

Service

P/C 10-7-25 Service
CA 10-14-25
1st R 10-21-25
2nd R _____
3rd R _____
S/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11999 2025

INTRODUCED BY: MAYOR ORCUTT and C/W

AN ORDINANCE
AUTHORIZING AND APPROVING THE MAYOR TO ENTER INTO
A PERSONAL SERVICES CONTRACT WITH BUILDING TECHNICIANS CORP.
FOR PROFESSIONAL SERVICES
AND DECLARING AN EMERGENCY

WHEREAS, Council deems it necessary for the City to enter into a contract with a specialist in order to provide for the Safety Department roof repair located at 17401 Holland Road; and

WHEREAS, the City sought proposals for the Safety Department roof repair and received three proposals; and

WHEREAS, Building Technicians Corp., was chosen as the best provider for the City as set forth in Exhibit "A;" and

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: That the Mayor is hereby authorized and directed to enter into a contract with Building Technicians Corp., for the purchase of the Safety Department roof repairs that would be completed at 17401 Holland Road.

SECTION 2: That the funds for the purpose of the aforesaid expenditure have been appropriated or to be appropriated and shall be paid from the General Capital Improvement Fund No. 401 in the amount of \$71,800.00.

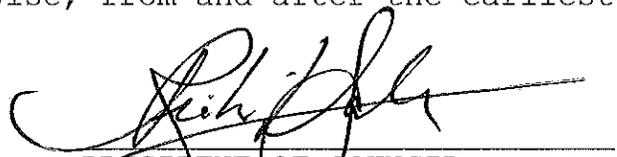
SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

RECEIVED
OCT 07 2025
BROOK PARK CITY COUNCIL

M4

SECTION 4: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason that Council deems it necessary for the Mayor to enter into said contract with Building Technicians Corp., without undue delay; therefore provided this ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: October 21, 2025


PRESIDENT OF COUNCIL

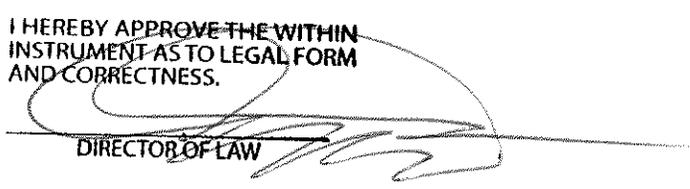
ATTEST: Carol Johnson
Clerk of Council

APPROVED: Elmer H. Burt
MAYOR

10/22/2025
DATE

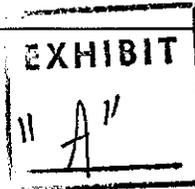
CERTIFICATE
Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance Resolution No. 1499-2025 passed on the 21 day of October 20 25 by said council.
Carol Johnson
Clerk of Council

	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McCorkle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dufour	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS.

DIRECTOR OF LAW

BUILDING TECHNICIANS CORPORATION

Roofing Contractor
PO Box 266
Madison, Ohio 44057
(440) 466-1651 Cell-(440) 812-5320
edvanhoy@buildingtechnicians.org



City of Brook Park Safety Bldg.
17401 Holland Road Brook
Park, Ohio 44142

DATE: 10/6/25
TYPE OF WORK: Roofing
PROPERTY: Brook Park Safety Building
LOCATION: Brook Park, Ohio
ATTENTION: Dan O'Leary

WE PROPOSE TO FURNISH ALL NECESSARY LABOR, MATERIALS, EQUIPMENT AND INSURANCE TO PERFORM THE FOLLOWING WORK IN A FIRST CLASS WORKMANLIKE MANNER:

SCOPE OF WORK:

Roofing Price Includes the Following:

- Sweep and clean existing roof surface to receive new cold applied roof repair.
- Prime existing roof area with approved asphalt primer.
- Provide and install a single ply of Garland SBS base sheet as required using approved Weatherking cold adhesive.
- 3 course entire perimeter of repair area using Garland Flashing Bond mastic and mesh.
- Price is based on 2,500 square feet of repair area.

Total Cost \$71,800.00

FOR THE SUI As quoted above-----

THIS PROPOSAL IS CONTINGENT UPON STRIKES, FIRES, ACCIDENTS OR OTHER CAUSES BEYOND OUR CONTROL AND MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 60 DAYS.

ACCEPTED: The above prices and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

RESPECTFULLY SUBMITTED

DATE OF ACCEPTANCE

BUILDING TECHNICIANS CORP.

BY _____ BY _____
BY _____ TITLE _____

Edward P. VanHoy
Estimating



WARREN ROOFING & INSULATING CO.

Commercial Roofing & Sheet Metal Contractor Since 1922

Tuesday, September 16, 2025

City of Brook Park Police
17401 Holland Road
Brook Park, OH 44142

Subject: Roofing Proposal: Brook Park Police

We propose to furnish all labor, equipment, and materials necessary to complete the following work:

Built up roofing system:

1. Perform all work in a safe and professional manner.
2. Sweep and clean existing roof.
3. Prime existing roof to receive repairs with asphalt-based primer.
4. Install Garland base sheet in weather king adhesive.
5. Three course repairs.

Our price for this work is: \$74,400

Exclusions / Notes:

- Taxes excluded

We appreciate the opportunity of quoting this work to you and look forward to putting our 103 years of roofing experience to work for you.

Very truly yours,
WARREN ROOFING & INSULATING CO.

John V. Arsena
Vice President

INDUSTRIAL FIRST INC.



RE: City of Brookpark Police Station
17401 Holland Rd. Brookpark Oh. 44142
9/16/2025

Attn: - Dan O'leary

Provide material, labor, and equipment to install roofing for the above-mentioned project.

Existing roof area of repair approximately 2,500sf.

- Remove existing gravel
- Prime existing roof with approved asphalt primer to receive new cold applied roof repair system
- Install new Garland base ply in Weather King Adhesive
- 3 course entire perimeter of repair area

Base Bid: \$76,425.00

Exclusions:

1. Anything not specifically mentioned above

Please do not hesitate to contact me if you have any questions.

Sincerely

Jason Hill

(216) 276-2394

jhill@industrialfirst.com

Project Manager



659B Lakeview Plaza Blvd. • Worthington, OH 43085 • (614)885-3319 • FAX (614)885-4269

June 23, 2025

Mr. Dan O'Leary
The Garland Company
3800 E 91st St
Cleveland, OH 44105

SUBJECT: Thermographic Roof Survey of Brook Park Police Department

Dan:

The enclosed report concludes the Thermographic Survey of Brook Park Police Department, 17401 Holland Rd, Cleveland, OH 44142

The Infrared Survey was performed using an AGEMA 550 Thermovision System on the evening of June 22, 2025. The weather during the day was mostly sunny with temperatures in the mid 90's. The evening was clear with temperatures in the low 80's with calm winds.

We found numerous areas of wet insulation during the survey. The perimeter of the wet areas are marked on the roof surface with green spray paint and numbered accordingly.

I want to take this opportunity to thank you for using us for this project and if you have any further questions, please feel free to call.

Cordially,
PEMCo Thermal, Inc.

A handwritten signature in black ink, appearing to read 'Tom Martin'.

Tom Martin
President

THERMOGRAPHIC EXAMINATION

A. BACKGROUND

With the advent of thermography, roofs can be scanned with a highly sophisticated infrared camera to detect and accurately map subsurface moisture, thereby determining whether a portion or all of the roof requires replacement. Unlike other non-destructive techniques, thermal scanning assesses every square inch of roofing, including vertical flashings and around and under roof obstructions and equipment. This results in a comprehensive view of the roof's condition, with the possibility of errors virtually eliminated.

B. OBJECTIVE

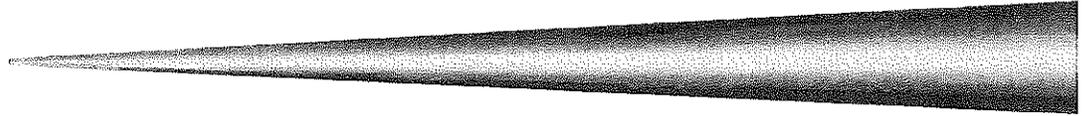
The objective of this investigation is to identify the areas of subsurface moisture or where moisture has penetrated the membrane and deck structure. Those areas are to be documented with roof markings and correlated on a roof map with real-life and infrared photos.

C. TECHNICAL APPROACH

Due to the limited size of the roof, the thermographic survey was conducted by hand carrying the specialized equipment over the roof. Thermography or infrared scanning is based upon the ability of a specialized infrared camera to detect variations in temperature radiating from the roof surface and convert them into an electrical signal which is displayed instantaneously as a video image called a thermogram. This picture is displayed in a color tone similar to the image received on a color television set. The difference in tones, darker colors to lighter colors denotes variation in the roof's surface temperature of .02 C or more and is influenced by the moisture content of the insulation.

Under clear skies during the day, the roof acts as a large thermal collector, and can approach 160 F during the summer months. Any insulation laden with subsurface moisture absorbs this radiation and acts as a reservoir to regenerate the heating of the membrane after the solar effect has dissipated. The effect of wet and dry insulation on the surface temperature of the membrane is also a result of emissive cooling. This is heat loss from the roof as much as 15 C below ambient. In cooler weather, the introduction of moisture reduces the R-Value of the assembly, producing thermal bridges. These are localized warm zones which also produce lighter colored images on the thermograms.

When an abnormality on the thermogram appears, usually as a lighter colored area, it can be interpreted to be either wet or at one time wet and has lost some of its original quality of texture and strength. The outline of these areas is marked on the surface of the roof with spray paint: in some areas only a number is painted, as these areas had no definite pattern or the roof is completely wet.



Infrared Roof Inspection Prepared for

The Garland Company
3800 E 91st St
Cleveland, OH 44105

DATE: June 22, 2025

PROJECT: Brook Park Police Department

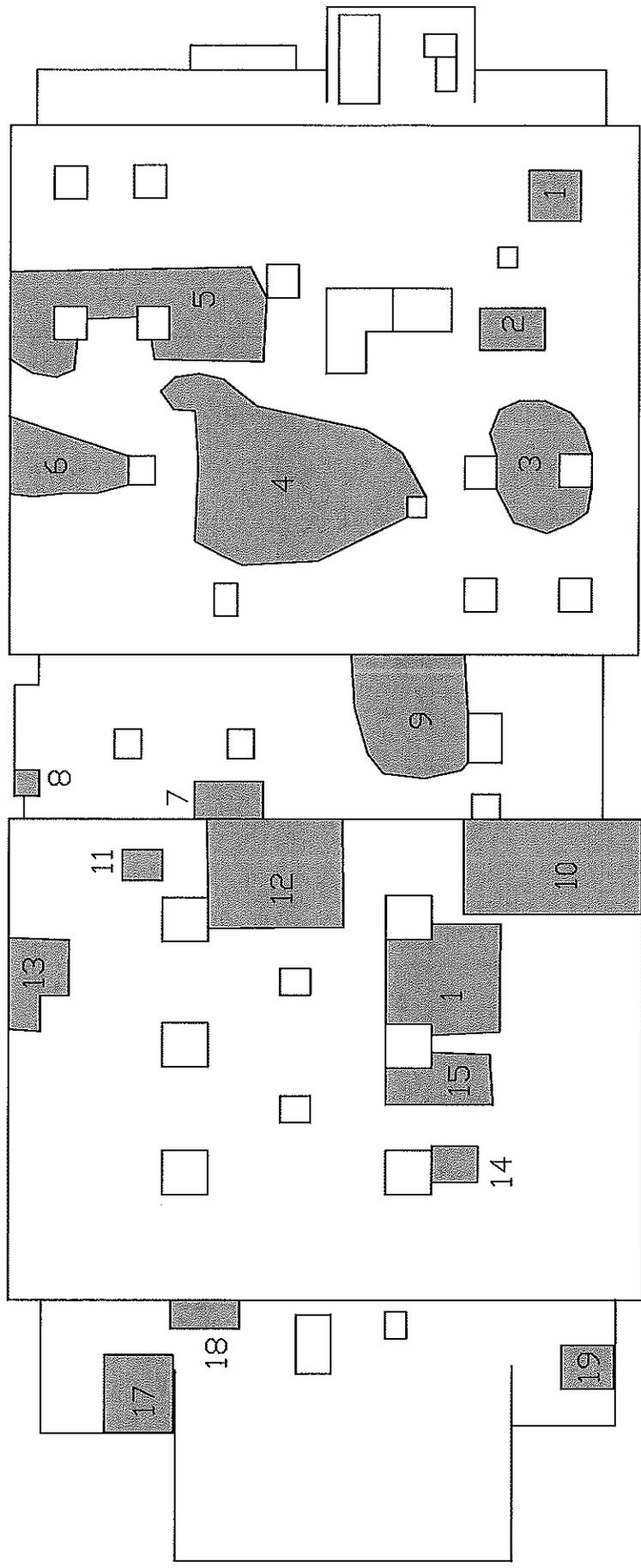
I hereby certify that the above listed project was thermogrammed by myself or under my direction and that the photographs, data and analysis are the result of the survey.

A handwritten signature in black ink, appearing to read "Tom Martin". The signature is stylized and cursive.

Tom Martin

Infrared Consultant

SPECIAL NOTES



Wet Insulation

Brook Park Police Department

1740J Holland Rd
Brook Park, OH 44142

Date: 6/22/2025

PEMCO THERMAL, INC. - INFRARED CONSULTANTS
659-B LAKEVIEW PLAZA BLVD • WORTHINGTON, OH 43085 • PHONE: 614-885-3319 • E-MAIL: tmartin@pemcothermal.com

Scale
1" = 20'
(approx)

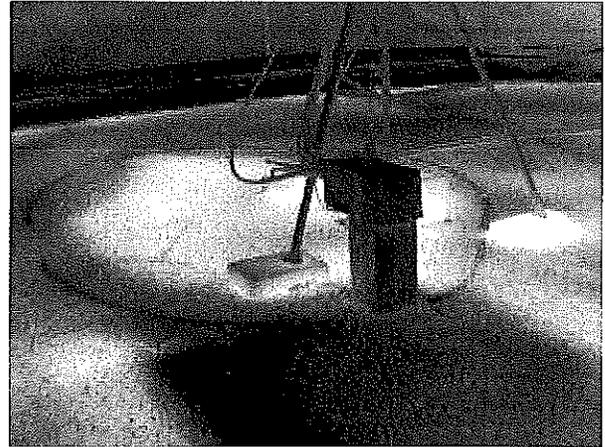
INFRARED
ROOF SURVEY

6/22/2025

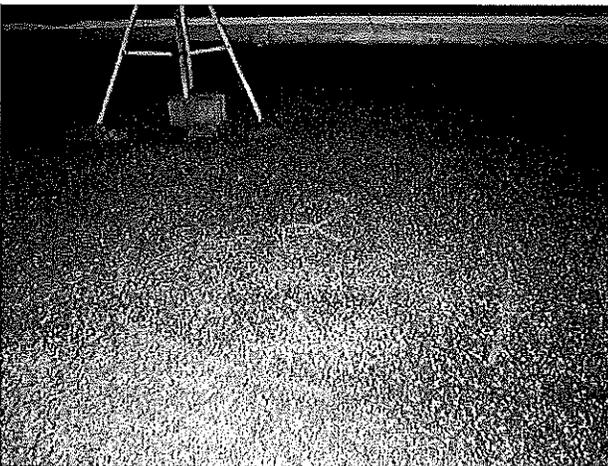
Brook Park Police Department



Visual image of area #1



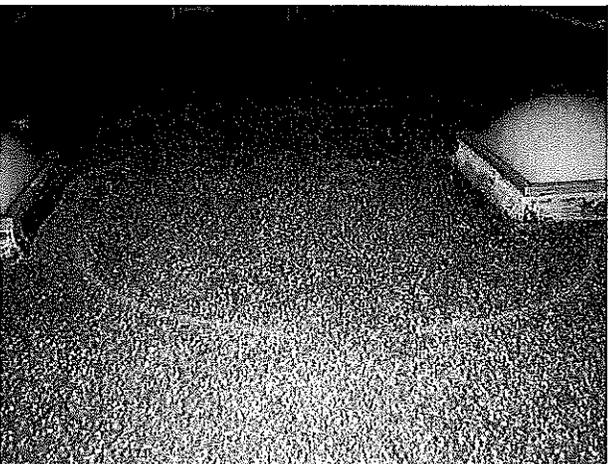
Infrared view of area #1



Visual image of area #2



Infrared view of area #2



Visual image of area #3

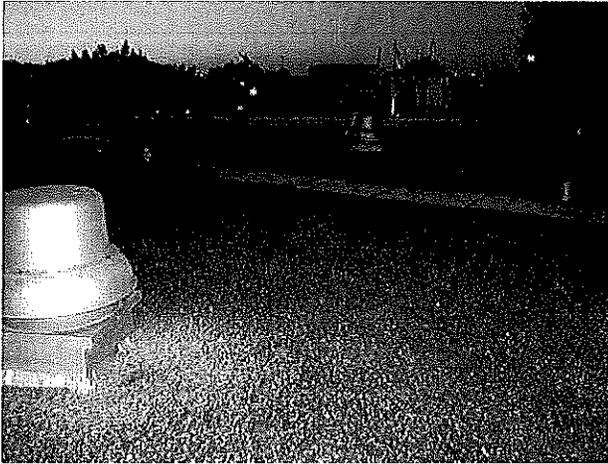


Infrared view of area #3

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6/22/2025

Brook Park Police Department



Visual image of area #4



Infrared view of area #4



Visual image of area #5



Infrared view of area #5



Visual image of area #6



Infrared view of area #6

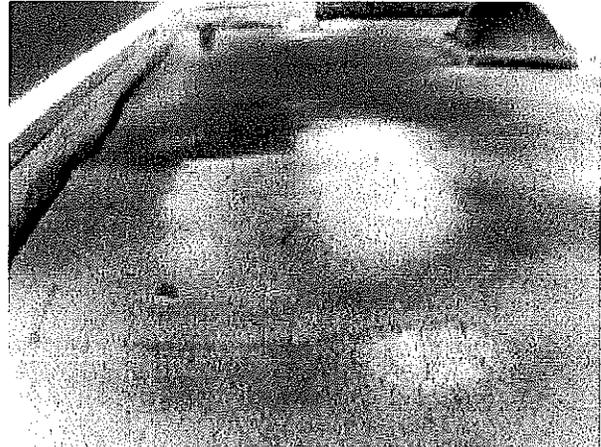
INFRARED
ROOF SURVEY

6/22/2025

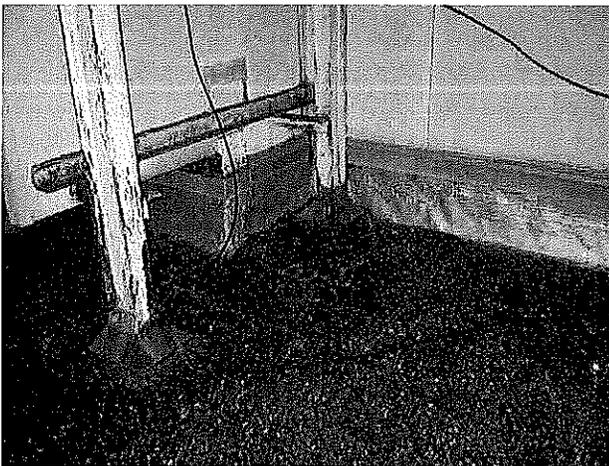
Brook Park Police Department



Visual image of area #7



Infrared view of area #7



Visual image of area #8



Infrared view of area #8



Visual image of area #9



Infrared view of area #9

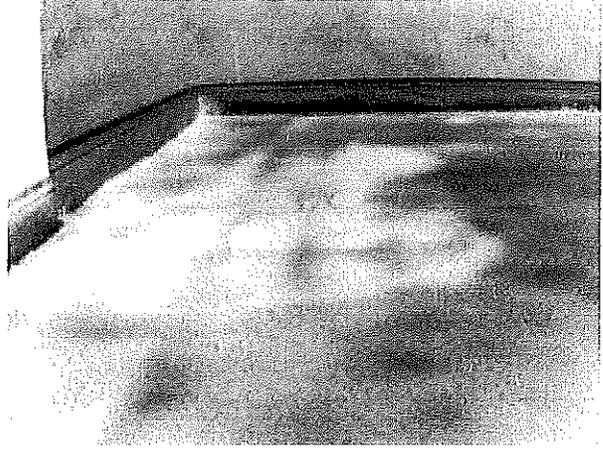
INFRARED
ROOF SURVEY

6/22/2025

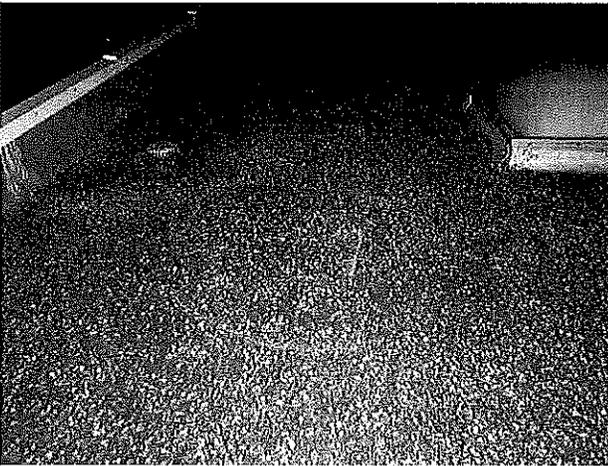
Brook Park Police Department



Visual image of area #10



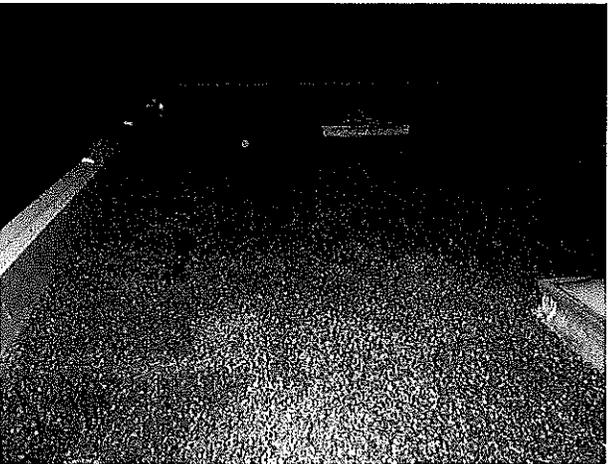
Infrared view of area #10



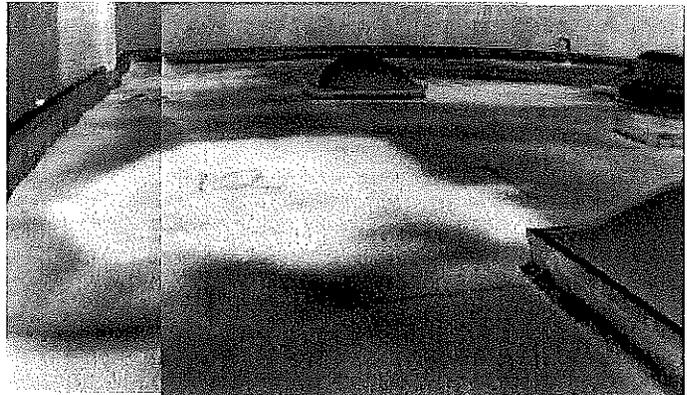
Visual image of area #11



Infrared view of area #11



Visual image of area #12



Infrared view of area #12

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ROOF SURVEY

6/22/2025

Brook Park Police Department



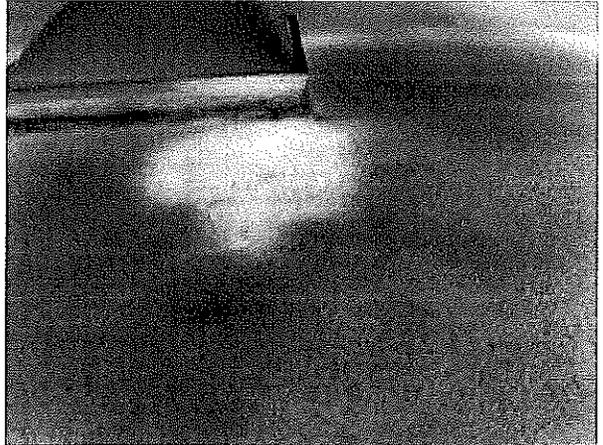
Visual image of area #13



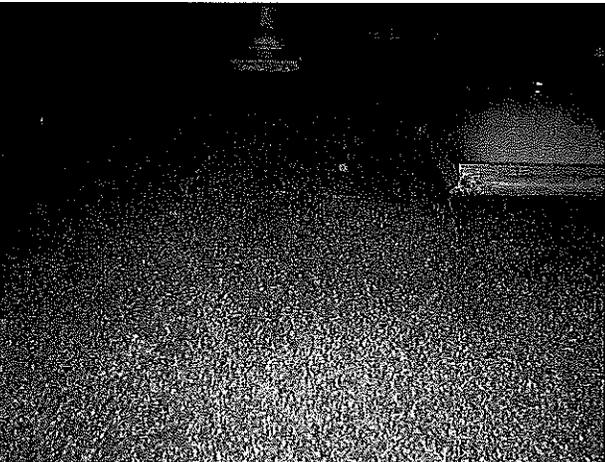
Infrared view of area #13



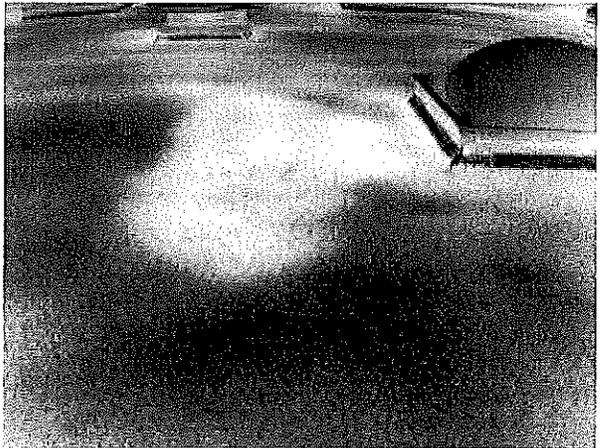
Visual image of area #14



Infrared view of area #14



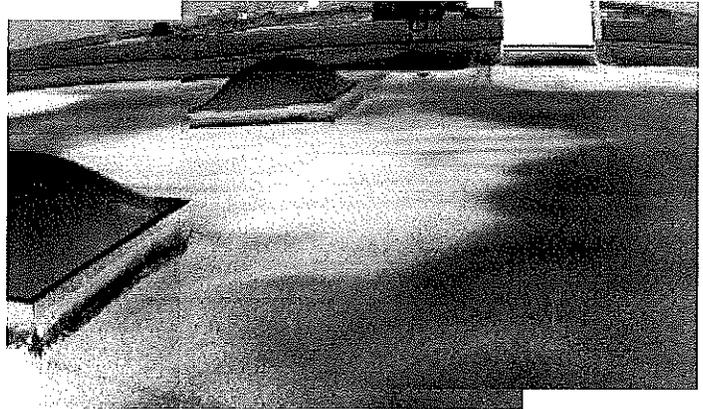
Visual image of area #15



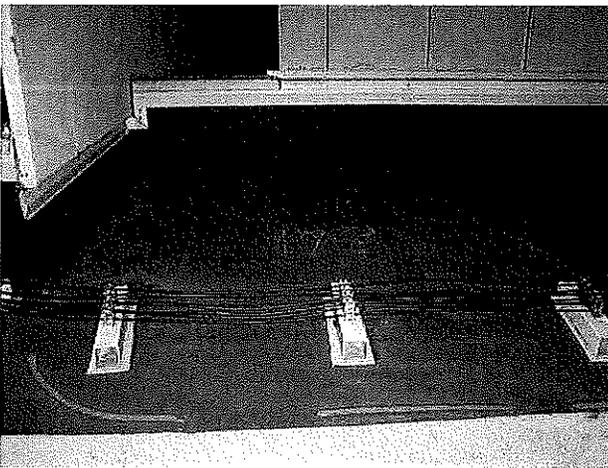
Infrared view of area #15



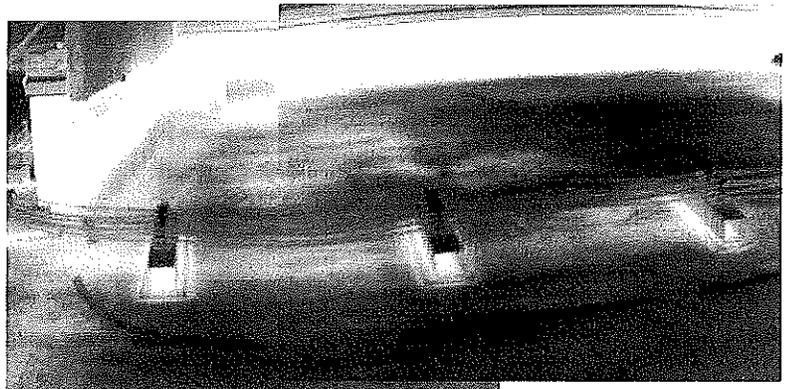
Visual image of area #16



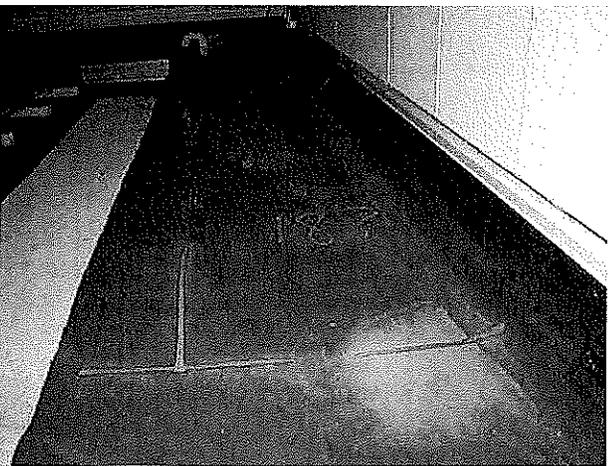
Infrared view of area #16



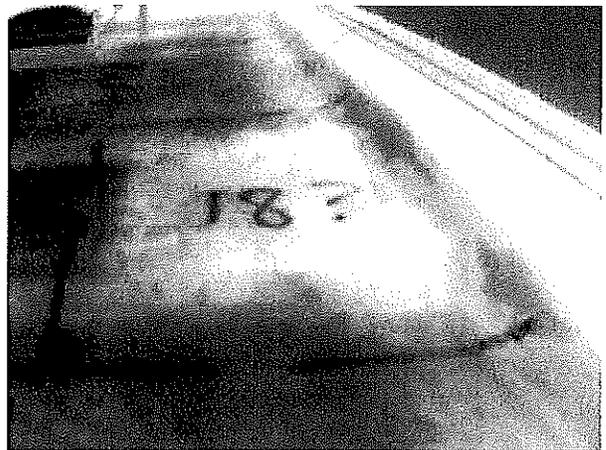
Visual image of area #17



Infrared view of area #17



Visual image of area #18

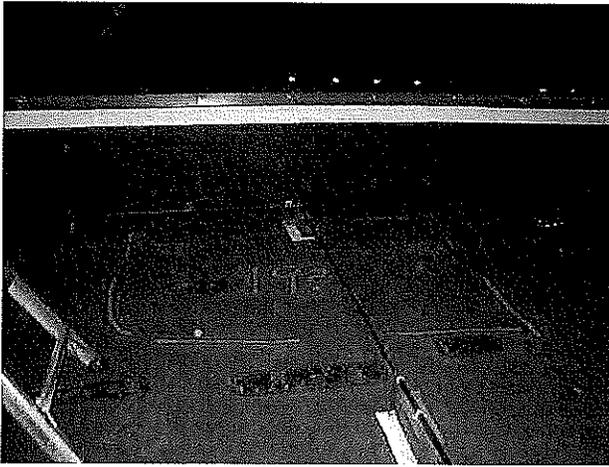


Infrared view of area #18

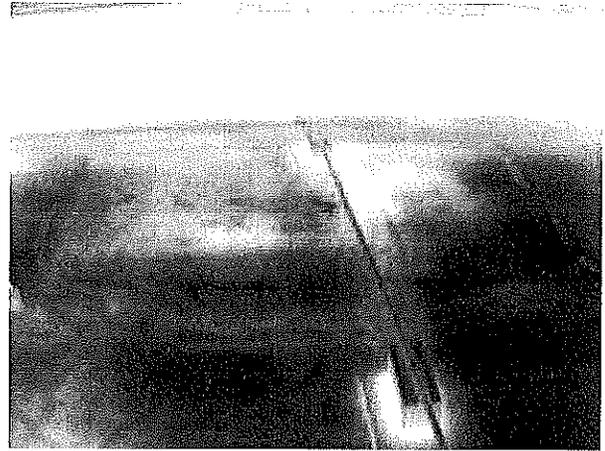
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ROOF SURVEY

6/22/2025

Brook Park Police Department



Visual image of area #19



Infrared view of area #19