

**STREETS, SIDEWALKS, PUBLIC PARKS, BUILDINGS,  
GROUNDS, AND GENERAL IMPROVEMENT COMMITTEE**

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Bowen  
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ORDINANCE NO. 45-2025

**AN ORDINANCE ACCEPTING THE LOWEST BID OF BUILDING TECHNICIANS CORPORATION FOR TWO ROOF REPLACEMENTS AT THE KUNKEL BUILDING AND DECLARING AN EMERGENCY.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:**

**Section I:** That the Streets, Sidewalks, Public Parks, Buildings, Grounds, and General Improvements Committee of Village Council has recommended that the two roofs at the Kunkel Building be replaced.

**Section II:** That the quote of Building Technicians Corporation to provide labor and materials to remove the two roofs at the Kunkel Building (as more specifically described in Exhibit "A", the terms of which are incorporated by reference and made a part of this Ordinance) at a cost of Four Hundred Eighteen Thousand Six Hundred and 00/100 Dollars (\$418,600.00), or an alternate cost of Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00) for the roof deck removal, is hereby accepted as the lowest and best bid.



**Section III:** That the Mayor and Clerk are hereby authorized to execute on behalf of the Village of Lordstown an agreement with Building Technicians Corporation for replacement of the two roofs at the Kunkel Building.

**Section IV:** That the payment for said contract shall be made from the 303.440.55000 Kunkel Building Capital Account.

**Section V:** That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety and welfare, and for the further reason that this project must be commenced in a timely manner.

**Section VI:** That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Passed in Council this 2 day of September, 2025.

  
\_\_\_\_\_, Mayor  
  
\_\_\_\_\_, Clerk

**BID PROPOSAL FORM**

**ROOF REPLACEMENT PROJECT FOR  
THE VILLAGE OF LORDSTOWN STORAGE BUILDINGS**

To: Lordstown Village Administration Center  
1455 Salt Springs Road  
Lordstown, OH 44481

Submitted by:

Name of Bidder: Building Technicians Corporation

Address of Bidder: PO Box 266, 2775 Hubbard Road, Madison, OH 44057

Date: 08/14/2025

Ladies / Gentlemen:

The Undersigned, having carefully examined the Contract Documents, including without limitation the Drawings and Specifications, prepared by the architect for the above-referenced project, and the following Addenda

| Addenda No. | Date of Receipt   |
|-------------|-------------------|
| <u>#1</u>   | <u>08/11/2025</u> |
| <u> </u>    | <u> </u>          |
| <u> </u>    | <u> </u>          |
| <u> </u>    | <u> </u>          |
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**PRE-BID ATTENDANCE CERTIFICATION:**  
I / we have participated with the mandatory pre-bid conference held on July 31, 2025 at the Village of Lordstown Storage Buildings located at 1455 Salt Springs Road, Lordstown, OH 44481.

**PERSONNEL BACKGROUND CHECK REQUIREMENT:** (check to indicate complicity)  
 I / we understand that all workers participating on this project will be required to present State of Ohio issued photo identification to gain entrance to the work area. All personnel entering the work area will be required to have a current background check on file with the Officer on duty prior to admittance to the work area. Owner reserves the right to bar any individual access to the work area deemed a security risk.

The undersigned Bidder hereby proposes to furnish all labor, material, tools, expendable equipment, and all transportation services necessary to complete the indicated Construction work for:

**ROOF REPLACEMENT PROJECT FOR  
THE VILLAGE OF LORDSTOWN STORAGE BUILDINGS**

**GENERAL TRADES CONTRACT - BASE BID** - To include all labor and materials to complete the Roof Replacement Project for the Village of Lordstown Storage Buildings as shown and detailed on drawings and as covered by the complete contract documents to include the following:

**Demolition Work**

**New Work**

All in accordance with the construction documents for the following amount:

\$ 418,600.00

Four hundred eighteen thousand six hundred and 00/100-----Dollars.  
Written

**Add Alternate No. 1 – Architectural:** Completely remove the existing gypsum roof deck in the south building and replace it with metal decking.

All in accordance with the construction documents for the following amount:

\$ 27,000.00 ( Add )  
Twenty-seven thousand and 00/100-----Dollars. ( Add )  
Written

**Unit Prices:** Provide a unit price for the following items:

Wood blocking replacement (\$/lin. ft.)

\$ 6.00 per lin. ft.  
Six and 00/100-----Dollars. per lin. ft.  
Written

Removal of existing gypsum roof deck and replace with steel decking (\$/sq. ft.)

\$ 13.00 per sq. ft.  
Thirteen and 00/100-----Dollars. per sq. ft.  
Written

Handling of ACRMs (\$/100 sq. ft.)

\$ 6,500.00 ( lump sum )  
Six thousand five hundred and 00/100-----Dollars. ( lump sum )  
Written

Repoint defective mortar joints in brick veneer (\$/sq. ft.)

\$ 24.00 per sq. ft.  
Twenty-four and 00/100-----Dollars. per sq. ft.  
Written

**Acceptance**

1. The undersigned is aware that the Owners reserve the right to reject any or all bids.
2. The Owner reserves the right to accept any or all alternate bids deemed most favorable to the Trumbull County Commissioners.
3. The undersigned agrees that this proposal shall be good and may not be withdrawn for a period of sixty (60) days.
4. If this bid is accepted by the Owner within the time period stated below, we will:
  - a) Execute the agreement within seven days of receipt of Notice of Award.
  - b) Furnish the required bonds within seven days of receipt of Notice of Award.
  - c) Commence work within seven days after written Notice to proceed of this bid.
5. If this is accepted within the time stated, and we fail to commence the work or we fail to provide the required bond(s), the security deposit shall be forfeited as damages to the Owner by reason of our failure, limited in the amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a contract is signed.