. Type T3-Fixture Color: TBD. Power Assembly color is black. Mount: High wind and enhanced marine coating. 20Ft. Round Tapered Pole-Direct Burial-1-4 FT Arm --Pole Color is TBD 8 Year Warranty All Night Lighting 365 Days a Year - Full Battery Replacement Assumes No Shading Tilt optimized for snow conditions 45 Degrees Tilt 100% =36 Watts worst case conditions.T-PM: 6 hrs. @100% T-N (Balance of night) @30% T-AM: 1 hrs. @100%	USD 4,165.00	15.00	USD 62,475.00
GATEWAY	Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or more SmartLight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES. *Requires 3G/4G/5G*	USD 1,388.00	1.00	USD 1,388.00
Product Discount	Product Discount	USD -650.00	15.00	USD -9,750.00

Total Line Items	USD 54,113.00
Programming,Pkg, Ship & Handling Est.	USD 7,223.00
Quote Total	USD 61,336.00

This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference. Seller's Terms and Conditions of Sale may be viewed at <https://www.fonrochesolarlighting.com/about-us/terms/>.

Pricing is based on Fonroche Lighting America's Standard Terms & Conditions and any additional terms stipulated herein. It is the Representative's responsibility to convey these terms to the customer. Without prior written approval from Fonroche Lighting America's Sales Director, any deviation from these terms may constitute a change in this pricing at the time of order.

Lorain OH - Downtown Infill Project

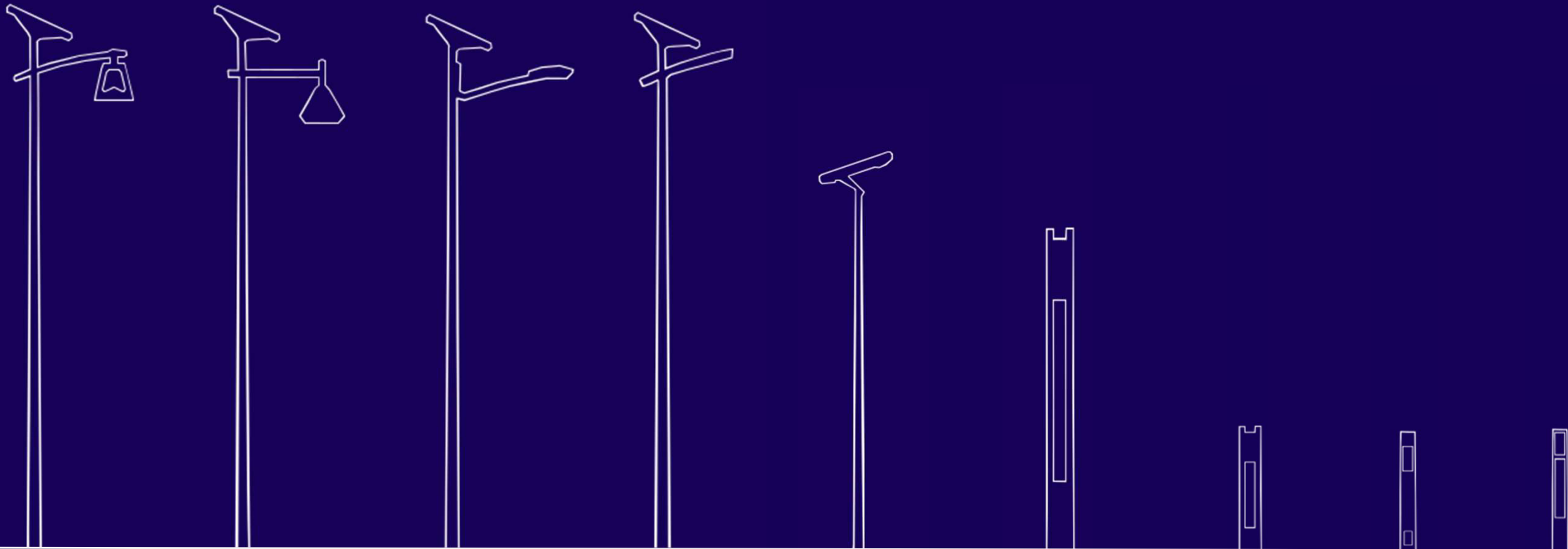




Table of Contents

- 01 - Lighting Your Project
- 02 - Technical Specifications
- 03 - Projects



LIGHTING YOUR PROJECT

01

ESSENTIAL SmartLight

Sleek Timeless Design

The **Essential** blends modern aesthetics with high efficiency, making it ideal for **residential streets, busy roadways, parking lots, trails, and playgrounds**. This solar-powered street light features **optimized LED placement**, providing **consistent, high-visibility** illumination while reducing energy costs. Note: Only 3000K luminaires are Dark Sky compliant.

Characteristics

- Vintage-inspired fixture

Applications

Residential streets, busy roadways, parking lots, trails, and playgrounds.



Downtown Infill Project



Lighting Plan Rev A

By: Mateo Chevalier
 mateo.chevalier@fonroche.us
 Project Number: G11671
 Date: 5/7/2026

2224 SE Loop 820, Building C
 Fort Worth, TX 76140
 Phone Number: (339) 225 4530
 www.fonrochesolarlighting.com

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Mounting Height	Arm
	15	T3-CK16B-4K-4'-36W	SINGLE	0.900	6885	22	4.577

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Infill	Illuminance	Fc	0.88	2.6	0.2	4.40	13.00



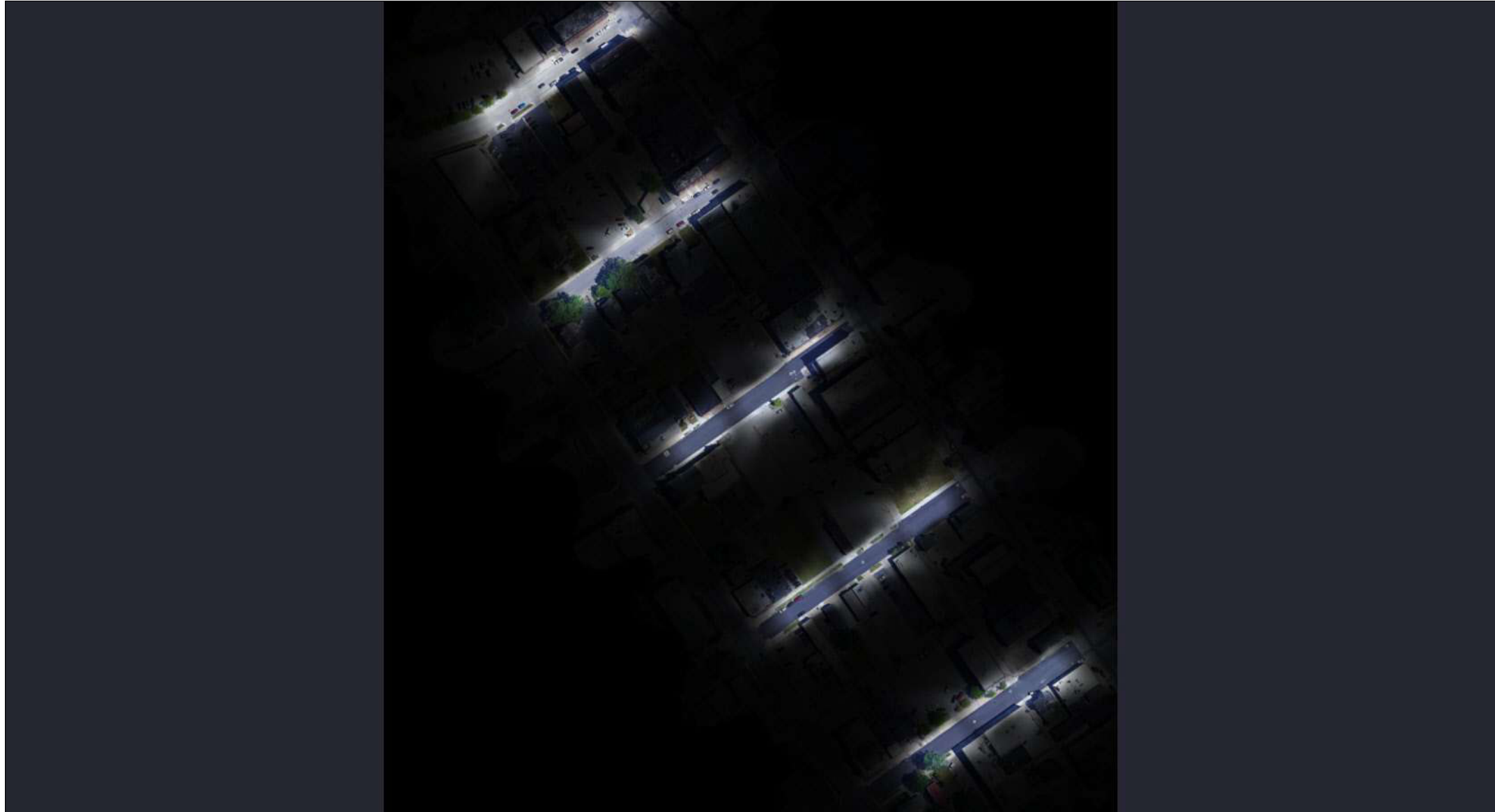
Downtown Infill Project



Lighting Plan Rev A

By: Mateo Chevalier
mateo.chevalier@fonroche.us
Date: 5/7/2026

2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



Downtown Infill Project

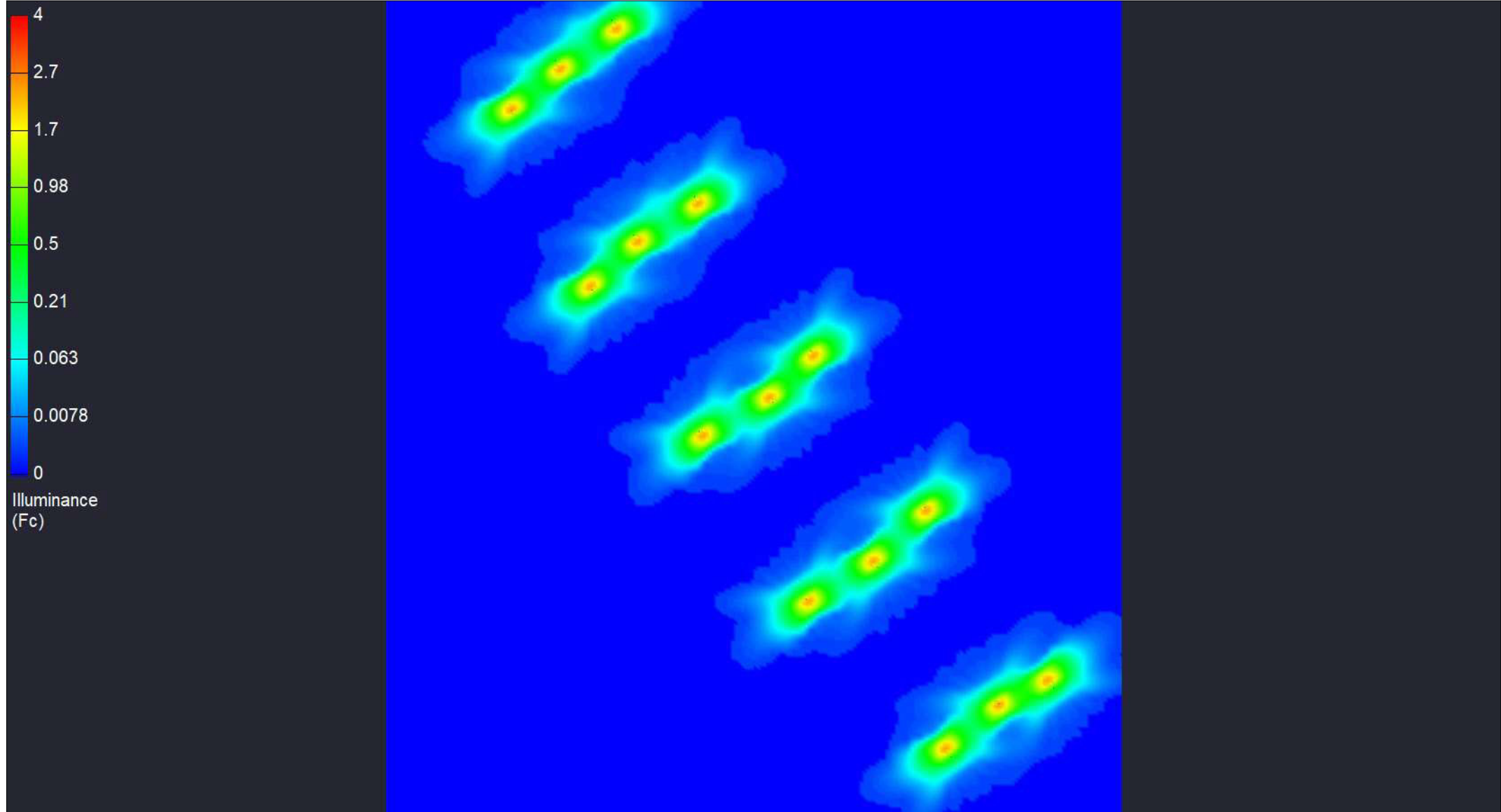
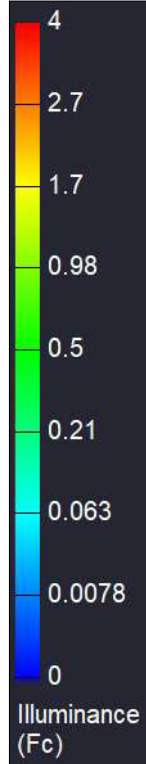


Lighting Plan Rev A

By: Mateo Chevalier
mateo.chevalier@fonroche.us
Date: 5/7/2026

2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

Project Number: G11671



TECHNICAL SPECIFICATIONS

02

Study Process

For Lighting 365 Nights Per Year

[1] Site Meteorological Data ANALYSIS

For your lighting project we have taken into account:
 The conditions of use (orientation, panel tilt)
 External parameters (shading, temperature, solar calendar)

[3] SIZING to create a tailor-made project

- The key criteria to optimize your project:
- Average state of charge of the battery in the year
 - Minimum state of charge
 - Comparison of energy created / energy consumed
 - Worst case scenario (longest night; lowest solar radiation)

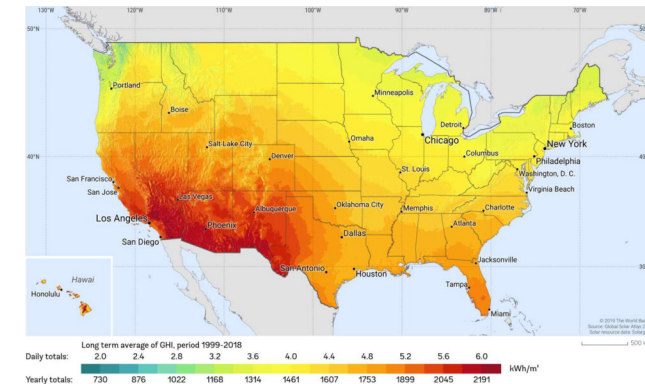
[2] SIMULATION of products over a typical year

Our solar sizing software has made it possible to validate the lighting equipment for your needs.
 The operation is simulated over a typical year, average of the last 10 years.

[4] RESULTS

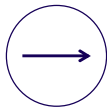
The solution we offer is the most optimized to fully fulfill lighting needs.

GPS Coordinates : 41.46500, -82.17636



Fonroche Connect

Remote management of your solar streetlights



Developed by our teams, Fonroche Connect is an intuitive remote communication tool that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can geolocate your streetlights, access real-time diagnostics, and optimize their performance.

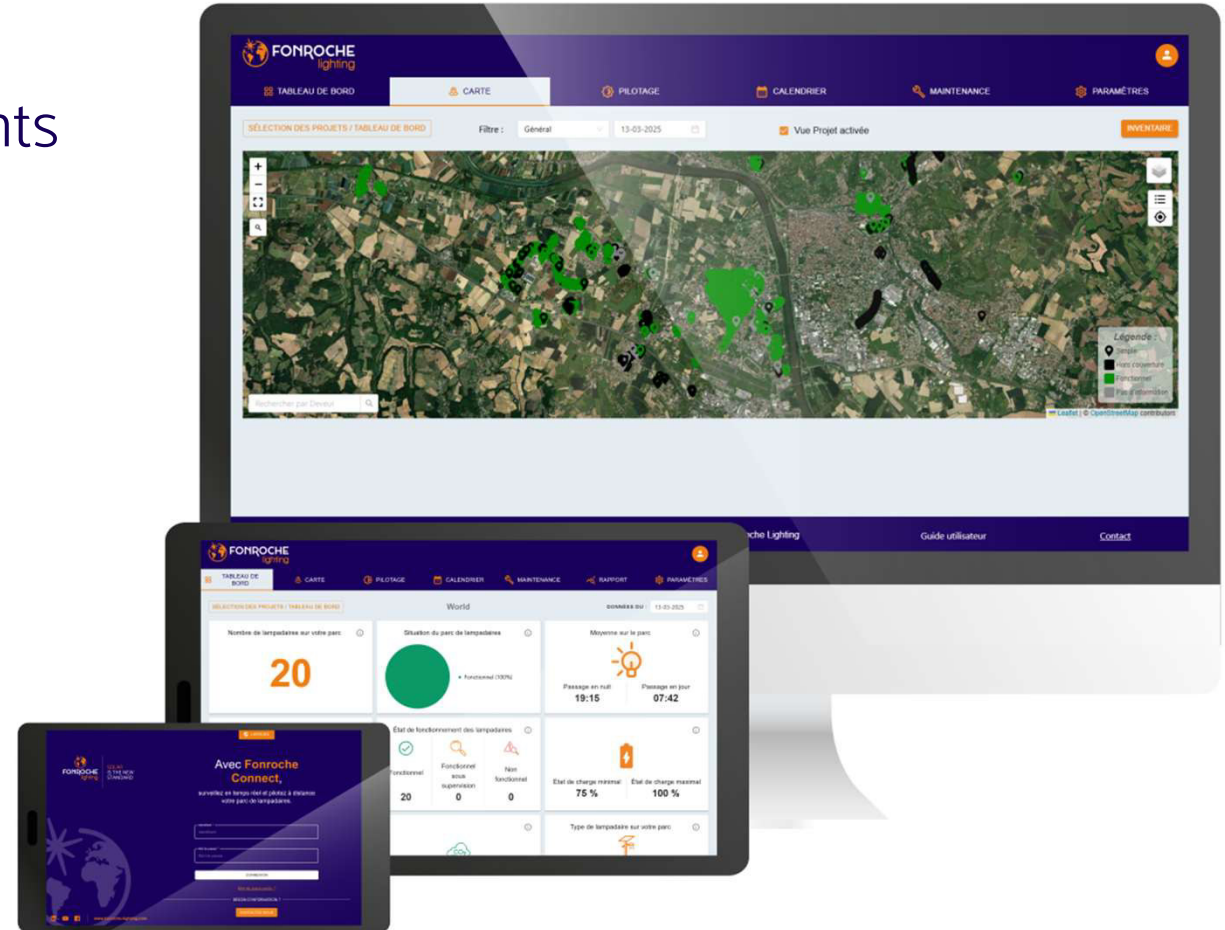
A gateway will be installed on one of the lampposts to collect and transmit data to the server.

Subject to the deployment of LoRa low-speed wireless radio communication and the availability of a 3G/4G network.





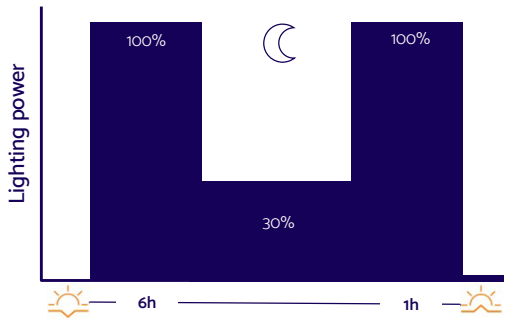
Gateway Configuration:



PV :	≥ 190 Wp
BATTERY :	≥ 936 Wh

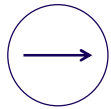


SMARTLIGHT Single – Quantity : 15

 <p>PHOTOVOLTAIC MODULE</p> <p>Power 310 Wp</p> <p>Tilt 45°</p>	 <p>BATTERY</p> <p>Capacity 936 Wh</p> <p>Nominal voltage 24 V</p>	 <p>LUMINAIRE</p> <p>LED Module T3 - 187 lm/W</p> <p>Color temp 3000 K</p>
 <p>STRUCTURE</p> <p>Mounting height 22'</p> <p>Arm length 4'</p> <p>Base type Direct Burial</p>	<p>LIGHTING PROFILE</p>  <p>The lighting profile shows a 6-hour period of 100% lighting power during daylight (indicated by a sun icon) and a 1-hour period of 100% lighting power during the night (indicated by a moon icon). The remaining 7 hours of the night have a lighting power of 30%.</p>	

INSTALLATION SERVICES

Customer support is an integral part of every Fonroche Lighting America project and does not end once an order is placed. As the World's largest infrastructure grade solar lighting manufacturer, we have the expertise and resources to deliver turn-key installation to our customers.



Turnkey Project Delivery

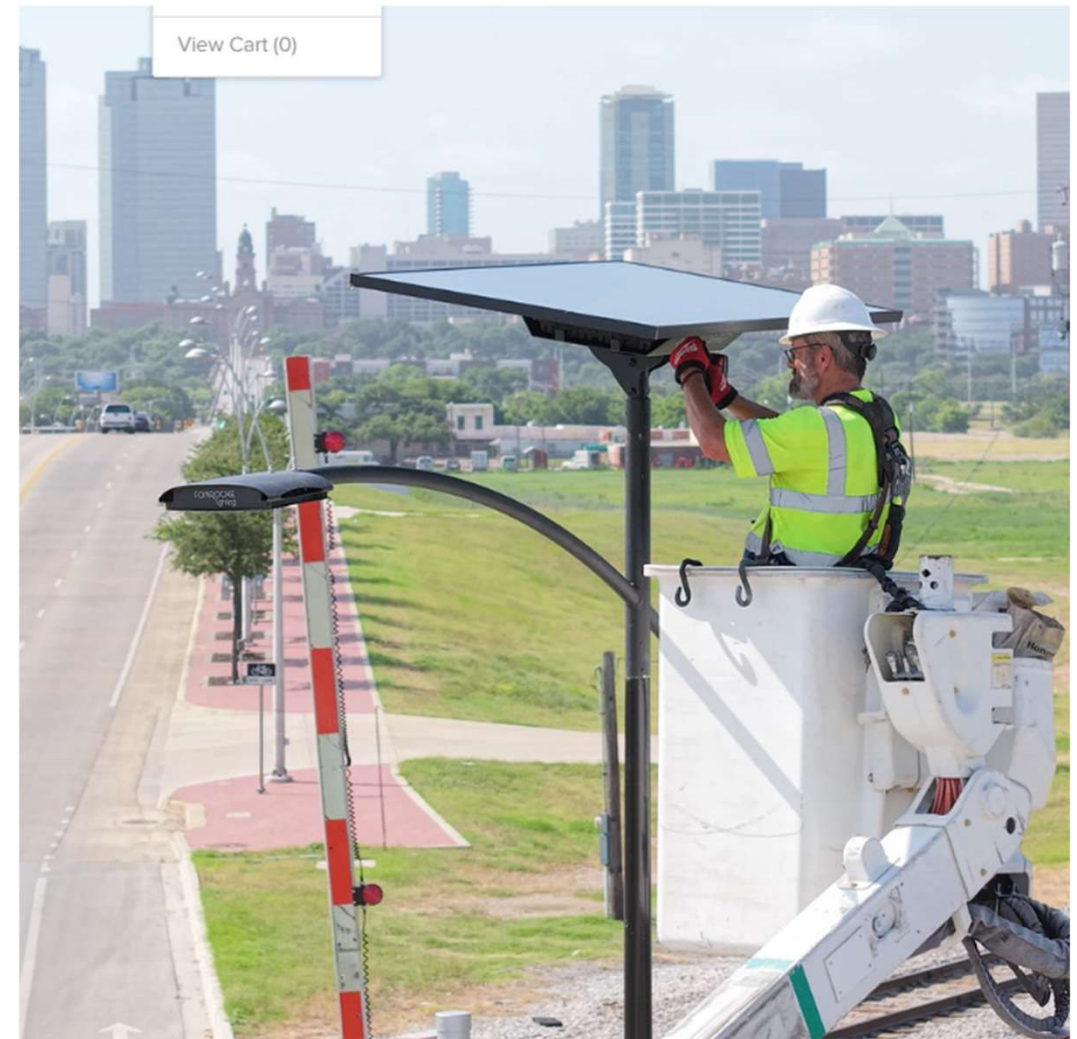
One stop shop to make your projects easy, smooth, and fast

Government Direct Purchasing and Installation Contracting

Utilize one of our many purchasing coops to direct purchase without RFP

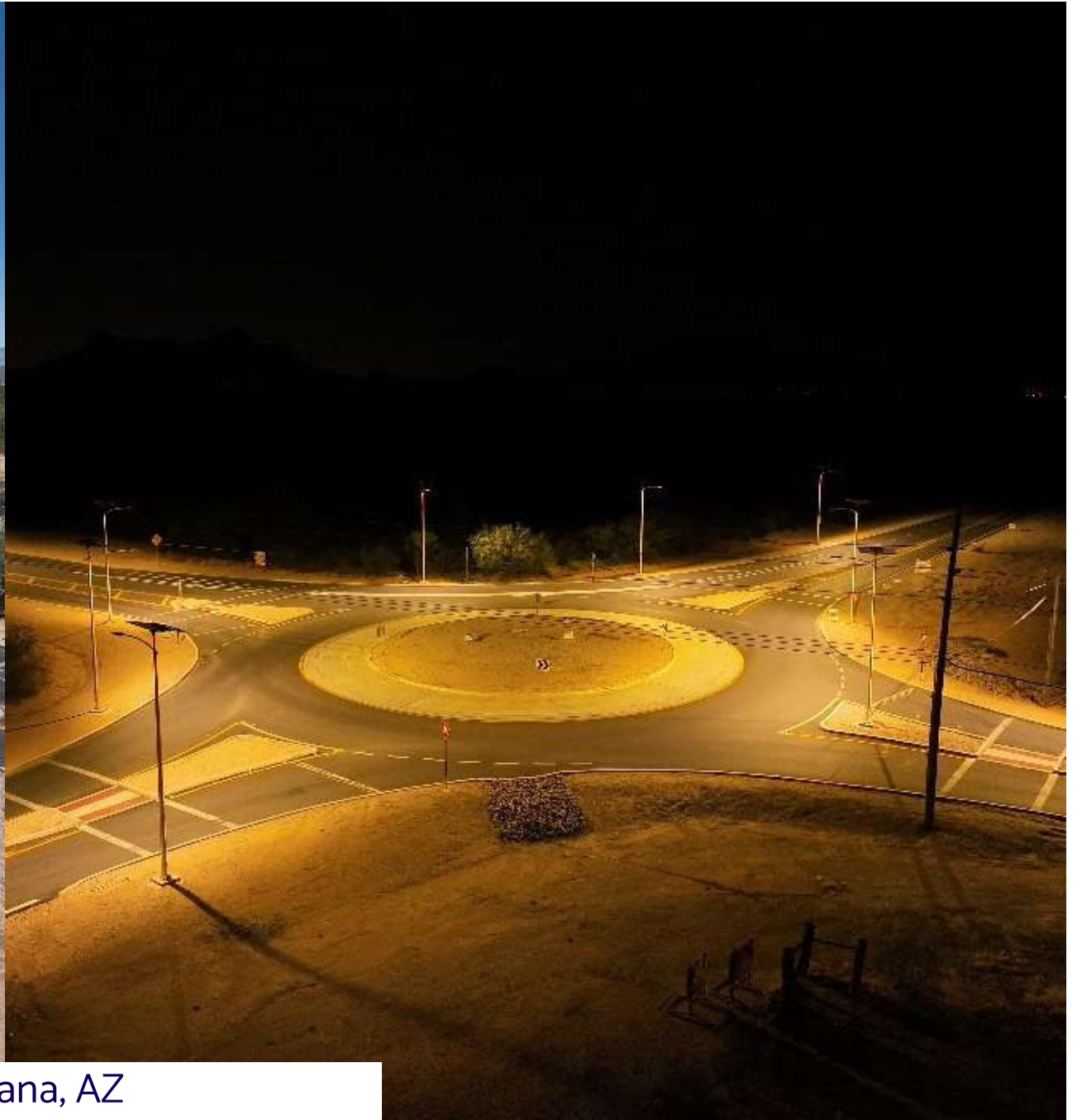
Single-Partner Accountability

One manufacturer, one system, one point of support—before, during, and after installation.

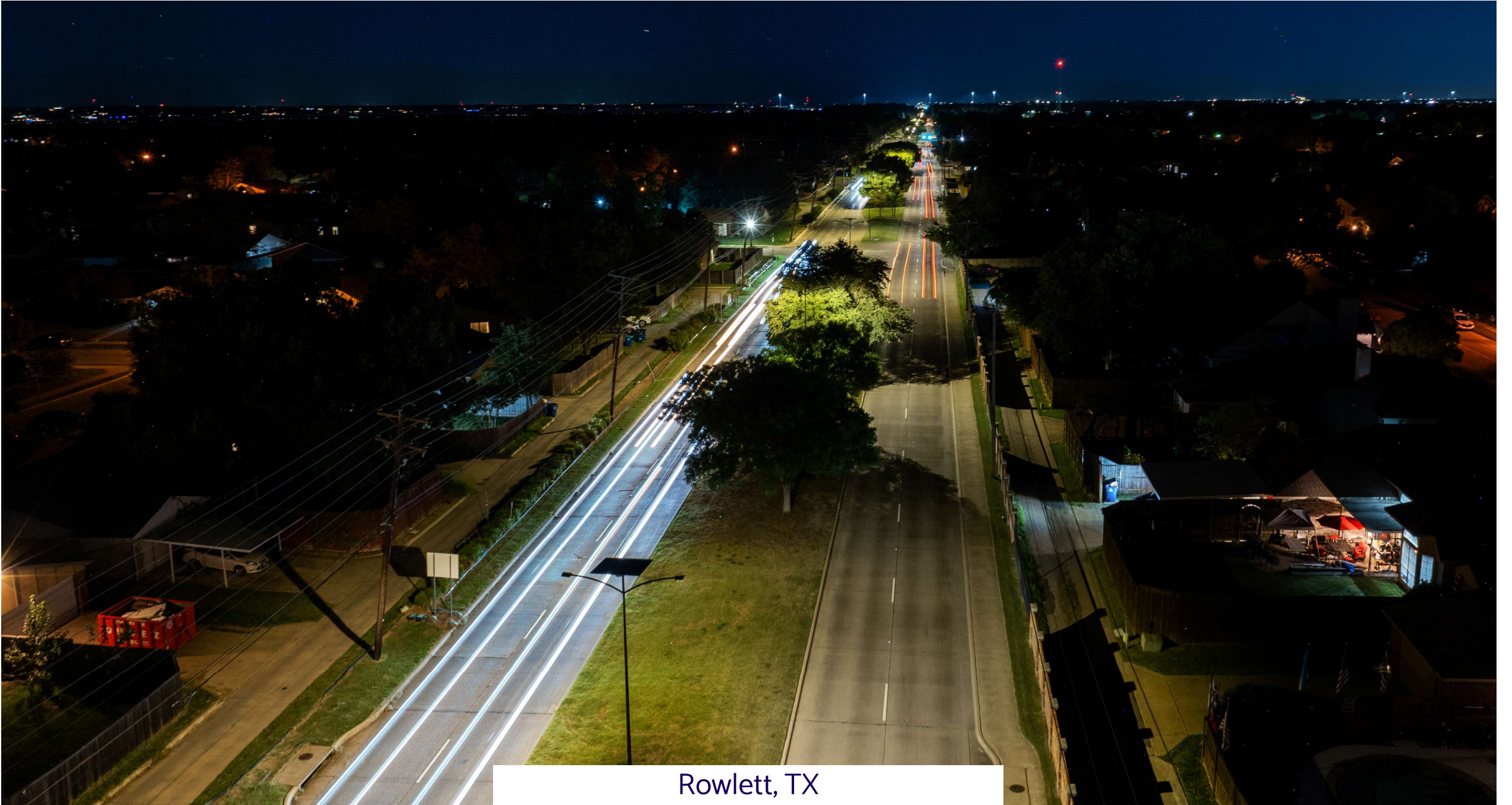


PROJECTS

03



Marana, AZ

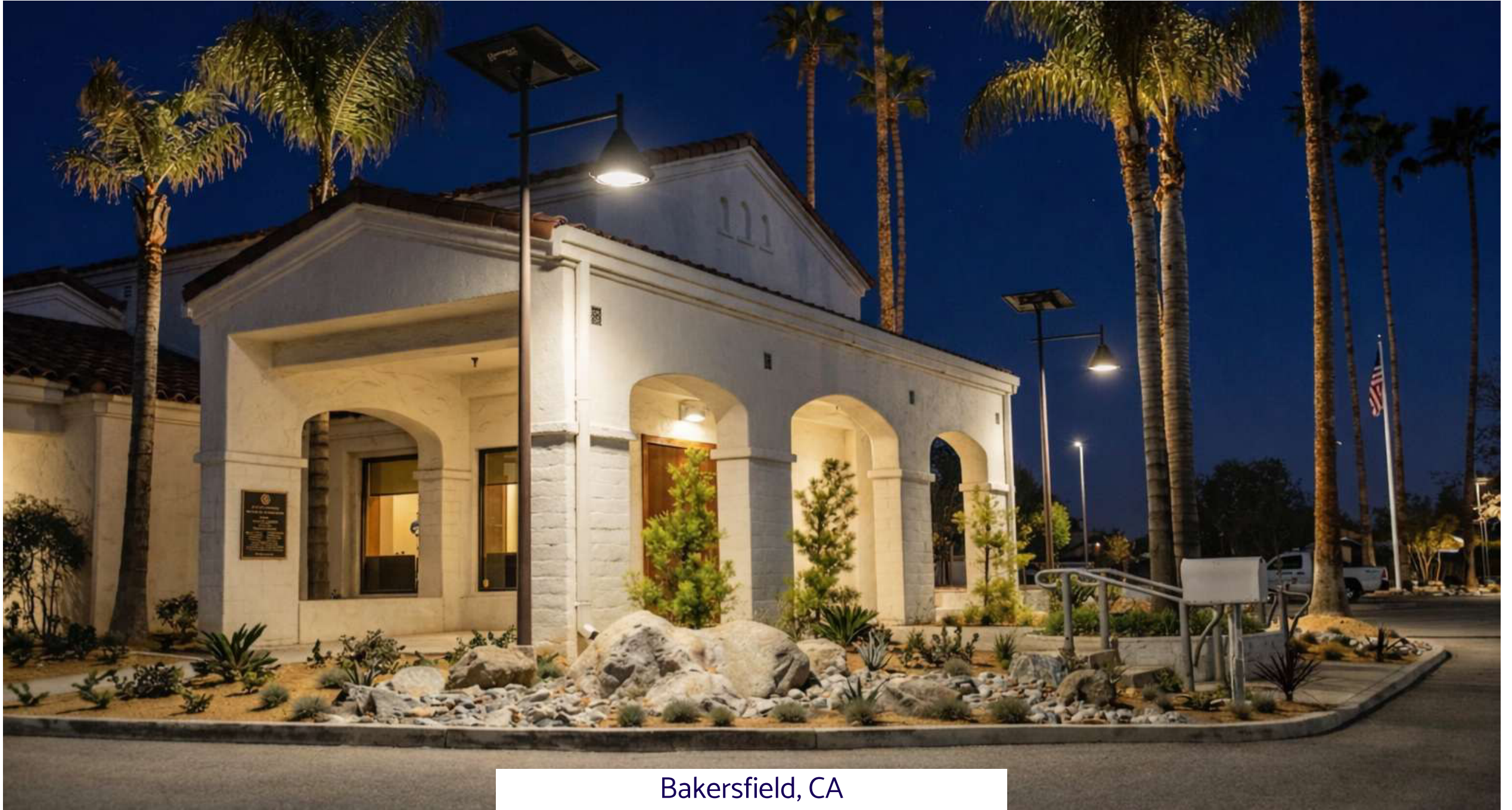


Rowlett, TX





Summerville, SC



Bakersfield, CA



SOLAR
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Prepared By: Mateo CHEVALIER

Sales Contact: Andrew Rowland – Andrew.rowland@fonroche.us

Phone : 339-225-4530

Sales@Fonroche.US

FONROCHE LIGHTING | 2224 SE Loop 820 Building C, Fort Worth, TX 76140

www.FonrocheSolarLighting.com



**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: 05/12/2026
- 2. Name of Department Submitting Request: **Public Property**
- 3. **Summary of Report:** A request from the Department of Public Property for lighting replacement at various street locations from Fonroche Lighting America. Fonroche holds the contract with Sourcewell, Tips, and BuyBoard, all of which City of Lorain is a member.
- 4. Name of Vendor: **Fonroche Lighting America**
- 5. Amount: **not to exceed \$61,336.00**
- 6. Number of account to be used for funding: **to be determined by Auditor**
- 7. **VENDOR DETAIL**

Sole Source Vendor - No State Purchasing Vendor - Yes

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 Fonroche Lighting America
- Vendor #2 _____
- Vendor #3 _____
- Vendor #4 _____

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City. **Yes**
- 9. Is the amount requested due to a change order? **No**
- 10. If necessary, has City Council approved and when? _____



CITY OF LORAIN

Board of Control

2. k.

Meeting Date: 05/13/2026

Subject:

A request from the Building, Housing & Planning Department to enter into an agreement with the Erie County Health Department in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), for a lead hazard testing and abatement program. The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost and priority shall be given to families or occupants with children from birth to six (6) years of age who have been diagnosed with lead poisoning or exposure. Approval is contingent on compliance with other federal requirements, including environmental reviews.

Attachments

BOC for Lead
Ordinance



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:** 05/06/2026
- 2. Name of Department Submitting Request:** Building, Housing and Planning
- 3. Summary of Report:** A request from the Building, Housing & Planning Department to enter into an agreement with the Erie County Health Department in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), for a lead hazard testing and abatement program. The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost and priority shall be given to families or occupants with children from birth to six (6) years of age who have been diagnosed with lead poisoning or exposure. Approval is contingent on compliance with other federal requirements, including environmental reviews.
- 4. Name of Vendor:** Erie County Health Department
- 5. Amount:** \$125,650.00
- 6. Number of accounts to be used for funding:** (One Account) 2260.R226.7130.6300.1500

7. VENDOR DETAIL

Sole Source Vendor - Yes

State Purchasing Vendor - Yes

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 _____

- 8. The Treasurer's Office has verified that the vendor selected is registered with the City.** Yes
- 9. Is the amount requested due to a change order?** No
- 10. If necessary, has City Council approved and when?** Yes: On 05/04/2026: Ordinance 62-26

ORDINANCE NO. 02-20

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY/SERVICE TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH THE ERIE COUNTY HEALTH DEPARTMENT FOR A LEAD HAZARD TESTING AND ABATEMENT PROGRAM AND DECLARING AN EMERGENCY

WHEREAS, the City of Lorain, through its Building, Housing and Planning Department (BHP), desires to enter into a subrecipient agreement with the Erie County Health Department (ECHD) for the provision of lead hazard control services; and

WHEREAS, said agreement shall provide for the expenditure of Community Development Block Grant (CDBG) funds in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), consisting of Fifty Thousand Dollars (\$50,000.00) for each of fiscal years 2024 and 2025, and the remaining balance of Twenty-Five Thousand Six Hundred Fifty Dollars (\$25,650.00) from previous years; and

WHEREAS, the purpose of this program is to identify and remediate lead-based paint hazards, with a particular focus on protecting households with young children; and

WHEREAS, ECHD was awarded \$1.5 million dollars from the Department of Housing and Urban Development (HUD) through HUD's Lead Hazard Reduction funding to address Lead-Based Paint/Lead Hazard Testing and Abatement; and

WHEREAS, On June 6, 2017, Lorain City Council Approved Resolution 23-17 for match funding for the Lead-Based Paint/Lead Hazard Testing and Abatement Program administered by the ECHD and in partnership with the Lorain County Health District; and

WHEREAS, ECHD is permitted by HUD to allocate a maximum of Thirty Thousand Dollars (\$30,000.00) per home; and

WHEREAS, ECHD will utilize a combination of grants they receive from their Local Home Beautification, State Revolving Loan and owner/landlord match funding to assist Lorain City owner occupied and qualified rental units whom homes were constructed pre-1978 with correcting lead-based paint hazards especially in homes with young children; and

WHEREAS, The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost in correcting lead-based paint hazards; and

WHEREAS, Priority shall be given to families or occupants with children from birth to six (6) years of age who have been diagnosed with lead poisoning or exposure; second-tier priority shall be given to residents with children from birth to six (6) years of age or pregnant individuals; and third-tier priority shall be given to applicants with children from birth to six (6) years of age who visit the home for at least six (6) hours per week; and

WHEREAS, ECHD has budgeted relocation funding assistance if necessary for

approximately 100 families from other funding sources and will have the responsibility of identifying alternate housing that may be affected if relocation is required utilizing HUD's occupancy standards and Uniform Relocation Assistance and Real Property Acquisitions policies Act of 1970 (42.U.S.C.4601 and 49 CFR part 24).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I: The Safety/Service Director of the City of Lorain, Ohio, is hereby authorized to enter into a Subrecipient Agreement with Erie County Health Department, in a form substantially similar to Exhibit A, attached hereto and made a part hereof by reference, and as approved by the Lorain Law Department.

SECTION II: That the cost of said agreement shall be in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00) and is contingent on compliance with other federal requirements, including environmental reviews, and funds shall be appropriated from the Block Grant Rehab Contractual Service Account #2260.R226.7130.6300.1500.

SECTION III: Said program shall provide financial assistance to address lead hazards in both owner-occupied and rental residential units in the City of Lorain, with funding not to exceed Fifteen Thousand Dollars (\$15,000.00) per unit.

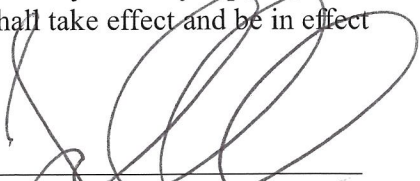
SECTION IV: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its Committees that resulted in such formal actions were in meetings open to the public and in compliance with Section 121.22 of the Ohio Revised Code.

SECTION V: That this Ordinance is hereby declared to be an emergency measure, the nature of which is the immediate need to comply with funding expenditure deadlines. Therefore, this Ordinance shall take effect immediately upon its passage and approval by the Mayor provided that it meets the statutory requirements for passage; otherwise, it shall take effect and be in effect and in force from and after the earliest date allowed by law.

Passed: May 4, 2026

Attested: Breama Dull, 2026

Approved: May 4, 2026



President of Council



Mayor



**SUBRECIPIENT AGREEMENT
BETWEEN THE CITY OF LORAIN
AND
ERIE COUNTY HEALTH DEPARTMENT
FOR
LEAD BASED PAINT HAZARD TESTING AND ABATEMENT PROGRAM**

THIS AGREEMENT, entered this [REDACTED] day of [REDACTED], 2026 by and between the City of Lorain (herein called "the City"), located at 200 West Erie Avenue, Lorain, OH 44052 and administered by the Department of Building, Housing, and Planning (herein called "BHP") and Erie County Health Department (herein called "ECHD") located at 420 Superior Street, Sandusky OH 44870.

ECHD has received a Lead Hazard Reduction Grant from the U.S. Department of Housing and Urban Development (HUD) to conduct lead base paint testing, abatement and remediation.

City of Lorain wishes to engage with the ECHD to eliminate/reduce lead poisoning and the threat of lead to children under the age of six (6). The grant will provide owner occupied and multifamily homes with lead base paint testing, abatement and remediation.

I. SCOPE OF SERVICE

A. Activities

The ECHD will be responsible for administering a multiyear Community Development Block Grant (CDBG) to conduct and address lead base paint testing, abatement and remediation.

The City of Lorain has agreed to match a maximum of One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), consisting of Fifty Thousand Dollars (\$50,000.00) for each of fiscal years 2024 and 2025, and the remaining balance of Twenty-Five Thousand Six Hundred Fifty Dollars (\$25,650.00) from previous years to address Lead-Based Paint and Lead Hazard Testing, Abatement and Remediation of low- and moderate-income owner occupied and rental units in the City of Lorain and is contingent on compliance with other federal requirements, including environmental reviews and funding availability.

The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit eligible project cost of each individual unit assisted by ECHD.

All applicants must meet the Department of Housing & Urban Development (HUD) and ECHD income guidelines of at least 80% of the area median income (AMI) or below. The ECHD Lead Hazard Reduction Program is in a manner satisfactory to BHP and consistent with any standards required as a condition of providing these funds.

Project Description

Type of Project:	Lead Hazzard Reduction Program
Project Location:	City Wide
Service Area:	LMH
Matrix Code:	14I
Basic Eligibility	Lead-Based Paint/Lead Hazards Testing/Abatement
Citation	24 CFR 570.202(f) or 42 USC 5305(a)(26). Housing rehabilitation activities with the primary goal of evaluating housing units for lead-paint hazards and reducing lead-based paint/lead hazards in units. For lead-based paint/lead hazards screening of persons, use 05P.
Amount Funded	\$125,650.00

Program Delivery

Homeowner/Household awards will be given to qualified Lorain City residents, with priority given to families/occupants with lead poisoned or exposed children from birth to 6 years of age. The second, tier priority will go to qualified applicants with children from birth to 6 years of age or pregnant mothers. Third tier priority will be given to qualified applicants who have children birth to 6 that visit the home at least 6 hours or more per week. Applicants' homes will not exceed 80% AMI.

ECHD will blend HUD's Lead Hazzard Reduction Grant with the City of Lorain's CDBG, and several other grants administered by ECHD i.e. Local Home Beautification, State Revolving Loan and owner/landlord match to assist the homeowner. These funds are utilized to help low- and moderate-income individuals stay in their homes by fixing maintenance issues such as replacing windows, doors and enclosing/encapsulating deteriorated lead paint. In addition, ECHD, provides a comprehensive range of family-focused housing services for Lorain County residents:

- Older Adult Services
- Community Services
- Emergency Properness
- Dental Care Services
- Mental Health Services
- Food Safety Services
- Lead Hazard Reduction Services
- Many Other Services

General Administration

ECHD will establish and maintain administrative, financial, reporting, and record-keeping systems consistent with the requirements of the CDBG program and other applicable federal, state, and local requirements. These activities generally consist of the following elements:

1. Establish a financial and record-keeping system for the project.
2. Delay the commitment of any funds until an environmental review is completed.
3. Complete applicable civil rights requirements.
4. Follow the City CDBG Procurement Procedures.
5. Comply with applicable federal labor standards on construction work.
6. Submit all invoices, permits, final inspection reports, contractors selection process, pictures, and proof of payment reports to BHP.
7. Resolve all monitoring issues, if identified.

B. National Objectives

All activities funded with CDGB funds must meet one of the CDBG program's National Objectives: benefit low-and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having urgency, as defined in 24 CFR 570.208. ECHD certifies that the activities carried out under this Agreement will meet the following National Objective: Benefiting low- and moderate-income persons under the subcategory of benefiting Low- and moderate-Income Limited Clientele.

CDBG funding requires that approximately 51% of the beneficiaries of this activity must be low-moderate income persons. In determining the beneficiaries of activities as LMI, activities may be of such a nature and in such a location that it can be concluded that clients are primarily LMI. The homes that ECHD will be performing work on are in a primarily LMI area and the mission is to help families build and improve places to call home. ECHD requires that applicants are at or below 80% of LMI.

C. Levels of Accomplishment – Goals and Performance Measures

The levels of accomplishment may include such measures as cost of work, description of work performed, and evidence of completion with photographs.

This activity is of such a nature and in such a location that it can be concluded that the clients are primarily LMI and as such all beneficiaries will be reported as moderate-income unless ECHD provides information to support reporting beneficiaries under another income category. The ECHD will at minimum provide the race/ethnicity of each person residing in their homes at the time the agreement is executed and at the time the work is complete.

D. Staffing

ECHD shall assign staff as necessary to carry out the provisions of this agreement. Procurement of professional services and construction contracts shall meet the requirements of federal, state, and local laws, and this contract as outlines in Appendix C.

E. Performance Monitoring

BHP will monitor the performance of ECHD against goals and performance standards as stated above. Substandard performance as determined by BHP will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by ECHD within a reasonable period after being notified by BHP and the City, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of ECHD shall start on the [redacted] of [redacted] 2026, and end on the [redacted] day of [redacted] 2026. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which ECHD remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

Erie County Health Department	
Item	Amount
CDBG: Lead Hazzard Reduction Program	\$125,650.00
Total:	\$125,650.00

Any indirect costs charged must be consistent with the conditions of Paragraph VIII (C)(2) of this Agreement. In addition, BHP may require a more detailed budget breakdown than the one contained herein and as outlined in Appendix A, and ECHD shall provide such supplementary budget information in a timely fashion in the form and content prescribed by BHP. Any amendments to the budget must be approved in writing by both the City and ECHD.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the City under this Agreement shall not exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00) yearly without the written consent of the City of Lorain. Drawdowns for the payment of eligible expenses shall be made against the line-item budgets specified in Paragraph III herein and in accordance with the performance and special conditions. Expenses for general administration shall also be paid against the line-item budgets specified in Paragraph III and in accordance with the performance and special conditions. No invoices shall be paid without the final reporting documents as outlined in Appendix B.

The ECHD shall be reimbursed with the submission of original invoices to BHP together with proper supporting documentation, for the services described in this agreement. Supporting documentation shall include:

- Invoice
- E Mail approving work to be completed
- Residents' application (Which includes identification, demographics, ROI, ownership, proof of income, financial statements, income calculations, and environmental reports.
- Scope of work
- Contractor selection
- Copies of permits and final inspection reports
- Before Photos

Ineligible expenses include costs of operating or maintaining public facilities/improvements, costs of purchasing construction equipment, income payments, food and drink, and political activities. Payments may be contingent upon certification of ECHD's financial management system in accordance with the standards specified in 24 CFR 85.20. *Please note: In some cases, the City may request additional information for clarity.*

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via e-mail. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below unless otherwise modified by subsequent written notice. Communication and details concerning this contract shall be directed to the following contract representatives:

City of Lorain
Rey Carrion
Director: Safety/Service
City of Lorain
200 West Erie Avenue, 7th Floor
Lorain, Ohio 44052
440-204-2011

Erie County Health Department
Robert England
Chief
Office of Lead Hazzard Control
420 Superior Street
Sandusky, OH 44870
216-626-5623

VI. SPECIAL CONDITIONS

No payment will be made without invoices, proof of payment(s), and before and after photos, and report as outlined in Appendix B.

VII. GENERAL CONDITIONS

A. General Compliance

ECHD agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) ECHD does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) ECHD does not assume the recipient's responsibility of initiating the review process under the provisions of 24 CFR 52. ECHD also agrees to comply with all other applicable Federal, state, and local laws, regulations, and policies governing the funds provided under this contract. ECHD further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating, or establishing the relationship of employer/employee between the parties. ECHD shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement.

C. Hold Harmless

ECHD shall hold harmless, defend, and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of ECHD performance or nonperformance of the services or subject matter called for in this Agreement.

D. Worker's Compensation

ECHD shall provide Workers' Compensation Insurance coverage for all its employees involved in the performance of this Agreement.

E. Insurance & Bonding

ECHD shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the City. ECHD bears the risk of loss for materials and items purchased prior to the City approving of the invoice reflecting the purchase of said materials and items.

F. Grantee Recognition

ECHD shall insure recognition of the role of the Community Development Block Grant in providing services through this Agreement.

All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source.

In addition, BHP will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments

The City or ECHD may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the City Law Director. Such amendments shall not invalidate this Agreement, nor relieve or release the City or ECHD from its obligations under this Agreement.

The City may, in its discretion, amend this Agreement to conform with Federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons.

If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the City and ECHD.

H. Suspension or Termination

In accordance with 2 CFR 200, the City may suspend or terminate this Agreement if ECHD materially fails to comply with any terms of this Agreement, which include (but are not limited to), the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of ECHD to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by ECHD to BHP reports that are incorrect or incomplete in any material respect.

In accordance with 2 CFR 200, this Agreement may also be terminated for convenience by either the City or ECHD, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the City determines that the remaining portion of the award will not accomplish the purpose for which the award was made; the City may terminate the award in its entirety.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

ECHD agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

ECHD shall administer its program in conformance with 2 CFR 200 as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

ECHD shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR 570.502, and 2 CFR 200; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

ECHD shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of four (4) years.

The retention period begins on the date of the submission of the City of Lorain's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time.

Notwithstanding the above, if there is litigation, claims, audits, negotiations, or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

ECHD shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to BHP monitors or their designees for review upon request.

4. Disclosure

ECHD understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the City's or the ECHD's responsibilities with respect to services provided under this contract, is prohibited by the Public Records Act as set forth in O.R.C. 149.43 unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

ECHD's obligation to the City shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the City), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Department has control over CDBG funds, including program income.

6. Audits & Inspections

ECHD records with respect to any matters covered by this Agreement shall be made available to the City, the grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by ECHD within 30 days after receipt by ECHD. Failure of the ECHD to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. ECHD hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and 2 CFR 200.

C. **Reporting and Payment Procedures**

1. **Program Income**

ECHD shall report annually all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract. The use of program income by ECHD shall comply with the requirements set forth at 24 CFR 570.504.

By way of further limitations, ECHD may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the City at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the City.

2. **Indirect Costs**

If indirect costs are charged, ECHD will develop an indirect cost allocation plan for determining the appropriate ECHD's share of administrative costs and shall submit such plan to BHP for approval, in a form specified by BHP.

3. **Payment Procedures**

The City will pay to ECHD funds available under this Agreement based upon information submitted by ECHD and consistent with any approved budget and the City's policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by ECHD, and not to exceed actual cash requirements. Payments will be adjusted by the City in accordance with advance fund and program income balances available in ECHD accounts. In addition, the City reserves the right to liquidate funds available under this contract for costs incurred by the City on behalf of ECHD.

4. **Progress Reports**

ECHD shall submit regular Progress Reports to BHP in the form, content, and frequency as required by BHP.

D. **Procurement**

1. **Compliance**

ECHD shall comply with current City of Lorain policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the City upon termination of this Agreement.

2. **OMB Standards**

Unless specified otherwise within this agreement, ECHD shall procure all materials, property, or services in accordance with the requirements of 2 CFR 200.

3. **Travel**

ECHD shall obtain written approval from the City for any travel outside the metropolitan area with funds provided under this Agreement.

E. **Use and Reversion of Assets**

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR 200 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. ECHD shall transfer to the City any CDBG funds in hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under ECHD's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 may not change the use from that for which the acquisition or improvement was made unless affected citizens are provided with reasonable notice of, and opportunity to comment on, any proposed change, and the new use of such property qualifies as meeting one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement. If HFH fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective, ECHD shall pay the City an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for

acquisition of or improvement to, the property. Such payment shall constitute program income to the City.

The real property acquired or improved under this Agreement will no longer be subject to any CDBG requirements at such time as five years after the close out of the City of Lorain's participation in the entitlement CDBG Program.

3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment).

Equipment not needed by ECHD for activities under this Agreement shall be (a) transferred to the City for the CDBG program or (b) retained after compensating the City an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

IX. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

ECHD agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. ECHD shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition, or conversion for a CDBG-assisted project. ECHD also agrees to comply with applicable City of Lorain ordinances, resolutions and policies concerning the displacement of persons from their residences.

X. PERSONNEL & PARTICIPANT CONDITIONS

A. **Civil Rights**

1. **Compliance**

ECHD agrees to comply with local and state civil rights ordinances and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Nondiscrimination

ECHD agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, ECHD shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the City of Lorain and the United States are beneficiaries of and entitled to enforce such covenants. ECHD, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

ECHD agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. BHP shall provide ECHD with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. **Affirmative Action**

1. Approved Plan

ECHD agrees that it shall be committed to carry out pursuant to the City's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. The City shall provide Affirmative Action guidelines to ECHD to assist in the formulation of such a program. ECHD shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women- and Minority-Owned Businesses (W/MBE)

ECHD will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract.

As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. ECHD may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

ECHD shall furnish and cause each of its own divisions or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

ECHD will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of ECHD's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

ECHD will, in all solicitations or advertisements for employees placed by or on behalf of HFH, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provisions

ECHD will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own divisions or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

ECHD is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

ECHD agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state, and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. ECHD agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. ECHD shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the City for review upon request.

ECHD agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the City pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve HFH of its obligation, if any, to require payment of the higher wage. ECHD shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

3. Section 3 Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the City, ECHD and any of ECHD's subrecipients and subcontractors.

Failure to fulfill these requirements shall subject the City, ECHD and any of the ECHD's subrecipients and subcontractors, their successors, and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. ECHD certifies and agrees that no

contractual or other disability exists that would prevent compliance with these requirements.

ECHD further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701).

Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project to be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

ECHD further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

ECHD certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

ECHD agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

ECHD will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency.

ECHD will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

4. Drug-Free Workplace

ECHD will continue to provide a drug-free workplace by:

- a. Maintaining a Zero Tolerance Drug Policy;
- b. Posting in conspicuous places available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in ECHD's workplace and specifying the actions that will be taken against employees for violations of such prohibition;

Stating in all solicitations or advertisements for employees or subcontractors placed by or on behalf of ECHD that ECHD maintains a drug-free workplace.

Establishing an ongoing drug-free awareness program to inform employees about:

- i. The dangers of drug abuse in the workplace;
- ii. ECHD's policy of maintaining a drug-free workplace;

- iii. Any available drug counseling, rehabilitation, and employee assistance programs; and
- iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

- v. Including the provisions of the foregoing clauses in all third-party contracts, subcontracts, and purchase orders that exceed ten thousand dollars (\$10,000.00), so that the provisions will be binding upon each subcontractor or vendor.

D. **Conduct**

1. **Assignability**

ECHD shall not assign or transfer any interest in this Agreement without the prior written consent of the City thereto; provided, however, that claims for money due or to become due to ECHD from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

2. **Subcontracts**

a. **Approvals**

ECHD shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the City prior to the execution of such agreement.

b. **Monitoring**

ECHD will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. **Content**

ECHD shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. **Selection Process**

ECHD shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open

competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the City along with documentation concerning the selection process.

3. Hatch Act

ECHD agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

ECHD agrees to abide by the provisions of 2 CFR 200 and 570.611, which include (but are not limited to) the following:

- a. ECHD shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer, or agent of ECHD shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- b. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For the purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of ECHD, ECHD, or any designated public agency.

5. Lobbying

ECHD hereby certifies that:

- a. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all Departments shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of the fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. ECHD certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, ECHD understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

6. Copyright

If this contract results in any copyrightable material or inventions, the City and/or grantor agency reserves the right to royalty-free, non-exclusive, and irrevocable license to reproduce, public or otherwise use an to authorize others to use, the work or materials for governmental purposes.

7. Religious Activities

ECHD agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(), such as worship, religious instruction, or proselytization.

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

ECHD agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C., 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), ECHD shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

ECHD agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint.

Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for

children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

ECHD agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

XII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

XIII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIV. WAIVER

The City's failure to act with respect to a breach by ECHD does not waive its right to act with respect to subsequent or similar breaches. The failure of the City to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the City and ECHD for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and ECHD with respect to this Agreement.

XVI. NO THIRD-PARTY BENEFICIARIES

Except as expressly provided otherwise, this Agreement is intended to be solely for the benefit of the parties and shall not otherwise be deemed to confer upon or give to any other person or third party any remedy, claim, cause or action or other right.

XVII. GOVERNING LAW AND JURISDICTION

This Agreement shall be construed in accordance with the laws of the State of Ohio. In the event of any dispute over the Agreement's terms and conditions, the exclusive venue and jurisdiction for any litigation arising thereunder shall be in Lorain County, OH, and, if necessary for exclusive federal questions, the United States Northern District Court of Ohio.

IN WITNESS WHEREOF, this Contract has been executed and delivered and is effective on the latest date set forth below. Parties hereby acknowledge that they have read and fully understand this Contract.

BY: _____
Robert L. England/Chief **Date**

Erie County Department of Health
Office of Lead Hazzard Reduction and Healthy Homes
420 Superior Street
Sandusky, OH 44870

BY: _____
Matthew Kusznr, Director **Date**

Building, Housing & Planning Department
200 W. Erie Avenue – 5th Floor
Lorain, OH 44052

BY: _____
Rey Carrion, Safety/Service Director **Date**

City of Lorain
200 W. Erie Avenue – 7th Floor
Lorain, OH 44052

BY: _____
Approved as to Form **Date**

City of Lorain – Law Department
200 W. Erie Avenue – 3rd Floor
Lorain, OH 44052

APPENDIX A



Lead Hazard Reduction Program
Erie County Department of Health
Office of Lead Hazard Control and Healthy Homes
420 Superior Street
Sandusky, OH 44870

Budget

Erie County Health Department	
Item	Amount
CDBG: ECHD Subrecipient Award Budget	\$125,650.00
Total:	\$125,650.00

**This budget may not reflect the entire expenses for the project, only what the grant can cover.*

APPENDIX B



Lead Hazzard Reduction Program
Erie County Department of Health
Office of Lead Hazzard Control and Healthy Homes
420 Superior Street
Sandusky, OH 44870

Performance

Erie County Health Department Lead Hazzard Reduction Program

Checklist of Required Documents

	Date	Initials
1. Invoice	_____	_____
2. Match Approval Email	_____	_____
3. Application	_____	_____
<ul style="list-style-type: none"> ○ Photo ID (s) ○ Occupant Information ○ Household Income & Employment Verification ○ Income Eligibility Calculator (CPD form) ○ Certification of Birth and Release of Health Information ○ Release of Information (ROI) (If applicable) ○ Race and Ethnic Data ○ Owner Occupied Proof of Ownership (If applicable) 		
○ Property Management & Tenant Agreement (If applicable)		
4. Lorain County Auditor Printout	_____	_____
5. Homeowner's Insurance (If applicable)	_____	_____
6. Lead Based Paint Risk Assessment Report	_____	_____
7. Scope of Work	_____	_____
8. ERR/SHPO/Radon Report	_____	_____
9. Permits	_____	_____

- 10. Final Inspection _____
- 11. Copy of Check/Proof of Payment _____

Please note: Due to Erie County’s Health District accounting practices, upon project completion and a final “Passed” inspection report, the City of Lorain will release payment. ECHD will then submit proof of payment to the City of Lorain after they have received payment.

In some cases, the City may request additional information for clarity

APPENDIX C



Lead Hazzard Reduction Program
Erie County Department of Health
Office of Lead Hazzard Control and Healthy Homes
420 Superior Street
Sandusky, OH 44870

Workflow

**Erie County Health Department/City of Lorain
Lead Project**

Intake/Client Application			
Erie County Health Department	Point Person	City of Lorain	Point Person
Identify application intake	ECHD: Vince	Review applicants' packets for compliance and funding availability	City of Lorain: Ed Garcia
Initial approval of income and ownership (Income eligibility)	ECHD: Vince		
Send City email requesting approval of project	ECHD: Vince	Notify ECHD of approval of applicant via email	City of Lorain: Ed Garcia
Scope of Work Required			
Erie County Health Department	Point Person	City of Lorain	Point Person
Conducts scope of work	ECHD: Vince		NA
Contractor Procurement			
Erie County Health Department	Point Person	City of Lorain	Point Person
Contractors' selection and procurement process	ECHD: Vince		NA
Environmental Review			
Erie County Health Department	Point Person	City of Lorain	Point Person
Conduct Environmental Review Process	ECHD: Vince		NA
Inspection/Construction in Progress			
Erie County Health Department	Point Person	City of Lorain	Point Person
ECHD emails the City for final inspection	ECHD: Vince	Conducts Inspections	City of Lorain: Tracy
Payments			
Erie County Health Department	Point Person	City of Lorain	Point Person
ECHD forwards final documents/invoice once a project is completed, and reimbursement is requested.	ECHD: Vince	Reviews invoices, proof of payment, and any other required documentation to ensure project file is compliant	City of Lorain: Ed Garcia

		with HUD/City requirements	
		Request payment	City of Lorain: Ed Garcia
Project Close Out			
Erie County Health Department	Point Person	City of Lorain	Point Person
Once payment is received from the City, ECHD will provide proof that the check was received	ECHD: Vince		

City of Lorain



Lead Hazard Reduction Program Policies and Procedures

Department of Building, Housing and Planning
200 West Avenue
Lorain, OH 44052

I. Program Description

Erie County Health Department (ECHD) project area includes both Erie and Lorain County Health Districts. ECHD will work alongside Lorain County Health Department to reduce lead hazards. ECHD's target population is low to moderate income residents in compliance with HUD selection criteria for children under 6 years of age residing in owner-occupied units constructed prior to 1978.

II. Erie County Health Department (ECHD)

ECHD provides services and regulates matters pertaining to the public health and safety within Erie County, Ohio. The Erie County Board of Health has tasked the administrative staff with the goal of seeking out opportunities to reduce the impacts of blood lead poisoning on children within the health district.

III. The City of Lorain and Erie County Health Department Collaborative

The City of Lorain will match at a maximum of 35% of the total project cost to cover the cost of owner-occupied and rental units. ECHD will blend HUD dollars with the City of Lorain's CDBG, Local Home Beautification, State Revolving Loan and owner/landlord match to assist the homeowner. These funds are utilized to help low- and moderate-income individuals stay in their homes through fixing maintenance issues the owner is financially unable to afford, such as replacing windows, doors and enclosing/encapsulating deteriorated lead paint.

IV. Environmental Review (ER)

ECHD will be completing the Tier One and Tier Two Environmental Reviews (ER) for all properties receiving funding through this initiative. ECHD Environmental Review Specialist (ERS) will also complete the Historic Review (HR) approvals for all properties receiving lead-based paint hazard reduction assistance through the Ohio Historic Preservation Office (OHPO). All approved ER's will be entered into the HEROS workspace.

I. Subrecipient Selection Process:

1. Subgrantee: As the primary Department of Housing and Urban Development (HUD) grantee, ECHD has selected Lorain County Health District (LCHD) as the collaborating

partner for Lorain County. LCHD was selected by ECHD as the agency that will act on behalf of ECHD. LCHD will continue to effectively meet the needs of Lorain City Residents. LCHD services include inspections of property for hygiene, safety, conducts lead based paint education, investigations and screenings, conducts home visits to prenatal and postpartum woman, newborn home visits, children and medical handicaps, and provides all age groups with immunizations and health education.

2. Contractors: ECHD determines the contractor(s) selection process. Contractors are selected based on their holding of a current lead abatement contractor license. All contractors will hold a current lead abatement contractor license. All contractors will provide proof of current general liability insurance and workers compensation coverage prior to commencement of the project work at the beginning of each calander year.
3. Laboratory Services: ECHD utilizes Schneider Laboratory based out of Richmond Virginia to perform and analysis dust and soil samples. Schneider is a National Lead Laboratory Accreditation Program (NLLAP) approved laboratory. The data will then be used for risk assessment and clearance reports.

V. Prioritization of Properties

ECHD determines the final ranking of the unit to be assisted based on the eligibility and priority status of all applications submitted: Selection and prioritization of units for inclusion in the program is dependent on the following:

- ✓ Hazards determined in the Lead Inspection Risk Assessment (LIRA) Report
- ✓ Age and condition of unit
- ✓ Percent of AMI (area median income) level
- ✓ Number of children <6 years old living in or regularly visiting the unit
- ✓ Blood lead level data and lead hazard control orders associated with unit
- ✓ Demographic information of applicants
- ✓ Structural integrity of unit
- ✓ Visual assessment of unit
- ✓ Estimated cost for remediation
- ✓ Potential for contributing resources (local match)
- ✓ Flood plain management data
- ✓ Property tax status of unit (homes delinquent on property taxes are ineligible)
- ✓ Number of occupants in unit
- ✓ Potential for conflicts of interest including family members of project partners, lead abatement contractors and their family members, and others associated with grant partners. Employees of project partners are not eligible for funding
- ✓ Applicants submitting applications for multiple properties
- ✓ Units previously receiving funding for lead abatement within the past 20 years

VI. Temporary Relocation

ECHD has budgeted relocation funding assistance for approximately 100 families. ECHD will have the responsibility of identifying alternate housing for displaced families. Every effort will be made to identify friends or family members who may be able to provide temporary housing while the work is ongoing. ECHD will utilize HUD's occupancy standards and Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (42.U.S.C.4601 and 49 CFR part 24).

URA policy is utilized to ensure that the fair and equitable treatment of families/individuals is displaced as a direct result of programs or projects undertaken by a Federal agency or with Federal financial assistance.

It provides important protection and assistance for people affected by projects involving acquisition, rehabilitation, or demolition of real property. ECHD will make every effort to relocate the family/individual to a nearby location, especially to maintain the same school district, if applicable.

Relocation costs will be covered within the job cost limitations established in the ECHD budget. In most cases, relocation will last no longer than necessary (usually 10 days or less). Families/individuals will be allowed to return to the property upon completion of a successful clearance examination.

VII. Applicant Selection

Homeowner/Household grant awards will be given to qualified Lorain City residents, with priority given to families/occupants with lead poisoned or exposed children from birth to 6 years of age. The second, tier priority will go to qualified applicants with children from birth to 6 years of age or pregnant mothers. Third-tier priority will be given to qualified applicants who have children birth to 6 that visit the home at least 6 hours or more per week. Applicants' homes will not exceed 80% AMI. Income is verified by obtaining a hard copy from employer, documented verbal third party, and tenant/landlord declaration. In some cases, ECHD may accept a notarized statement certifying their reported income.

VIII. Occupant Protection

Each project will require that an Occupant Protection Plan be developed by the lead abatement contractor in accordance with HUD Guidelines and Ohio regulations (40 CFR 745.227). The lead abatement contractor will be required to submit this plan to ECHD prior to the start of the project. The plan shall remain at the worksite for the duration of the project and shall consider the safety of the occupants and their belongings. ECHD will randomly review the Occupant Protection Plans for compliance purposes.

IX. Blood Lead Level Testing and Program Referral

Blood testing requirements (Ohio Administrative Code 3701-30-02) state that primary health care providers of children under six years of age shall determine if the child has had a blood lead screening test. If the child has not had a blood lead screening test and is between the ages of nine months and seventy-two months, the provider shall determine if the child is at risk of lead poisoning.

If any child under six years of age is determined to be at risk of lead poisoning but has not had a blood lead screening test or has had a blood lead screening test but the results are not available, the primary health care provider shall order a blood lead screening test.

It is recommended that a child at risk of lead poisoning has a blood lead screening test at the time of the child's one and two year well child visits and annually thereafter as medically indicated.

X. Process for Developing Work Specifications

Upon completion of the lead/risk and healthy homes assessment a report shall be submitted to the ECHD for review and assignment to an Ohio Department of Health Licensed Lead Abatement Contractor that is enrolled in the Lead-Based Paint Hazard Control Grant as a contractor. The ECHD shall assign the project according to the contractor in rotation.

ECHD Program Manager or his/her designee shall meet at the project site with the property owner and contractor for a project evaluation meeting to determine the best course of reducing lead hazards by using either abatement or interim controls.

The ECHD Program Manager or his/her designee and contractor will obtain all measurements and quantities for producing project cost estimate/specifications for the project. The Program Manager or his/her designee will then use the project estimator excel spreadsheet and reference the Residential Repair & Remodeling Costs and/or the Means Residential Cost Data estimating manuals for determining cost estimates for contractors.

XI. The Evaluation Process

Once final clearance has been achieved, the contractor will schedule a final walk through with the homeowner and Program Manager or his/her designee. Punch-list items will be addressed prior to the final walk-through meeting. Larger projects may require a walk-through prior to the final walk-through meeting to allow the contractor ample time to correct any deficiencies.

All final documentation and final payment authorization documents will be signed and submitted to the Program Manager or his/her designee at the conclusion of the meeting. The homeowner will then receive the ongoing maintenance documentation, which identifies all the work items that require his/her ongoing monitoring to ensure the home remains lead safe.

All documents will be provided by the Program Manager or his/her designee at this meeting and be listed on a final paperwork check list to be signed by homeowner acknowledging

receipt. If for any reason the work is deemed unacceptable by the Program Manager or his/her designee or the homeowner, the contractor will not receive final payment until the work is corrected and approved.



CITY OF LORAIN

City Council Regular Meeting

8. c.

Meeting Date: 05/04/2026

Submitted by: Matt Kuszniir, Director

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY/SERVICE TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH ERIE COUNTY HEALTH DEPARTMENT FOR A LEAD HAZARD TESTING AND ABATEMENT PROGRAM AND DECLARING AN EMERGENCY

PURPOSE AND BACKGROUND:

WHEREAS, the City of Lorain, through its Building, Housing and Planning Department (BHP), desires to enter into a subrecipient agreement with the Erie County Health Department (ECHD) for the provision of lead hazard control services; and

WHEREAS, said agreement shall provide for the expenditure of Community Development Block Grant (CDBG) funds in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), consisting of Fifty Thousand Dollars (\$50,000.00) for each of fiscal years 2024 and 2025, and the remaining balance of Twenty-Five Thousand Six Hundred Fifty Dollars (\$25,650.00) from previous years; and

WHEREAS, the purpose of this program is to identify and remediate lead-based paint hazards, with a particular focus on protecting households with young children; and

WHEREAS, ECHD was awarded \$1.5 million dollars from the Department of Housing and Urban Development (HUD) through HUD's Lead Hazard Reduction funding to address Lead-Based Paint/Lead Hazard Testing and Abatement; and

WHEREAS, On June 6, 2017, Lorain City Council Approved Resolution 23-17 for match funding for the Lead-Based Paint/Lead Hazard Testing and Abatement Program administered by the ECHD and in partnership with the Lorain County Health District; and

WHEREAS, ECHD is permitted by HUD to allocate a maximum of Thirty Thousand Dollars (\$30,000.00) per home; and

WHEREAS, ECHD will utilize a combination of grants they receive from their Local Home Beautification, State Revolving Loan and owner/landlord match funding to assist Lorain City owner occupied and qualified rental units whom homes were constructed pre-1978 with correcting lead-based paint hazards especially in homes with young children; and

WHEREAS, The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost in correcting lead-based paint hazards; and

WHEREAS, Priority shall be given to families or occupants with children from birth to six (6) years of

age who have been diagnosed with lead poisoning or exposure; second-tier priority shall be given to residents with children from birth to six (6) years of age or pregnant individuals; and third-tier priority shall be given to applicants with children from birth to six (6) years of age who visit the home for at least six (6) hours per week; and

WHEREAS, ECHD has budgeted relocation funding assistance if necessary for approximately 100 families from other funding sources and will have the responsibility of identifying alternate housing that may be affected if relocation is required utilizing HUD's occupancy standards and Uniform Relocation Assistance and Real Property Acquisitions policies Act of 1970 (42.USC.4601 and 49 CFR part 24).

RECOMMENDATION TO COUNCIL:

Consideration and passage.

Admin Only

___ Ord. auth the S/S Director to enter into a subrecipient agreement with the Erie County Health Dept. for a lead hazard testing and abatement program.

Fiscal Impact

Funds Available in Current Year Budget (Y/N): Y
Estimated Total Expenditure: \$125,650.00
List of Funding Source and/or Account Number: CDBG
Estimate of Incoming Revenue (fees, grants, etc.):
Financing Requirements (Bonds, Loans, Lease, etc.):

Attachments

Ordinance
 Exhibit A

Form Review

Inbox	Reviewed By	Date
Carrion	Rey Carrion	04/30/2026 05:49 PM
Mayor Bradley	Jack Bradley	04/30/2026 10:51 PM
Harper	Anita Harper	05/01/2026 09:50 AM
P. Riley	Michele Beko	05/01/2026 09:53 AM
Form Started By: Matt Kusznir		Started On: 04/29/2026 04:06 PM
Final Approval Date: 05/01/2026		

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		



CITY OF LORAIN

Board of Control

2. I.

Meeting Date: 05/13/2026

Subject:

A request from the Building, Housing, & Planning Department to enter into an agreement with Montrose Law Firm, LLC for economic development advisory services including assistance in building public-private partnerships, utilizing public interests to leverage private investment, and assistance with creating a TIF project for the Silver Hills Development. The agreement will be for an amount not to exceed \$15,000.00 with funds to be appropriated evenly from 2290.R225.7160.6300.1500 UDAG-CRA Program-Contractual Services. Funding for the expense was approved by City Council on 4/6/26 with Ordinance 52-26.

Attachments

BOC Request Form
Agreement
Ordinance



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) _____



The Montrose Group, LLC

At your request, The Montrose Law Firm, LLC (“Montrose Law”) is pleased to present the City of Lorain (“Lorain” or the “City”) with a professional services agreement for economic development and public policy consulting services (“this Agreement”). Montrose Law looks forward to working with you and will do our best to provide quality consulting services in a responsive, efficient manner. Fundamental to a sound relationship is a clear understanding of the terms and conditions upon which we will be providing consulting services. Accordingly, the purpose of this letter is to clarify and confirm these terms and conditions.

Scope of Work. Economic Development Advisor. Montrose Law will provide general economic development advice to Lorain based upon a scope of services strategy coordinated with the economic development leadership of Lorain. These services could include:

- *Economic Development Incentive Analysis*- Montrose Law may develop a benchmarking economic development matrix outlining the array of state of Ohio and local economic development incentives that Lorain may use including how economic development incentives are used by Lorain and other communities in Northern Ohio.
- *Return on Investment Analysis*. Montrose Law may review economic development incentive requests and develop a Return on Investment (ROI) analysis for each potential economic development incentive. Montrose Law may advise Lorain on the specific economic development incentive request that should be proposed to private sector partners considering Lorain for an economic development project.
- *Pellet Terminal Redevelopment*. Montrose Law may assist Lorain in the recruitment of qualified developers to invest in the Lake Erie-Black River redevelopment project at the former Pellet Terminal site.
- *Industrial, Office, Workforce and Housing Strategy*. Montrose Law may assist Lorain to develop industrial, workforce, office and housing development strategies focused on the redevelopment and greenfield development sites across the city.
- *Corporate Site Location*. Montrose Law may assist in negotiating economic development incentives for companies considering Lorain for an economic development project, and Montrose Law may represent Lorain with JobsOhio regarding corporate site location projects.
- *Lorain City Hall Redevelopment*. Montrose Law may develop a highest and best-use strategy for the redevelopment of the Lorain City Hall property.

Project Financing. Montrose Law will work with Lorain’s economic development leadership to define the uses for state and federal economic development through a project finance lobbying planning session to connect the sources of state and federal funding to the uses that are the highest priorities for Lorain. Montrose Law will work with Lorain’s economic development leadership to understand the uses for state and federal economic development funding through a project finance lobbying planning session. Montrose Law will lobby for Lorain and advocate for state and federal government funding opportunities that may include requests for state of Ohio Capital Budget Legislation Community Project requests, specific program funding requests from the state of JobsOhio, Ohio Department of Development, Ohio Department of Natural Resources, Ohio Department of Transportation and other state government agencies as well as for federal budget Congressionally Directed Spending aka federal budget earmark requests.



The Montrose Group, LLC

Professional Undertaking. Dave Robinson, Managing Partner, Matt McCollister, Senior Director of Economic Development, Nate Green, Managing Director of Economic Development, and Tim Biggam, Director of Government Relations, will have primary responsibility for this project. Other professionals may be added to the assignment. As Montrose Law is a consulting firm, this representation will not include any legal services. We understand that our representation will be of the City as an entity and not of its individual members, managers, or officers. We will look solely to you for instructions regarding both the consulting services to be performed and the resolution of any issues that may arise in the course of such services.

Confidentiality. Montrose Law acknowledges that all Work Product, including developed ideas, concepts, know-how, knowledge, techniques, tools, approaches, and methodologies which may be reflected in any presentations, reports, or other deliverables, provided by Montrose Law in connection with this agreement, including all work-in-progress are confidential and proprietary to the City and may be disclosed only with the express permission of the City. Montrose Law agrees that all information of the City received by Montrose Law during or through Montrose Law's performance under this agreement shall be considered confidential information of the City. The obligations of Montrose Law under this section shall survive the termination of this Agreement.

Economic Development Consulting Fees. The City shall pay Montrose Law a fee of \$5,000 per month for a term not to exceed three (3) months and a maximum aggregate amount of Fifteen Thousand Dollars (\$15,000.00), which term may be renewed on a month-to-month basis if the City and Montrose Law both agree to the extension. Montrose Law is not entitled to, and shall not be paid, any additional costs or expenses under this Agreement, other than the fixed monthly fee, for services performed under this Agreement. Montrose Law shall send the City an electronic monthly invoice and the City agrees to pay this electronic invoice within thirty (30) days of receipt.

Compliance with Laws. Montrose Law shall comply with and be bound by all applicable laws and regulations, including but not limited to laws and regulations relating to the payment of commissions, ethical business conduct, and anti-corruption. Montrose Law hereby represents and warrants that neither it nor any of its employees nor anyone else acting on its behalf has made, nor will they make, directly or indirectly, any payment, loan, or gift (or any offer, promise, or authorization of any such payment, loan or gift) of any money or anything of value to or for the use of any private businessmen, commercial organization or foreign officials.

General. This agreement supersedes all prior oral and written communications between the City and Montrose Law and may be amended, modified, or changed only in writing when signed by both parties. No term of this agreement will be deemed waived, and no breach of this agreement will be excused unless the waiver or consent is in writing and signed by the party granting such waiver or consent. Both parties each acknowledge that it may correspond or convey documentation via Internet e-mail and that neither party has control over the performance, reliability, availability, or security of Internet e-mail. Therefore, neither party will be liable for any loss, damage, expense, harm, or inconvenience resulting from the loss, delay, interception, corruption, or alteration of any Internet e-mail due to any reason beyond reasonable control. This agreement shall be governed by and construed in accordance with the laws of the State of Ohio without giving effect to conflict of law rules. If any portion of this agreement is found invalid, such finding shall not affect the enforceability of the remainder hereof, and such portion shall be revised to reflect the parties'



The Montrose Group, LLC

mutual intention. This agreement shall not provide third parties with any remedy, cause, liability, reimbursement, claim of action, or other right in law or in equity for any matter governed by or subject to the provisions of this agreement.

Conclusion. We are pleased to have the opportunity to provide consulting services to the City of Lorain. Please review this letter carefully and let us know if the services provided comport with your understanding of our respective responsibilities.

Very truly yours,

David J. Robinson, Managing Partner
Montrose Law Firm, LLC

I hereby agree to the terms and conditions of this agreement on behalf of the City of Lorain and agree to the fee:

Rey Carrion
Director, Department of Safety/Service

Approved as to Form:
Law Director

ORDINANCE NO. 52.20

AN ORDINANCE APPROPRIATING FUNDS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LORAIN, STATE OF OHIO AS PASSED BY PERMANENT BUDGET ORDINANCE #43-26 BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I. That the following amount be appropriated from the following funds to provide for the current expenses and other expenditures in the City of Lorain, State of Ohio, beginning January 1, 2026 and ending December 31, 2026:

WPC Fund	
Fund Balance	\$ 5,800
UDAG Fund	
Fund Balance	\$ 15,000
Capital Improvements Fund	
Fund Balance	\$109,670

SECTION II. That the following amounts be appropriated to the following funds:

WPC Fund	
Engineering – Other Operating	\$ 5,800
UDAG Fund	
CRA – Contractual Services	\$ 15,000
Capital Improvements Fund	
ODOT Projects (PIDs)	\$ 84,670
Contractual Services	\$ 25,000

SECTION III. That this Ordinance is passed by virtue of the provisions of Section 5705.40 Ohio Revised Code, all provisions of which have been complied with.


SECTION IV. That it is found and determined that all formal actions relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION V. This ordinance is hereby declared to be an emergency, the nature of which is the immediate need to provide funding to meet contractual obligations. Therefore, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, provided it receives the statutory requirements for passage, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

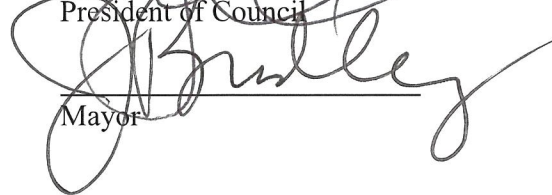
PASSED: April 6, 2026

ATTEST: Breanna Delle, 2026
Clerk of Council

APPROVED: April 6, 2026



President of Council



Mayor

Harper, Anita

From: Vandersommen, Dale
Sent: Monday, January 5, 2026 3:13 PM
To: Harper, Anita
Cc: Martes, Elva
Subject: permanent budget request

Hi Anita,

It has come to my attention that I forgot to add two items to the water pollution control fund (6130.P613.3180). The items are as follows:

8100.1600 Education and Inservice	\$2,000
8100.9999 Other Operating	\$3,800

We should be fine until the permanent budget, but if you could add them I would appreciate it!

Dale Vandersommen, PE
City Engineer
City of Lorain

Source: WPC Fund - Fund Balance
\$5,800

Use: WPC Fund - Engineering
Other Operating
\$5,800



Nutt, Daniel

From: Davey, Robyn
Sent: Wednesday, April 1, 2026 10:31 AM
To: Nutt, Daniel
Cc: Harper, Anita; Kuszniir, Matt
Subject: Appropriation



Hi Dan.

Please add the below to the next appropriation:

SOURCE: UDAG – ~~Cash~~^{FUNDS} Balance (2290) - \$15,000

USE: UDAG – CRA – Contractual Services (2290.R225.7160.6300.1500) - \$15,000

OK
agH

This is to extend the Montrose Group agreement for continued work on the Silver Hills project.

Thanks!

Robyn Davey | Comptroller

City of Lorain – Building, Housing & Planning | 200 West Erie Avenue – 5th Floor | Lorain, OH 44052
440.204.2020 (Main) 440.204.2062 (Direct)

Robyn_Davey@cityoflorain.org | www.cityoflorain.org

Harper, Anita

From: Newsome, Veronica
Sent: Monday, March 23, 2026 10:32 AM
To: Harper, Anita
Cc: Martes, Elva; Frey, Gwen
Subject: Close PO reappropriate
Attachments: Purchase Order Reprint Form 10_15_2025 8_46_21 AM_Martes Elva _D9V0LDBE.pdf

Anita,

We can now close the attached PO. I would like to ask that the funds be reappropriated to 4010.C401.6300.2305 for the purpose of being utilized for construction management on PID 120211. PID 120211 is this year's safe routes to school project: ORD 027-26.

If you have any questions, please let me know.

Best,
Veronica A Newsome, P.E.
Engineer III
200 West Erie Ave.
Lorain, OH 44052
Land-440-204-2003
Hand-440-420-5924

Source:
Capital Improvements Fund
Fund Balance
4010.C401.4950.1700
\$84,670

Use:
Capital Improvements Fund
ODOT Projects (PIDs)
4010.C401.6300.2305
\$84,670



Ship To
 City of Lorain
 Engineering Department - 4th Floor
 200 West Erie Ave PH (440)204-1300
 Lorain, OH 44052

Bill To
 City of Lorain
 Engineering Department - 4th Floor
 200 West Erie Ave PH (440)204-1300
 Lorain, OH 44052

Purchase Order
 No. 2025-00001053
 DATE 06/04/2025

VENDOR 15520 - Terminal Ready Mix, Inc.
Reprint Purchase Order

Contact
 Terminal Ready Mix, Inc.
 524 Colorado Avenue
 Lorain, OH 44052

PURCHASE ORDER NUMBER MUST APPEAR ON
 ALL INVOICES, SHIPPERS, BILL OF LADING AND
 CORRESPONDENCE

DELIVER BY
 SHIP VIA NONE
 FREIGHT TERMS
 PAGE 1 of 1
 ORIGINATOR: Martes, Elva

REFERENCE #Agr No. 25-016 134-25; Ord 14-25; BOC "j" 2/12/25; "d" 9/17/25

QUANTITY	UNIT	DESCRIPTION	STATUS	UNIT COST	TOTAL COST
1.0000	EA	City Improvements - Longbrook/Yorktown Rd. Rehab Project PID 120288 Original City Portion \$317,621.70 Amendment Increase \$100,000.00 TOTAL NEW AMT \$417,621.70 Ord 134-25; BOC Item "d" 9/17/25 4010.C401.6300.5601 - City Improvements 417,621.70	Open	417,621.7000	\$417,621.70
			money remaining in PO 2025-00001053 plus new 100k		\$310,746.83
					-\$46,052.48
					\$264,694.35
					-\$180,024.03
					<u>\$84,670.32</u>
					OK
TOTAL DUE					\$417,621.70

Special Instructions



The City of Lorain, Ohio

Anita Harper, Auditor

200 West Erie Avenue, 6th Floor
Lorain, OH 44052-1606

Phone: (440) 204-2013
Fax: (440) 204-2097

April 1, 2026

The Honorable Jack Bradley
Mayor of Lorain
200 West Erie Ave.
Lorain, OH 44052

Dear Mayor;

I am requesting that the following amounts be appropriated in the Permanent Budget by City Council at the next regular meeting as follows:

1)	Source of Funds:	Capital Improvements Fund Fund Balance 4010.XXXX	\$ 25,000
	Use of Funds:	Capital Improvements Fund Contractual Services 4010.C401.6300.1500	\$ 25,000

This request is to appropriate the year two payment to United Way for resident utility bill assistance as provided for in the Energy Harbor Community Grant received by the City per Ordinance #244-22 .

If you have any questions or concerns about these appropriation requests presented, please do not hesitate to contact me.

Respectfully,

Anita Harper
Auditor



CITY OF LORAIN

City Council Committee & Regular Meeting

7. t.

Meeting Date: 04/06/2026

Submitted by: Dawn Walther

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

AN ORDINANCE APPROPRIATING FUNDS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LORAIN, STATE OF OHIO AS PASSED BY PERMANENT BUDGET ORDINANCE #43-26 BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

PURPOSE AND BACKGROUND:

Appropriate additional items in the 2026 permanent budget.

RECOMMENDATION TO COUNCIL:

Lorain City Council to consider for passage.

Admin Only

___ Appropriation.

Fiscal Impact

<u>Funds Available In Current Year Budget (Y/N):</u>	Y
<u>Estimate of Total Expenditure:</u>	Variable
<u>List of Funding Source and/or Account Number:</u>	Various
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Attachments

Appropriation
Appropriation Documentation

Form Review

<u>Inbox</u>	<u>Reviewed By</u>	<u>Date</u>
Harper	Dawn Walther	04/01/2026 03:36 PM
Harper	Anita Harper	04/01/2026 03:59 PM
P. Riley	Patrick Riley	04/01/2026 04:12 PM
Form Started By: Dawn Walther		Started On: 04/01/2026 02:46 PM

Final Approval Date: 04/01/2026

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		



CITY OF LORAIN

Board of Control

2. m.

Meeting Date: 05/13/2026

Subject:

BHP requests to amend the previously approved BOC item 2.H. from the 1/22/26 meeting due to contractor withdrawal, regarding Edward Ramos at 3828 Dallas Ave. for a roof and gutter replacement. The original contractor, Happy Homes Improvement, suffered a medical emergency and are not capable of proceeding with this residence at this time. The next eligible contractor is Moore Integrity Construction.

Attachments

Ramos BOC Packet



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.



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

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						
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.

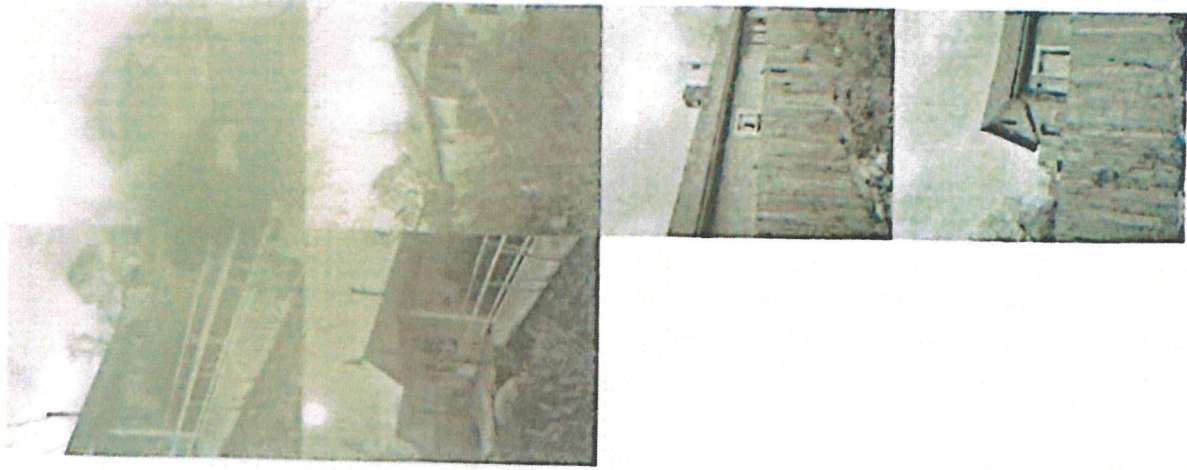
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Note:

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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 Losan 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 BIP 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 Losan Ordinances 	
Main Structure - Roof Replacement Single Family - Roof Replacement Roof - Roof Replacement Roof - Gutters and Downspouts	
S.No	Workitem
2	0070030020
140.00	LF
1.00	

Task: Install New Gutters

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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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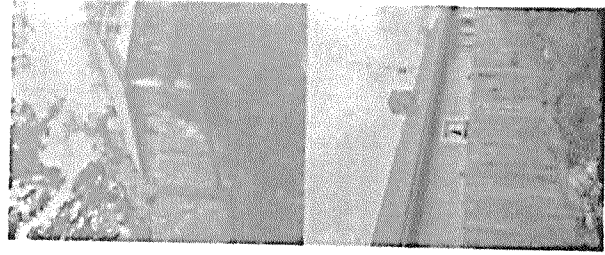


Main Structure - Roof Replacement | Single Family - Roof Replacement | Roof - Roof Replacement | Roof - Chimney Repair

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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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
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- All shall work 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						
S.No	WorkItem	Unit	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



CITY OF LORAIN

Board of Control

2. n.

Meeting Date: 05/13/2026

Subject:

The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,583.50 to replace the electrical panel and outlets at 1225 W. 21st St Lorain OH 44052 for Stephen Rico.

G.I.D. submitted the most complete and cost-effective estimate for the scope of work to be completed for \$5,985.00. The total funds requested, including a 10% contingency of \$598.50, is \$6,583.50.

Additional estimates received were Eiffel Builders Inc for \$7,298.00, and Moore Integrity Construction for \$9,500.00. The additional estimate amounts do not include the 10% contingency. The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Attachments

Rico BOC packet



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: 4-28-2026

Home Repair Program Recommendation

The City of Lorain's Building, Housing and Planning Department's Housing Rehab Administrator conducted a site visit on **9-30-2025**, at the home of **Stephen Rico at 1225 W.21st**. The issue at hand is electrical issues. Electric panel and outlet replacements. The home qualifies for repairs under the Essential Home Repair Program.

A Lead assessment: No **LEAD** was Detected in the work area.

Based on the submitted estimates, the Housing Rehab Administrator recommends **GID Construction** 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 <small>*at homeowner's expense*</small>
MOORE INTEGRITY CONST	1 Yr / Labor and Parts	\$ 9,500.00	No warranty to Give
GID CONSTRUCTION	1 Yr / Labor and Parts	\$ 5,985.00	No Warranty to Give
EIFFEL BUILDERS	1 YR / Labor and Parts	\$ 7,298.00	No Warranty to Give
CITY OF LORAIN		\$ 7,470.00	

Note:

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



Work Write-Up

Case#: **EHR669**

Job Total: \$ 9,500.00

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

STEPHEN RICO
1225 W 21ST ST

Lorain
Ohio 44052

☎ (440) 529-5874



Contractor Information

Name: Michael Moore

Address: 3736 E. 91st Cleveland Ohio

Voice: 216-376-2512

Fax: _____

Email: integrityconstruction4439@gmail.com

NEWEST

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Breaker Panel Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0110010009	1.00	EA	1.00	-	\$ <u>6,000.00</u>

Task: Install 100 Amp Service

ELECTRIC PANEL REPLACEMENT:

Remove the existing 100 Amp fuse panel and install a 100 Amp 24 Space Breaker Panel in its place.

The panels of choice are the **General Electric, Square "D" Homeline, or Cuttler Hammer Electric Breaker** panel. One of 3 brands listed. Replace Meter base with New and a Emergency Disconnect. Make sure panel is properly Grounded. The wiring throughout basement is to remain. Owner has it hanging in areas and work boxes not secure due to the work being done on floor joists. **This work on this Line Item only pertains to switching out the panel and installing an Emergency disconnect. When installing this Panel, install a GFCI outlet underneath the panel box as well.**

All work to NEC and City of Lorain Code.

Note:

Homeowners' responsible for Power Company disconnects and reconnect.

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Outlet additions in Basement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
2	0110020060	1.00	EA	1.00	-	\$ <u>1,300.00</u>

Task: Install Outlets in Basement

INSTALL OUTLETS AND 1 CERAMIC LIGHT FIXTURE IN BASEMENT:

Looking to install 2 outlets on 2 different basement walls. One to be installed Wall "B" (which would be driveway side) in a designated location per Homeowner and Rehab Administrator and the second one to be located on Wall "D" (which would be wall with the stairs) in a designated location. The basement is short on outlets so looking to install outlets in the middle location of the 2 walls listed. The 2 outlets can be ran together and run back to the panel on 1 breaker preferably 20 amps.

Want to install a porcelain light receptacle in the place in the basement ceiling where a work box is located and he installed an outlet to run multiple cords. Remove outlet and install a light receptacle. There is a current Light fixture in the ceiling a couple of feet away that is old and exposed wiring. Eliminate that light outlet and cap wires off properly. Currently wire nutted together.

Install UL Approved duplex grounded receptacle in wall complete with wiring to junction box. Repair all wall damage. All work to NEC and Local Code. Holes cut to install wiring and boxes will be repaired with patching plaster to the edge of the boxes. Holes must be coverable with standard size coverplates. NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC as of January 01, 2002.

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Receptacle Replacements

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0110020080	30.00	EA	1.00	-	\$ <u>2,000.00</u>

Task: Replace Outlet

REPLACING OUTLETS:

We are looking to replace the existing outlets (which are 2 prong) to 3 prong outlets and are to be labeled as Non-Grounded Receptacles. Homeowner gave a count of (20) 15 amp outlets , (6) 20 amp outlets and possibly (4) GFCI outlets. This count is based off of the homeowners count due to us not being able to move the furniture and other items hiding the outlets at the time of the visit. There is no ground so the outlets are to be installed with the stickers stating " Non- Grounded Receptacle " or equal .

Remove existing outlet and replace with new UL Approved duplex grounded receptacle in wall complete with wiring to nearest junction box. Repair all wall damage.

All work to NEC and City of Lorain Code.

NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC code as of January 01, 2002.

Job Total Cost: \$ 9,500.00

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



LORAIN Ohio

Work Write-Up

Case#: EHR669

Job Total: \$ 7298 —

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

STEPHEN RICO
1225 W 21ST ST

Lorain
Ohio 44052

Contractor Information

Name: Eiffel Builders
Address: 6846 Independence Blvd, N. Ridgeville
Voice: 216-808-008
Fax: _____
Email: Eiffelbuilders22@gmail.com.

☎ (440)529-5874



Interior | Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Breaker Panel Replacement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0110010009	1.00	EA	1.00	-	\$ <u>4950</u>

Task: Install 100 Amp Service

ELECTRIC PANEL REPLACEMENT:

Remove the existing 100 Amp fuse panel and install a 100 Amp 24 Space Breaker Panel in its place.

The panels of choice are the General Electric, Square "D" Homeline, or Cuttler Hammer Electric Breaker panel. One of 3 brands listed. Replace Meter base with New and a Emergency Disconnect. Make sure panel is properly Grounded. The wiring throughout basement is to remain. Owner has it hanging in areas and work boxes not secure due to the work being done on floor joists. This work on this Line Item only pertains to switching out the panel and installing an Emergency disconnect. When installing this Panel, install a GFCI outlet underneath the panel box as well.

All work to NEC and City of Lorain Code.

Note:

Homeowners' responsible for Power Company disconnects and reconnect.

Interior | Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Outlet additions in Basement

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0110020060	1.00	EA	1.00	-	\$ <u>525</u>

Task: Install Outlets in Basement

INSTALL OUTLETS AND 1 CERAMIC LIGHT FIXTURE IN BASEMENT:

Looking to install 2 outlets on 2 different basement walls. One to be installed Wall "B" (which would be driveway side) in a designated location per Homeowner and Rehab Administrator and the second one to be located on Wall "D" (which would be wall with the stairs) in a designated location. The basement is short on outlets so looking to install outlets in the middle location of the 2 walls listed. The 2 outlets can be ran together and run back to the panel on 1 breaker preferably 20 amps.

Want to install a porcelain light receptacle in the place in the basement ceiling where a work box is located and he installed an outlet to run multiple cords. Remove outlet and install a light receptacle. There is a current Light fixture in the ceiling a couple of feet away that is old and exposed wiring. Eliminate that light outlet and cap wires off properly. Currently wire nutted together.

Install UL Approved duplex grounded receptacle in wall complete with wiring to junction box. Repair all wall damage. All work to NEC and Local Code. Holes cut to install wiring and boxes will be repaired with patching plaster to the edge of the boxes. Holes must be coverable with standard size coverplates. NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC as of January 01, 2002.

Interior | Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Receptacle Replacements

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0110020080	30.00	EA	1.00	-	\$ 1823

Task: Replace Outlet

REPLACING OUTLETS:

We are looking to replace the existing outlets (which are 2 prong) to 3 prong outlets and are to be labeled as Non-Grounded Receptacles. Homeowner gave a count of (20) 15 amp outlets , (6) 20 amp outlets and possibly (4) GFCI outlets. This count is based off of the homeowners count due to us not being able to move the furniture and other items hiding the outlets at the time of the visit. There is no ground so the outlets are to be installed with the stickers stating " Non- Grounded Receptacle " or equal .

Remove existing outlet and replace with new UL Approved duplex grounded receptacle in wall complete with wiring to nearest junction box. Repair all wall damage.

All work to NEC and City of Lorain Code.

NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC code as of January 01, 2002.

Total for Basement - Electrical Issues: \$ 4025

Total Interior Expenditure: \$ 3273

Job Total Cost: \$ 7298

City of Lorain

200 W Erie Avenue

Lorain, Ohio 44052

Phone: 440-204-2020



LORAIN Ohio

Work Write-Up

Case#: **EHR669**

Job Total: \$ 5985.00

Property Information

Bid Closing Date: _____

Bid Opening Date: _____

Owner Information

STEPHEN RICO
1225 W 21ST ST

Lorain
Ohio 44052

(440)529-5874

Contractor Information

Name: G.I.D

Address: 3110 W 61ST

Voice: 440 802 0255

Fax: _____

Email: BETIT DONELLE 2018@gmail.com

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Breaker Panel Replacement

S.No	Workitem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0110010009	1.00	EA	1.00	-	\$ _____

Task: Install 100 Amp Service

ELECTRIC PANEL REPLACEMENT:

Remove the existing 100 Amp fuse panel and install a 100 Amp 24 Space Breaker Panel in its place.

The panels of choice are the **General Electric, Square "D" Homeline, or Cuttler Hammer Electric Breaker** panel. One of 3 brands listed. Replace Meter base with New and a Emergency Disconnect. Make sure panel is properly Grounded. The wiring throughout basement is to remain. Owner has it hanging in areas and work boxes not secure due to the work being done on floor joists. **This work on this Line Item only pertains to switching out the panel and installing an Emergency disconnect. When installing this Panel, install a GFCI outlet underneath the panel box as well.**

All work to NEC and City of Lorain Code.

Note:

Homeowners' responsible for Power Company disconnects and reconnect.

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Outlet additions in Basement

S.No	Workitem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
2	0110020060	1.00	EA	1.00	-	\$ _____

Task: Install Outlets in Basement

INSTALL OUTLETS AND 1 CERAMIC LIGHT FIXTURE IN BASEMENT:

Looking to install 2 outlets on 2 different basement walls. One to be installed Wall "B" (which would be driveway side) in a designated location per Homeowner and Rehab Administrator and the second one to be located on Wall "D" (which would be wall with the stairs) in a designated location. The basement is short on outlets so looking to install outlets in the middle location of the 2 walls listed. The 2 outlets can be ran together and run back to the panel on 1 breaker preferably 20 amps.

Want to install a porcelain light receptacle in the place in the basement ceiling where a work box is located and he installed an outlet to run multiple cords. Remove outlet and install a light receptacle. There is a current Light fixture in the ceiling a couple of feet away that is old and exposed wiring. Eliminate that light outlet and cap wires off properly. Currently wire nutted together.

Install UL Approved duplex grounded receptacle in wall complete with wiring to junction box. Repair all wall damage. All work to NEC and Local Code. Holes cut to install wiring and boxes will be repaired with patching plaster to the edge of the boxes. Holes must be coverable with standard size coverplates. NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC as of January 01, 2002.

Main Structure - Electrical Issues | Single Family - Electrical Issues | Basement - Electrical Issues | General - Electric Receptacle Replacements

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0110020080	30.00	EA	1.00	-	\$ _____

Task: Replace Outlet

REPLACING OUTLETS:

We are looking to replace the existing outlets (which are 2 prong) to 3 prong outlets and are to be labeled as Non-Grounded Receptacles. Homeowner gave a count of (20) 15 amp outlets , (6) 20 amp outlets and possibly (4) GFCI outlets. This count is based off of the homeowners count due to us not being able to move the furniture and other items hiding the outlets at the time of the visit. There is no ground so the outlets are to be installed with the stickers stating " Non- Grounded Receptacle " or equal .

Remove existing outlet and replace with new UL Approved duplex grounded receptacle in wall complete with wiring to nearest junction box. Repair all wall damage.

All work to NEC and City of Lorain Code.

NOTE: ARC FAULT CIRCUIT INTERRUPTERS are required per NEC code as of January 01, 2002.

Job Total Cost: \$ 15,985.00



CITY OF LORAIN

Board of Control

2. o.

Meeting Date: 05/13/2026

Subject:

The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$9,295.00, to replace the roof at 1532 E. 31st St Lorain 44055, for Celidio Otero Castro.

Moore Integrity Construction submitted the most complete and cost-effective estimate for the scope of work to be completed for \$8,450.00. The total funds requested, including a 10% contingency of \$845.00, is \$9,295.00.

Additional estimates received were from R&B Roofing for \$6,400.00 (they did not complete the required registration through sam.gov to be considered) and Davinci Roofing for \$12,082.30 (they did not complete the required registration through sam.gov to be considered). The additional estimate amounts do not include the 10% contingency.

The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Attachments

Otero Castro BOC Packet



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



CITY OF LORAIN

Board of Control

2. p.

Meeting Date: 05/13/2026

Subject:

The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,935.50 to convert a tub/shower to just a shower, for mobility. This will occur at 832 W. 11th St Lorain 44052 for Jose Negrón Colon.

Eiffel Builders submitted the most complete and cost-effective estimate for the scope of work to be completed for \$6,305.00. The total funds requested, including a 10% contingency of \$630.50, is \$6,935.50.

Additional estimates received were from Moore Integrity \$9,700.00 and JenMet Construction who voluntarily withdrew their quote. The additional estimate did not include the 10% contingency.

The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Attachments

Colon BOC Packet



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



LORAIN *Ohio*

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



CITY OF LORAIN

Board of Control

2. q.

Meeting Date: 05/13/2026

Subject:

The Building, Housing and Planning Department (BHP) requests approval to authorize the Safety/Service Director to execute all necessary agreements with the Homeowner and G.I.D. Construction, LLC for the home rehabilitation of 3118 Clifton Avenue.

The total contract amount is \$40,370.00, which includes a 10% contingency (\$36,700.00 project cost + \$3,670.00 contingency). The funds will be paid from account number 1010.G800.6300.1515 and is contingent on compliance with other federal requirements, including environmental reviews.

Attachments

Velez - BOC request form

Velez - Approval Loan Review Committee

Velez - Bid Comparison Matrix



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

LOAN ACTION RECOMMENDATION / EXPLANATION

HOMEOWNER(S): Andrea Velez

PROPERTY ADDRESS: 3118 Clifton Avenue Lorain, OH 44055

LOAN AMOUNT: \$40,370.00

INCOME QUALIFIED: YES NO

RECOMMENDATION: Approve
 Disapprove
 Other: _____

JUSTIFICATION FOR RECOMMENDATION ABOVE:

The homeowner is in need of time-sensitive repairs to their home. Ms. Velez meets the eligibility requirements of the HOME Investment Partnership Program rules and regulations as well as any additional eligibility factors outlined in the City of Lorain HOME Rehabilitation Loan Program policies and procedures. The home is located in the 5th Ward. Ms. Velez's household annual income falls below 30% of the AMI. Therefore, this is a fully forgivable loan deferred for a period of 10 years with the loan balance decreasing by 10% annually.

Agreed to by:

Matthew Kuszniir 5/11/20
Director Date

[Signature] 5/11/20
Program Manager or Designee Date

[Signature] 5-11-20
Comptroller Date

[Signature] 5/11/2020
Safety/Service Director Date

HOME Rehabilitation Loan Program Bid Comparison Matrix

05/07/26

Homeowner Name / Program Participant: Andrea Velez

Location: 3118 Clifton Ave.

Other Bids Received

Scope Item #	Item Description	City of Lorain Housing Rehab Administrator Scope	Bid #1 WINNING BID G.I.D. Construction	Difference Winning Bid / HRA Scope	Bid #3 Moore Integrity Construction	Bid #5 Eiffel Builders
1	Window Replacements	\$9,000.00	\$6,500.00	\$2,500.00	\$6,750.00	\$7,880.00
2	Front Porch Replacement	\$3,120.00	\$6,500.00	-\$3,380.00	\$9,500.00	\$7,012.00
3	Front Door Replacement	\$1,200.00	\$1,000.00	\$200.00	\$950.00	\$1,750.00
4	Rear Door Replacement	\$1,400.00	\$1,500.00	-\$100.00	\$1,500.00	\$1,750.00
5	Bathroom Plaster Wall Replacement	\$1,295.00	\$650.00	\$645.00	\$2,300.00	\$1,550.00
6	Rework of Bathroom Flooring	\$665.00	\$1,300.00	-\$635.00	\$1,800.00	\$1,150.00
7	Bathroom Ceiling Work	\$320.00	\$350.00	-\$30.00	\$0.00	\$1,100.00
8	Install Exhaust Fan Light Combo	\$495.00	\$250.00	\$245.00	\$1,200.00	\$850.00
9	Light Fixture over Vanity Replacement	\$225.00	\$150.00	\$75.00	\$175.00	\$295.00
10	Tub to Shower Conversion	\$3,200.00	\$2,300.00	\$900.00	\$5,000.00	\$3,650.00
11	Repair Utility Room Wall	\$500.00	\$1,500.00	-\$1,000.00	\$3,300.00	\$1,550.00
12	Relocate & Replace Hot Water Tank	\$1,100.00	\$700.00	\$400.00	\$1,500.00	\$990.00

HOME Rehabilitation Loan Program Bid Comparison Matrix

05/07/26

Homeowner Name / Program Participant: Andrea Velez

Location: 3118 Clifton Ave.

Other Bids Received

Scope Item #	Item Description	City of Lorain Housing Rehab Administrator Scope	Bid #1 WINNING BID G.I.D. Construction	Difference Winning Bid / HRA Scope	Bid #3 Moore Integrity Construction	Bid #5 Eiffel Builders
13	Replace Utility Room Floor	\$715.00	\$700.00	\$15.00	\$1,500.00	\$850.00
14	Relocate Crawl Space Access Opening	\$150.00	\$250.00	-\$100.00	\$800.00	\$460.00
15	Install Drywall over Existing Utility Room Ceiling	\$825.00	\$450.00	\$375.00	\$2,200.00	\$1,240.00
16	Move Electrical Outlet for Dryer	\$400.00	\$300.00	\$100.00	\$550.00	\$675.00
17	Kitchen Floor Installation	\$1,150.00	\$750.00	\$400.00	\$1,800.00	\$1,410.00
18	Replace Siding	\$10,175.00	\$8,900.00	\$1,275.00	\$12,100.00	\$14,750.00
19	Replace Back Door Steps	\$500.00	\$850.00	-\$350.00	\$700.00	\$455.00
20	Repair Floor in Hallway	\$500.00	\$1,300.00	-\$800.00	\$2,500.00	\$520.00
21	Address All Outlets and Switches	\$800.00	\$500.00	\$300.00	\$800.00	\$735.00
Total Bids		\$37,735.00	\$36,700.00	\$1,035.00	\$56,925.00	\$50,622.00