



**CITY OF BROADVIEW HEIGHTS
RESOLUTION NO. 2025-124**

INTRODUCED BY: MAYOR ALAI AND THE ENTIRE COUNCIL

**A RESOLUTION AMENDING RESOLUTION 2025-45 REGARDING AN
AGREEMENT BETWEEN THE CITY OF BROADVIEW HEIGHTS AND
FREDERICK'S FLOORCOVERING AND CABINETRY FOR THE STEAM ROOM
RENOVATIONS IN THE CITY OF BROADVIEW HEIGHTS AND DECLARING AN
EMERGENCY**

WHEREAS, the City Council has heretofore entered into Resolution 2025-45 between the City of Broadview Heights and Frederick's Floorcovering and Cabinetry with respect to the steam room renovations, and

WHEREAS, the City Council has been advised of the need for modifications to the Agreement; and

WHEREAS, City Council deems it to be in the best interest of the City to provide for modifications to the Agreement with Frederick's Floorcovering and Cabinetry with respect to the steam room renovations.

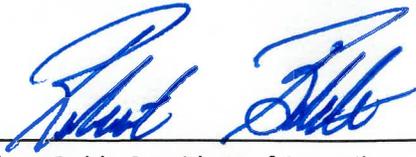
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BROADVIEW HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. Resolution 2025-45 with Frederick's Floorcovering and Cabinetry with respect to the The steam room renovations is hereby amended to provide for the modifications as delineated in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2. All provisions contained in the Agreement between Frederick's Floorcovering and Cabinetry and City of Broadview Heights with respect to the steam room renovations not specifically modified herein shall remain in full code and effect.

SECTION 3. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason stated in the preamble, and provided it receives the affirmative vote of five (5) or more of the members of Council and the signature of the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Passed and Adopted by the Council on this 2nd day of September, 2025



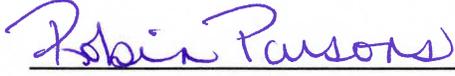
Robert Boldt, President of Council



Samuel J. Alai, Mayor

September 2, 2025

Date



Attest: Robin Parsons, Clerk of Council

September 2, 2025

Date



Samuel J. Alai, Mayor

CITY OF BROADVIEW HEIGHTS
9543 Broadview Road
Broadview Heights, OH 44147
(440) 526-4357
(440) 717-4004 Fax
cityhall@broadview-heights.org
www.broadview-heights.org

Date: August 25th, 2025

To: Samuel J. Alai, Mayor
Members of Council

From: Amanda Hutcheson, Parks and Recreation Director

Re: **Change Fredericks Floor Covering and Cabinetry**

The original cost for the painting in Steam Room Renovation was \$58,910.50. During demolition it was noted that a vapor barrier was never installed in the initial construction phase in 2018. With that, the benches and steel studs completely rusted and rotted. The cost for the labor and additional materials is \$3822.00

Request for Council Authorization to Purchase Form

Description of Item or Service	Change Order No. 1 - Steam Room Renovation per Res. No. 2025-45
Vendor	Fredricks Floorcovering & Cabinetry
Dates of Contract	One-Time Project Costs
Contract or Purchase Price	\$3,822.00
If over \$77,250 - Was purchase competitively bid	n/a
If under \$77,250 Were Multiple Quotes Obtained	n/a
If no, state reason	n/a
State Contract or Other Purchasing Consortium Contract Number	n/a
If yes, list other pricing or attach separate sheet:	

I hereby certify, that to the best of my knowledge the above information is true, accurate, and complete.

David A. Pfaff

8-21-25

8/18/25

Signature:

Date:

For Finance Department Usage:	
Account Number	Amount
800.3380.52501 Repairs & Improvements	\$3,822.00
<p>I hereby certify there are sufficient funds lawfully appropriated for the proposed expenditure and the funds are in the treasury or in the proper fund, free from any previous encumbrances.</p> <p style="text-align: center;"><i>David A. Pfaff</i></p>	
Finance Director:	Date:
Notes:	

8/18/25

Proposal

2/25/2025 12:54:31 PM
 Fredericks Carpet Corporation
 4507 W. Pleasant Valley Road
 Parma OH 44134
 440-845-1880
 440-845-1881



Proposal #: 561
 SaleDate: 2/25/2025
 Next Install:
 Sales Rep: Nick Frederick

SOLD TO

SHIPPED TO

Broadview Heights Rec Center
 9543 Broadview Road
 Broadview Heights, OH 44147

Broadview Heights Rec Center
 9543 Broadview Road
 Broadview Heights OH 44147

MATERIAL / LABOR	COMMENTS	QUANTITY	PRICE	TOTAL
Vapor Panel - Wedi 3x8 Shower System Install	NA	30.00 Each 1 Each	\$274.22 \$6,025.00	\$8,226.60 \$6,025.00
Wedi Tape 5" x 32'	NA	10.00 Each	\$65.89	\$658.90
Wedi Sausage 620 Sealant - 20 oz.(vapor use)	NA	20.00 Each	\$67.35	\$1,347.00
Wedi Sausage Gun		1.00 Each	\$132.00	\$132.00
Wedi Screws Per Pound-1.00	N/a	20.00 Each	\$12.88	\$257.60
Wedi Washers Per Pound-1.00	N/a	20.00 Each	\$34.12	\$682.40
254 Platinum Thinset 50 lbs. AF (grey)	grey	20.00 Each	\$97.00	\$1,940.00
Rondec Bullnose Trim 3/8 Alum 10 Foot-1.00	Matte Bright White	6.00 Each	\$52.13	\$312.78
Color Story 4x4 Gloss-0.13 Tile Wall Standard Sizes Install	Ice White	542.70 SqFt 542.7 SqFt	\$5.72 \$40.00	\$3,104.24 \$21,708.00
SpectraLock 1 - Grout 1 gal	Platinum	6.00 Each	\$194.58	\$1,167.48
Bostlik Blaze Urethane Grout Cleaner Gallon-1.00	Xxx	1.00 Each	\$118.35	\$118.35
DEMO Tile & Underlay		1 Each	\$5,190.00	\$5,190.00
15yd Dumpster Trailer		1.00 Each	\$720.00	\$720.00
Unglazed Mosaics Mosaic 2x2 (sheet Size 12x24) Grp2-2.00	Storm Gray Speckle	80.00 SqFt 80 SqFt	\$10.69 \$16.00	\$855.20 \$1,280.00
Mosaic Tile Install_Floor				

Proposal

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Wall Cove field - AOTA43MT6A (nf)	Storm Gray Speckle	35.00 Each	\$16.77	\$586.95
Inside Corner Base Cove CB813 (nf)	Storm Gray Speckle	8.00 Each	\$9.00	\$72.00
Inside Corner Cove C833	Storm Gray Speckle	8.00 Each	\$10.05	\$80.40
Outside Corner Base Cove SC813	Storm Gray Speckle	4.00 Each	\$9.00	\$36.00
Outside Corner Cove S832	Sotrm Gray Speckle	4.00 Each	\$12.40	\$49.60
Specialty Installation	Cove Tile Installation	1 Each	\$1,360.00	\$1,360.00

SubTotal:	\$55,910.50
Freight:	\$2,236.42
Total:	\$58,146.92
Payments:	\$0.00
Balance:	\$58,146.92

- Quote is based on the assumption that room is framed out correctly behind existing tile and no adjustment or rebuilding will be required. If existing framework need adjustment it will incur additional charges that will be discussed prior to start of any additional work.

- Estimated timeline is 2 weeks - an additional week of cure time is required prior to use of steam room

- All materials are priced out in current day costs. It is recommended that a material price increase of 7-10% be anticipated. Pricing can be finalized in 3 months prior to start of project

Invoice

8/14/2025 3:15:19 PM
 Fredericks Carpet Corporation
 4507 W. Pleasant Valley Road
 Parma OH 44134
 440-845-1880
 440-845-1881



Invoice #: 949
 SaleDate: 8/13/2025
 Next Install:

SOLD TO

SHIPPED TO

Broadview Heights Rec Center
9543 Broadview Road
Broadview Heights, OH 44147

Broadview Heights Rec Center
9543 Broadview Road
Broadview Heights OH 44147

CHANGE ORDER - ADD ON

MATERIAL / LABOR	COMMENTS	QUANTITY	PRICE	TOTAL
3/4" Marine Grade Plywood Plywood		4.00 Each	\$165.00	\$660.00
DEMO	Demo steel framed benches and dispose	1 Each	\$400.00	\$400.00
Build Out	frame out plumbing wall - build new benches - insulate exterior wall and floor (materials and labor)	1 Each		\$2,615.00

Comments:

SubTotal: \$3,675.00
Freight: \$147.00
Total: \$3,822.00
Payments: \$0.00
Balance: \$3,822.00