



MAYFIELD  
VILLAGE

MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

**SERVICE DEPARTMENT**

Scott Sipos, Director

610 SOM Center Road

Mayfield Village, OH 44143

440.442.5506 • Fax: 440.446.1479

ssipos@mayfieldvillage.com

**MEMORANDUM**

**To:** Mayor Bodnar, Council President Schutt and Members of Council  
**From:** Acting Service Director Lenny Tierney  
**Date:** August 18, 2023  
**Re:** **Roof Replacement on Rental Property at 6500 Wilson Mills Road**

The roof and gutters at the rental property at 6500 are in need of replacement. The roof is very old and recent rains have made existing leaks more apparent. We received the attached quotes from the following contractors to tear off the existing roof to bare wood and replace any bad wood before installing new shingles, etc.

- 1) Butch Klimek Construction - \$8,800 for roof; \$1,400 for gutters + \$5.00/ft. to replace any bad wood.
- 2) R. Tagg Exteriors - \$8,833 for roof; \$1,445 for gutters + \$3.18/ft. to replace any bad wood.
- 3) Campo Exteriors - \$11,682.78, no quote for gutters + \$3.50/ft. to replace any bad wood.

The work needs to be done as quickly as possible to avoid further damage to the house. My recommendation is that we contract with R. Tagg Exteriors and I request approval in an amount not to exceed \$13,000 at Monday's meeting. The additional amount should be sufficient to cover any bad wood that needs to be replaced. Thank you for your consideration.

# BUTCH KLIMEK CONSTRUCTION

CELL (216)324-8919

**PROPOSAL SUBMITTED TO:**

NAME Magnifico Village  
 ADDRESS 6500 Wilson Mills Rd  
 CITY/STATE/ZIP Magnifico Village  
 TELEPHONE 2-59-9443

**WORK TO BE PERFORMED AT:**

NAME \_\_\_\_\_  
 ADDRESS 6500 Wilson Mills  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

DATE	DATE OF PLANS	START WORK DATE	YOUR INQUIRY NO.	PROPOSAL NO.	PAGE NO.	OF PAGES
8/15/23						
1.	TO TEAR-OFF ENTIRE HOUSE TO BARE WOOD.					
2.	REPLACE ANY BAD WOOD, WHERE NEEDED. \$5.00 PER FOOT EXTRA!					
3.	INSTALL IKO CAMBRIDGE LIFETIME SHINGLES - 1 OVER LASSER!					
4.	SYNTHETIC FELT PAPER. 2 NEW SOIL STACK BOOT COVERS.					
5.	ICE & WATER SHIELD ALONG BOTTOMS + VALLEYS.					
6.	RE-FLASH CHIMNEYS + SEAL. ALONG WITH ICE-GUARD AROUND IT!					
7.	INSTALL <del>NEW</del> NEW ALUM VALLEYS.					
8.	NEW BOX VENT ON BRK MAIN. RIDGE VENT OTHER LOWER HALF!					
9.	INSTALL FLINTASTIC ROLL ROOFING ON UPPER FLAT!					
10.	WHITE DRIP EDGE ON RAKES (25)					
11.	CLEAN UP + CURBS. HAUL AWAY ALL ROOFING DEBRIS!					

## PROPOSAL AND ACCEPTANCE

### PROPOSAL INCLUDES

MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS

FOR THE SUM OF \_\_\_\_\_ DOLLARS \$ 8,800.00

MADE AS FOLLOWS pay in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE; THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 10 DAYS.

AUTHORIZED SIGNATURE \_\_\_\_\_

### ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED TO THE LEFT.

Butch Klimek Construction  
 SIGNATURE OR COMPANY

\_\_\_\_\_  
 AUTHORIZED SIGNATURE

X  
 DATE OF ACCEPTANCE

# BUTCH KLIMEK CONSTRUCTION

CELL (216)324-8919

**PROPOSAL SUBMITTED TO:**

NAME Mayfield Village ASP  
 ADDRESS 6500 Wilson Mills<sup>RD</sup>  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 2-509-9443

**WORK TO BE PERFORMED AT:**

NAME \_\_\_\_\_  
 ADDRESS 6500 Wilson Mills<sup>RD</sup>  
 CITY/STATE/ZIP MAYFIELD VILLAGE  
 TELEPHONE \_\_\_\_\_

DATE	DATE OF PLANS	START WORK DATE	YOUR INQUIRY NO.	PROPOSAL NO.	PAGE NO.	OF PAGES
8/15/23						
1.	TO REMOVE OLD Gutters + down spouts.					
2.	INSTALL new white Gutters + down spouts.					
3.	Seal ALL METALS + EOL CAPS.					
4.	CLEAN-UP - new white steps.					
5.	Haul AWAY ALL Gutters + down's					
6.						
7.						
8.						
9.						
10.						
11.						

## PROPOSAL AND ACCEPTANCE

**PROPOSAL INCLUDES**

MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS

FOR THE SUM OF \_\_\_\_\_ DOLLARS \$ 1,400.00  
 PAYMENT TO BE

MADE AS FOLLOWS paid in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE; THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 10 DAYS.

AUTHORIZED SIGNATURE \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED TO THE LEFT.

Butch Klimek Construction  
 SIGNATURE OR COMPANY

X  
 AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE \_\_\_\_\_



1156 West Miner Rd. Mayfield Hts. Ohio  
Phone 216-316-3119

ORDER NO: 6500-23

DATE 07/23/2023

PROPOSAL

PROPOSAL SUBMITTED TO: City of Mayfield Village PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
STREET: 6500 Wilson Mills CITY: Mayfield Village STATE: Ohio ZIP: 44143  
JOB NAME: \_\_\_\_\_ JOB LOCATION: Same as above

NO WORK WILL BE CONSIDERED UNLESS HEREIN SPECIFIED

This price to include tearing off the roof @ the above address to the wood decking, inspecting all wood and replacing any bad wood @ a price of \$3.18 a foot for 1x and \$75.00 a sheet for plywood up to 1/2 inch. Winter guard applied to the first 3 Ft., then install Synthetic under-layment. Re-roof with Lifetime Dimensional shingles; install Ridge vents on all main peaks. Drip-edge on all gable edges. Replace all valleys and stack covers with new. Replace and re-flash chimney with new metal. Replace all other flashings as needed. Contractor to clean up and haul away all debris. Half the price is required @ the signing of the job. Job to be paid in full upon completion.

Will include venting all bathroom vents through the roof with Braun vent kits if needed.

- Will hold a 10 year craftsmanship warranty through R.Tagg Xteriors and limited lifetime material warranty through Manufacturer.
- All flat roofs in Flintlastic Rubber low slope roofing.
- Tear down all gutters and replace with new seamless gutters hung with heavy duty hidden hangers add \$1445.00 to belows roof price.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of: Eight Thousand Eight Hundred and Thirty Three dollars: (\$)8833.00

Payment to be as follows:

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, delays beyond our control.

Deposit: \$

Date: \_\_\_\_\_

Authorized signature: \_\_\_\_\_

Customer signature: \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within \_\_\_ days.



RESIDENTIAL & COMMERCIAL EXTERIORS



www.camporroof.com

2100 Case Parkway North  
Twinsburg, Ohio 44087  
Office: 330-425-1285  
sales@camporroof.com

**Customer Information**

<b>Frank Stupczy</b> 6500 Wilson Mills Rd Mayfield Village OH 44143	440-823-4434 fstupczy@mayfieldvillage.com	<b>Date: 08/02/2023</b> Rep: Greg Pike
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**Scope Area - Asphalt Shingles**

<b>Locations INCLUDED</b> in scope of work to be performed	House
<b>Locations EXCLUDED</b> in scope of work to be performed	Detached outbuilding

**Shingles**

<b>Remove Existing Shingles</b>	Asphalt
<b>Number of Layers</b>	1
<b>Install New Shingle Style</b>	GAF Timberline HDZ
<b>Shingle Color</b>	TBD
<b>Starter</b>	GAF Pro Start

**Underlayment**

<b>Install Ice &amp; Water Shield on Gutter Eaves and Valleys</b>	GAF StomGuard Premium Ice and Water Shield 6ft
<b>Install Deck Protection</b>	GAF Felt Buster Synthetic Roof Underlayment

**Flashing**

<b>Install Drip Edge</b>	1.5" Drip Edge
<b>Drip Edge Color</b>	White
<b>Install Counter/Apron Flashing</b>	Standard Counter Flashing
<b>Install Step (diagonal) Flashing in all applicable areas.</b>	Standard Step Flashing
<b>Install Small Chimney Flashing</b>	Standard Small Chimney 1 Each
<b>Flashing &amp; Chimney Color</b>	Black

**Ventilation**

<b>Install Continuous Cap Over Ridge Vent</b>	Snow Country AdvancedGAF
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**Manufacture System Warranties**

Golden Pledge - Manufacture 50yr Material & Labor Warranty and 25 year Workmanship Warranty

**Gutters & Leaf Protection**

<b>Remove Existing Gutter System</b>	No
<b>Install 5" K Style Seamless Aluminum Gutters Gutters</b>	0

**Additional Details**

Install ice and water shield over entire low slope section prior to shingling  
 Eliminate existing box vents

**Unforeseen Costs that could occur**

Damaged and/or Rotted Wood - From time to time additional cost could arise due to damaged, rotted wood, or un-nailable substrates that could not be recognized at the time of the estimate. Any wood replacement or substrate repair will be charged upon the homeowners approval of the additional cost.

Cost of defective wood replaced will be added to the balance due at the following rates. \$3.50/sqft for 1/2" CDX or 7/16" OSB or \$8.50/Lineal Ft for 1x8 decking boards. All others will be quoted on a per job basis. Any required structural repairs will be performed on a time and material basis at \$75.00 per man hour plus materials.

Homeowner understands that damaged plywood can only be evaluated after the existing layer(s) of shingle(s) have been removed.

Homeowner has completely read, and fully understands that any and all plywood replacement will be charged in addition to the total amount of this contract.

Additional Layers - Additional layers above and beyond the contracted amount are sometimes found below. All extra layers discovered after the project begins will be removed at \$0.35 per sqft for Asphalt Shingle Removal and \$0.55 per sqft for Wood and/or Slate roofing.

I have reviewed and fully understand all of the above. (Customers Initials) \_\_\_\_\_

**Acknowledgements and Notifications.**

Access is needed to driveway where possible. Please have all vehicles removed from driveway to allow for material delivery.  
 Any belongings inside of your attic shall be protected as saw dust and debris can fall inside of the attic during the installation.  
 Homeowner agrees to be home upon job completion in order to do a walk around with job foreman to inspect completed project.  
 Entire job site will be cleared of all debris upon project completion.

I have reviewed and fully understand all of the above. (Customer Initials) \_\_\_\_\_

**Customer Information**

**Frank Stupczy**  
6500 Wilson Mills Rd  
Mayfield Village OH 44143  
New Item

440-823-4434  
fstupczy@mayfieldvillage.com

**Date: 08/02/2023**  
Rep: Greg Pike

<b>Homeowner's Association</b>	NO
<b>Roofing</b>	\$12,981
<b>Gutters</b>	\$0
<b>Skylights</b>	\$0
<b>Project Specific Items</b>	\$0
<b>Discount Amount</b>	\$1,298
<b>Total Contract Amount</b>	<b>\$11,682.78</b>
<b>Deposit</b>	\$3,500
<b>Deposit Form of Payment</b>	Check
<b>Balance Due</b>	\$8,182.78
<b>Balance Form of Payment</b>	Check

**Financing Details**

<b>Amount Financed</b>	\$0.00
<b>Estimated Monthly Payment</b>	\$0.00
<b>FINANCING IS SUBJECT TO CREDIT APPROVAL</b>	

**Additional Details**

Vent full bath fan through roof via insulated flex line and roof mounted damper vents \$462.11/EA
Install GAF Intake Pro along all functional gutter edges \$1,920.00

Customer (s) and / or owner(s) of the property located at the above installation address hereby contract with Campopiano Roofing Co. ("Campopiano") for it to furnish, deliver, and arrange for the installation of all materials described on the attached final spec sheet (incorporated herein by reference and made a part hereof). Campopiano Roofing reserves the right to cancel this contract if, upon the re-inspection of the job, Campopiano Roofing cannot perform its obligations due to structural problems with the home, pricing errors, or because work required to complete the job was not included in the spec sheet or contract.

Customer agrees that, immediately upon completion of the work, Customer will execute a completion certificate and pay any balance due. Customer also agrees to be jointly and severally obligated and liable hereunder.

**Notice To Customer**

Do not sign this contract before you read it. You are entitled to a completely filled in copy of the contract at the time you sign. Keep it to protect your rights. Do not sign a completion certificate before this project is complete. There will be a service charge of equal to 25% of the contract amount if the job is canceled by Customer AFTER the third business day. BY MY/OUR SIGNATURE BELOW, I/WE AGREE TO BE BOUND BY THE TERMS OF THIS CONTRACT. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT AND A COMPLETED COPY OF THE NOTICE OF CANCELTION AND A CERTIFICATE OF LIABILITY INSURNACE FOR AT LEAST \$250,000. You may cancel this transaction at any time prior to midnight of the third business day after the date of this contract. See notice of cancellation for an explanation of this right.