
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



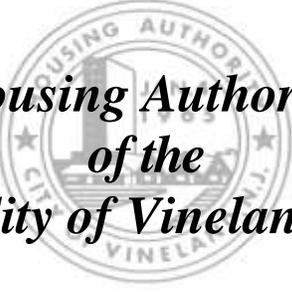
Board of Commissioners'

Meeting

September 21, 2023

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Albert Porter
Iris Acosta-Jimenez
Harry Furman, Esquire – Solicitor



**Housing Authority
of the
City of Vineland**

Administration Building
191 W. Chestnut Avenue
Vineland, New Jersey 08360

Telephone: 856-691-4099
Fax: 856-691-8404
TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

September 15, 2023

The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, September 21, 2023 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

The Board may go into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, September 21, 2023

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on August 17, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2023-40 Monthly Expenses (**updated**)
 - # 2023-41 Granting an Official Leave of Absence (FMLA)
 - # 2023-42 Approving Construction Renovations at D'Orazio Terrace – Building #1
 - # 2023-43 Awarding Fee Accounting Services Contract
 - # 2023-44 Awarding Auditing Services Contract
 - # 2023-45 Awarding Architectural & Engineering Services Contract
 - # 2023-46 Awarding Legal Services Contract – General Counsel
 - # 2023-47 Awarding Special Legal Services Contract – Labor Relations Counsel
 - # 2023-48 Awarding Special Legal Services Contract – Landlord/Tenant
 - # 2023-49 Awarding Consulting Services Contract
 - # 2023-50 Extending Painting Services Contract (extension 1 of 2)
 - # 2023-51 Shared Services Agreement with Ocean City Housing Authority
 - # 2023-52 Shared Services Agreement with Cape May Housing Authority

Executive Session if required
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, August 17, 2023
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, August 17, 2023, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
Commissioner Albert Porter
Commissioner Iris Acosta-Jimenez
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on July 20, 2023. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the ten months ending July 31, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported there is not a lot of updates from what she indicated in her written report. There have been meetings regarding the elevator contract and the elevators are underway for refurbishment at Kidston and Olivio Towers. Paperwork is being wrapped up on the exterior work at Kidston and Olivio Towers. The Authority insuring the subs are paid and the project will then be closed out. In regard to the interior project at Kidston, we are still waiting on the water filtration system parts due to backorder. The Authority is also waiting for the Kidston/Olivio fire pump replacement. The initial bid was rejected because it was over the budget amount. It is out again for bid. After two bids for the fire pump replacement, the Authority can negotiate with the vendor to get the project within budget.

There are still about nine (9) families at the scattered sites houses in some sort of process of moving either with a voucher or to a home the VHA is keeping. Some residents may be interested in buying a home. Some of the nine (9) families are over housed and can be relocated to the Authority's complexes with one (1) bedroom. The Authority needs to free up the homes in order

to sell them. There are currently four (4) homes that are listed for sale. Hopefully, by next month, they will be under contract.

Last month Mrs. Jones mentioned the Authority was looking into getting a price from the contractor working on the fire damaged unit at D'Orazio to refurbish the other 8 units that are not covered under the insurance due to the fire. The number came in today at 3 o'clock. Ron Miller and herself have not had a chance to review the quote. It will be presented next month. Preliminarily, Mrs. Jones believes it is doable and the Authority has some funds from the old homeownership account, which are the proceeds from the original homeownership project, which could be used to further affordable housing.

Mrs. Jones reported the audit is finished. The auditor couldn't present this month because the audit is still in review in-house, but it was filed on time. The numbers are good, but there is going to be a finding on the Kidston/Olivio project for a misclassification of an expense. The auditor will explain the finding, but it has been corrected.

The Authority's occupancy rate is almost 98%. The financials, especially on the Affordable Housing side, were a little light on the tenant rent side because of those vacancies due to COVID and some from the construction at Kidston/Olivio.

In regard to the Kidston/Olivio furniture, Mrs. Jones concern is the fire pump cost. She has been told it is possibly in the \$500,000 range. The construction budget and reserve account will be tapped out after the elevator project. Once the bids are received for the fire pump and the contract is negotiated it will be brought to the Board to request to use some of the homeownership money to replace the fire pump. There is furniture at both locations and it is usable furniture. It is not a priority, but it is important and it is on the agenda.

The furniture that was used for the hotel units during reconstruction at Kidston/Olivio has been kept in storage. Ron's assistant, Lexy in Operations organized an event for the tenants at Kidston and Olivio to raffle the furniture. The tenants received tickets to place on the items they wanted for a drawing. Lunch was also provided. The event was a huge success.

Committee Report: None.

Old Business: None.

New Business: None.

With no other discussion in related matters the Vice Chairman moved to the Resolutions.

Resolution #2023-39
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,330,445.24. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

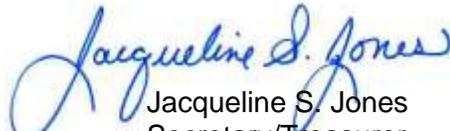
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. Carol Fanelli from the public stated she is requesting assistance with her relative in regarding to applying for housing and being placed on a waiting list. Mrs. Jones informed her Wendy Hughes would get her contact information and have someone contact her for assistance. Chairman Ruiz-Mesa asked for comments from Board Members. No comments.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:14 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU AUGUST</u>	<u>ACTUAL THRU AUGUST</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	735,955	719,960	(15,995)
OTHER INCOME MISC.	9,770	8,956	8,143	(813)
PHA OPERATING SUBSIDY	375,760	344,447	369,501	25,054
HUD ASSET REPOSITIONING FEE	82,000	75,167	141,781	66,614
SECTION 8 ADMIN. FEE INCOME	925,930	848,769	1,035,577	186,808
CAPITAL FUNDS	849,030	778,278	155,593	(622,685)
FSS GRANT-PH	95,000	87,083	108,309	21,226
CSP-CONGREGATE SERVICES INCOME	98,000	89,833	28,774	(61,059)
INVESTMENT INCOME	2,720	2,493	7,442	4,949
CF MANAGEMENT FEE	57,700	52,892	0	(52,892)
MGMT FEE-PH	142,000	130,167	127,838	(2,329)
MGMT FEE-SEC 8	135,070	123,814	123,036	(778)
MGMT FEE-MELROSE	10,200	9,350	9,368	18
MGMT FEE-RAD	311,000	285,083	334,868	49,785
BOOKKEEPING FEE	13,350	12,238	12,075	(163)
BOOKKEEPING FEE-SEC 8	84,420	77,385	76,897	(488)
ASSET MGMT FEE	20,640	18,920	18,090	(830)
SHOP RENT	64,800	59,400	59,400	0
INCOME FROM OTHER AUTHORITIES	326,000	298,833	345,589	46,756
SERVICE INCOME FROM MELROSE	47,000	43,083	50,272	7,189
MISCELLANEOUS INCOME	5,030	4,611	41,824	37,213
TOTAL INCOME	4,458,280	4,086,757	3,774,337	(312,420)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	945,083	998,565	53,482
PAYROLL TAXES	87,300	80,025	79,827	(198)
HEALTH BENEFITS	338,840	310,603	236,452	(74,151)
PENSION EXPENSE	96,800	88,733	110,297	21,564
CRIMINAL BACKGROUND CHECKS	11,910	10,918	6,989	(3,929)
TNT/EMPL SCREENING	14,500	13,292	43,533	30,241
LEGAL-GENERAL	30,250	27,729	15,309	(12,420)
LEGAL-OTHER	8,500	7,792	5,584	(2,208)
STAFF TRAINING	11,000	10,083	8,441	(1,642)
TRAVEL	3,750	3,438	52	(3,386)
ACCOUNTING	85,000	77,917	77,917	0
AUDITING	34,400	31,533	31,533	(0)
PORT OUT ADMIN FEES	4,500	4,125	2,853	(1,272)
MANAGEMENT FEES	276,990	253,908	250,874	(3,034)
BOOKKEEPING FEES	97,770	89,623	88,971	(652)
ASSET MGMT FEES	20,640	18,920	18,090	(830)
CONSULTANTS	10,000	9,167	33,418	24,251
IT CONSULTANTS	82,000	75,167	50,345	(24,822)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2023

	ANNUAL BUDGET	BUDGET THRU AUGUST	ACTUAL THRU AUGUST	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	7,333	0	(7,333)
RAD CONVERSION EXPENSES	6,000	5,500	0	(5,500)
MEMBERSHIP DUES/FEES	6,800	6,233	3,513	(2,720)
PUBLICATIONS	1,500	1,375	210	(1,165)
ADVERTISING	5,000	4,583	4,422	(161)
OFFICE SUPPLIES	15,500	14,208	12,083	(2,125)
COMPUTER & SOFTWARE EXPENSES	150,900	138,325	116,556	(21,769)
FUEL-ADMIN	3,000	2,750	0	(2,750)
PHONE AND INTERNET	42,400	38,867	29,637	(9,230)
POSTAGE	9,400	8,617	7,218	(1,399)
COPIER SUPPLIES	10,100	9,258	8,371	(887)
INSPECTION FEES	13,700	12,558	11,344	(1,214)
MISCELLANEOUS EXPENSES	22,360	20,497	35,201	14,704
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>2,328,159</u>	<u>2,287,605</u>	<u>(40,554)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	42,038	26,446	(15,592)
PAYROLL TAXES	4,030	3,694	2,107	(1,587)
MEALS	44,000	40,333	0	(40,333)
FSS ESCROWS-PH	6,890	6,316	0	(6,316)
OTHER	66,450	60,913	15,675	(45,238)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>153,294</u>	<u>44,228</u>	<u>(109,066)</u>
UTILITIES:				
WATER	38,630	35,411	29,538	(5,873)
ELECTRIC	168,190	154,174	144,748	(9,426)
GAS	35,130	32,203	27,891	(4,312)
GARBAGAE/TRASH REMOVAL	20,200	18,517	16,405	(2,112)
SEWER	59,920	54,927	55,083	156
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>295,231</u>	<u>273,665</u>	<u>(21,566)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	404,250	237,620	(166,630)
PAYROLL TAXES	31,300	28,692	18,929	(9,763)
HEALTH BENEFITS	63,360	58,080	40,725	(17,355)
PENSION EXPENSE	70,100	64,258	42,702	(21,556)
MAINTENANCE UNIFORMS	1,810	1,659	2,509	850
VEHICLE GAS, OIL, GREASE	30,550	28,004	19,265	(8,739)
MATERIALS	159,340	146,062	83,769	(62,293)
CONTRACT-COSTS	169,150	155,054	142,471	(12,583)
REPAIRS-VEHICLES	7,880	7,223	7,567	344
RENT EXPENSE	18,570	17,023	17,028	6
EXTERMINATION	8,800	8,067	2,610	(5,457)
TRASH REMOVAL	9,200	8,433	7,083	(1,350)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>926,805</u>	<u>622,278</u>	<u>(304,527)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU AUGUST</u>	<u>ACTUAL THRU AUGUST</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	25,942	25,942	0
COMPENSATED ABSENCES	25,800	23,650	23,650	0
FSS ESCROWS-SEC 8	30,000	27,500	39,309	11,809
INSURANCE	156,430	143,394	117,444	(25,950)
OTHER GENERAL EXPENSES	1,500	1,375	1,375	0
PAYMENTS IN LIEU OF TAXES	53,140	48,712	48,802	90
PORT-IN HAP EXPENSE	500	458	0	(458)
REPLACEMENT RESERVES	95,000	87,083	87,083	(0)
RETIREE HEALTH BENEFITS	50,320	46,127	48,984	2,857
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>404,241</u>	<u>392,589</u>	<u>(11,652)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>4,107,730</u>	<u>3,620,365</u>	<u>(487,365)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(20,973)</u>	<u>153,972</u>	<u>174,945</u>
HAP REVENUES	6,700,000	6,141,667	7,388,657	1,246,990
HAP EXPENSES	<u>6,670,000</u>	<u>6,114,167</u>	<u>7,066,601</u>	<u>952,434</u>
NET HAP (LOSS)	<u>30,000</u>	<u>27,500</u>	<u>322,056</u> *	<u>294,556</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>6,527</u>	<u>476,028</u>	<u>469,501</u>
UNRECONCILED HUD HELD RESERVES AT 08/31/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>886,404</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: September 12, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for August 2023)

PERIOD: August 10, 2023 to September 11, 2023

Rental Assistance Demonstration (RAD) Conversions - Status

Below is a table with the RAD Conversion Status for each property. Tarkiln Asselta Acres, Parkview Apartments, Kidston Towers and Olivio Towers have been converted to RAD. These properties are no longer considered “Public Housing” and are now known as Project Based Section 8 properties.

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
D’Orazio	12/07/2018	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project and the award of the fire-pump project. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<p>6/2021 – No Update; 9/2021 – A&E proposals received and under review;</p> <p>09/2023- Project is in the planning stages with the architects;</p>
<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;</p> <p>4/2023 – With the near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p> <p>06/2023 – This project was re-bid with a resolution recommending award included in the board packet;</p>	<p>Bid opening on 5/17/22</p> <hr/>	<p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p>

Kidston & Olivio Towers – Renovation Projects

The following renovation projects are part of the improvements as a result of the RAD conversion:

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p>	<p>Contract Award Expected April 2021</p>	<p>5/2021 – Resolution to Reject Bids; Bids are Over Budget; Re-bidding project under consideration;</p> <p>6/2021 – No Update;</p> <p>7/2021 – No Update;</p> <p>9/2021- No Update;</p> <p>10/2021 – Contract Award recommendation via resolution for October meeting;</p> <p>11/2021 Update: Contract was awarded in October to Gary F. Gardener, Inc.: Project meetings have begun;</p> <p>12/2021 Update: Project construction to begin first quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p>3/2022 Update: Change Order #1 is on the agenda to repair mortar & brick cracks at units 10A & 9A;</p> <p>4/2022 Update: All window materials has been ordered; Possible June delivery for window materials; Mortar repair will be completed along with window replacement project;</p> <p>5/2022 Update – same status as 4/2022;</p> <p>6/2022 Update: Same as 5/2022;</p> <p>7/2022 Update: Same as 6/2022;</p> <p>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</p> <p>9/2022 Update: <i>The work on this project has begun;</i></p> <p><u>10/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A\C sleeves – this includes painting and new grills - 100% completed. 2. the front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% completed. 6. new kitchenette – not started yet. 7. water filtration system - not started yet.

Kidston & Olivio Towers – Renovation Projects

The following renovation projects are part of the improvements as a result of the RAD conversion:

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p> <p><u>11/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A\C sleeves – this includes painting and new grills - 100% completed . 2. The front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% complete. 6. new kitchenette – to be removed from project. 7. water filtration system - not started yet. 8. Kidston Towers – Waiting on window delivery for elevator lobby windows. 9. Olivio Towers – Waiting on letters for portico. <p><u>12/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A\C sleeves – this includes painting and new grills - 100% completed. 2. The front canopy re-facing remains – Final submittal received and approved; work not yet started; 3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023; 4. new OSY valve replacement remains – Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23; 6. new kitchenette – removed from scope of project; 7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 8. Kidston Towers – Windows have been received, pending date from installer; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; 	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <p><u>1/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been received; work not yet started; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; 4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23; 7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; <p><u>2/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been installed; complete; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process. 4. New public restrooms – Kidston complete; Olivio to be complete in February; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process; 6. Kidston Towers – Windows have been received; Installation is complete; <p><u>3/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>5/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>6/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>9/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p>

Kidston & Olivio Towers – Renovation Projects - Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p style="text-align: center;">July-August 2021 Award Anticipated</p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors; 6/2021 - Bids Received on June 10, 2021 – under review; Resolution to Reject Bids; Bids are Over Budget; 7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening; 7/2021 – Contract Awarded; 8/2021 – Kick-off meeting held with contractor; 9/2021 – Currently in submittals process with Professional Team; 10/2021 – Submittals in process; 11/2021 Update: Construction to begin in November; 12/2021 Update: Project construction to begin first quarter of 2022; 01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p>

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p>		<p>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p> <p>6/2023 Update: No status change;</p> <p>7/2023 Update: No status change;</p> <p>8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

Round #1 – No Bids Received on June 1, 2023

Round #2 – 1 bid received on June 21, 2023

Negotiated Contract – the project team met with the sole bidder in an attempt to negotiate a contract. A follow-up meeting with the contractor has been scheduled for the end of August to review their new proposed pricing structure along with any possible value engineering cost savings. Negotiations are ongoing, our team began working with additional vendors to obtain more competitive pricing on this project.

Scattered Site Disposition – Status

- **The Scattered Site program was approved for disposition by HUD.**
- **Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;**
- **Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; this is due to the low or no availability of rental housing.**
- **The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working on a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;**
- **A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;**
- **The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units.**

**SCATTERED SITE HOMES
STATUS SUMMARY**

<i>Date</i>	<i>Homes</i>	<i>Status</i>	<i>Total Homes</i>
			38 Keeping
<i>May 4, 2022</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>May 11, 2022</i>	<i>1441 Nylund Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>May 13, 2022</i>	<i>612 Oxford Street</i>	<i>SOLD</i>	<i>-1</i>
<i>June 28, 2022</i>	<i>1137 East Elmer Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 8, 2022</i>	<i>1409 Brown Road</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 30, 2022</i>	<i>864 Columbia Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>Nov 16, 2022</i>	<i>1745 Jackson Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Dec 12, 2022</i>	<i>4331 Robert Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Total</i>	<i>(8 Sold)</i>		<i>26 Remaining</i>
<i>Aug-Sept 2023</i>	<i>760 N. Mill Rd</i>	<i>LISTED</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1091 N. Mill Rd</i>	<i>LISTED</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1290 Old Lake Rd</i>	<i>LISTED</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1479 Brown Rd</i>	<i>LISTED</i>	<i>-1</i>
<i>Sept 2023</i>	<i>930 Charles St</i>	<i>LISTED</i>	<i>-1</i>
<i>Sept-Oct 2023</i>	<i>30 Avon Place</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>Sept-Oct 2023</i>	<i>5578 High Ridge Rd</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>Total</i>			<i>19 Remaining</i>

D’Orazio Terrace – Redevelopment

The board discussion regarding the D’Orazio Terrace will continue. The Scattered Site homes must be sold prior to the redevelopment of D’Orazio Terrace; the proceeds from the sale of the Scattered Site homes will be used in the D’Orazio Terrace redevelopment, but the sales must occur prior to redevelopment, or the Authority must return the Scattered Site sales proceeds to HUD.

Update: The Contract to enter into a Housing Assistance Payment (CHAP) the Authority currently has with HUD may need to be rescinded as the funds from the scattered site sales are needed to move forward with this project as stipulated above. A new CHAP may be permitted to be issued in the future. Waiting for confirmation from HUD before moving forward.

September 2022 Update: The CHAP for D’Orazio Terrace has been withdrawn by the Authority as more time is needed to develop the required financial plan;

September 2023: Staff continue to work with the JIF assigned insurance adjuster and contractor to finalize a scope of work (SOW) for the fire that occurred in Building #1 in January of 2023. The tenants in Building #1 have been relocated to other VHA properties due to the extensive nature of work needed in their units. Due to time constraints, a new architect is being utilized, Pederson Architects of Vineland will be assisting with this project. Limited demolition of affected areas has begun, the professional team will be evaluating and making recommendations on the repairs needed. We continue to work with our partners to obtain pricing on a complete rehab of building #1. We anticipate presenting options for Board consideration.

Melrose Court

The property currently has one (1) vacancy and is financially sound. The waiting list is strong with applicants.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed with Certificate
Chris Chapman	Completed with Certificate
Mario Ruiz-Mesa	Completed with Certificate
Daniel J. Peretti, Jr.	Completed with Certificate
Albert D. Porter	Registered for (2) Classes; Ethics & Financial; Classes must be completed by 4/28/2024
Iris Acosta-Jimenez	Completed with Certificate
Vacant	

- **The Fall 2023 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes can be found here:** <https://cgs.rutgers.edu/programs/housing>
- **Please contact Gloria Pomales, Executive Assistant, to register for these classes – gpomales@vha.org or 856-691-4099 Ext 106. All classes are at the expense of the Authority.**



Center for Government Services

Housing Authority Commissioners

Housing authority commissioners must complete five courses within 18 months of appointment. Commissioners for housing authorities that also are redevelopment agencies must complete a sixth course, Principles of Redevelopment.

One Course can be an elective with the five (5) required courses listed below:

Required Courses:

- **Ethics**
- **Financial Issues and Procedures**
- **Public Housing Assessment System and Section 8 Management Assessment Program (PHAS and SEMAP)**
- **Skills for Commissioners**

Program Statistics Report

10/2022 - 10/2023

Aug2023

Jul2023

Jun2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	5	2
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	26	20	21
Total number of units inspected year-to-date - all sites	256	230	210
City Inspections	0	0	253
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	34	214	104
Annual Unit Turnaround Time (For Fiscal Year)	136	146	139
Monthly - Number of Vacancies Filled (this month)	5	11	12
Monthly - Average unit turnaround time in days for Lease Up	6	59	44
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	13	109	30
PIC Score	98.58	92.86%	96.45%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.67%	97.67%	96.83%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	331	333	342
Elderly (Seniors - 62+)/Disabled - Lists closed 7/11/2023.	105	137	128
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.08	0.09	0.09
Number of routine work orders written this month	709	553	608
Number of outstanding work orders from previous month	1062	979	1034
Total number of work orders to be addressed this month	1771	1532	1642
Total number of work orders completed this month	426	470	663
Total number of work orders left outstanding	1345	1062	979
Number of emergency work orders written this month	4	0	0
Total number of work orders written year-to-date	6,626	5,917	5,364
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	7	10
Section 8			
Level of leased units of previous month was:	961	954	926
Level of leased units this month is:	966	961	954
Number of increased leased-units over last month	5	7	28
Total number of units inspected this month	36	35	41
Programs (Voucher):			
ABA Utilization %	100.16%	98.29%	96.79%
Repayment Agreements	28	28	28
Total repayments due YTD	\$90,503	\$90,503	\$90,503
Total repayments received YTD	\$6,725	\$6,725	\$6,725
PIC Score (Oakview added 10/13)	98.44%	101.18%	99.57%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	566	567	565
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	249	249	254
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	161	170	170
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	83%/17%	80%/20%	77%/23%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	20	25	10
The number of residents signed on to the program. (FSS Contracts).	17	17	18
The number of FSS Participants with established escrow accounts.	16	16	17
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	2
The number of meetings, workshops and case management services	10	6	2
Congregate Services			
Number of clients on the Congregate Program	19	18	22
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	19	18	22

Program Statistics Report

10/2022 - 10/2023

Aug2023

Jul2023

Jun2023

Number of clients on Laundry Services (This service is included in housekeeping)	16	16	18
Number of clients on Shopping Services (This service is included in housekeeping)	5	5	8
Registered Nurse			
Number of clients served this month	142	114	113
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	10	11	9
Meds Supervision	45	43	35
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	80	40	20
Number of residents that received case management services	20	10	23
Number of Meetings	0	0	6
Number of residents enrolled in academic/employment workshops (FSS)	10	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	10	11	9
Number of residents health activities of daily living assessments.	10	11	9
Resident's medicine monitoring/supervision for month	30	43	35
Self-sufficiency - improved living conditions.	4	5	5
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	80	25	10
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	22%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	50%
Total	100%	100%	100%
Client Demographics			
White	9	6	6
Black	7	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-40

A Resolution Approving Regular Monthly Expenses

WHEREAS, the Housing Authority of the City of Vineland incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,204,083.80.

NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the monthly bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 9/21/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 672,465.00
3905 - 3946	LANDLORD/TENANT CHECKS AND OTHER	\$ 9,183.00
19974 - 20136; 500029-30	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 663,282.00
	SECTION 8 ADM FEE ACCOUNT	58,653.48
723 - 727; 20232300230	COMPUTER CHECKS- Ocean First	\$ 58,653.48
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	0.00
	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
	COMPUTER CHECKS	
	CAPITAL BANK GEN/FUND PH	102,513.59
2551 - 2556	COMPUTER CHECKS	
20232300233, 20232300237 & 20232300243		
	COCC CASH ACCOUNT	209,652.66
122264, 12310 - 12419, 1325776, 8282023, 2023082201, 2023090601, 20232300244 & 710209072023	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	08/25/23 - 09/08/23 134,110.65
	PAYROLL TAX LIABILITY	08/25/23 - 09/08/23 26,688.42
	TOTAL	\$ 1,204,083.80

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3905	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	9/1/2023	09-2023	1,490.00	
sec8hap - Section 8 HAP	3906	0counina - COURTER	9/1/2023	09-2023	1,042.00	
sec8hap - Section 8 HAP	3907	0osccos8 - OSCEOLA COUNTY HOUSING	9/1/2023	09-2023	960.00	
sec8hap - Section 8 HAP	3908	t0000613 - ALEJANDRO	9/1/2023	09-2023	79.00	
sec8hap - Section 8 HAP	3909	t0000660 - COLON	9/1/2023	09-2023	101.00	
sec8hap - Section 8 HAP	3910	t0003357 - KENNEDY	9/1/2023	09-2023	81.00	
sec8hap - Section 8 HAP	3911	t0004557 - RAMOS	9/1/2023	09-2023	24.00	
sec8hap - Section 8 HAP	3912	t0004802 - MORRIS	9/1/2023	09-2023	15.00	
sec8hap - Section 8 HAP	3913	t0004846 - ROTHMALLER	9/1/2023	09-2023	101.00	
sec8hap - Section 8 HAP	3914	t0005188 - MELENDEZ	9/1/2023	09-2023	45.00	
sec8hap - Section 8 HAP	3915	t0005231 - REDFERN	9/1/2023	09-2023	81.00	
sec8hap - Section 8 HAP	3916	t0005288 - ROSADO	9/1/2023	09-2023	10.00	
sec8hap - Section 8 HAP	3917	t0005571 - CARABALLO	9/1/2023	09-2023	22.00	
sec8hap - Section 8 HAP	3918	t0005666 - BALDWIN	9/1/2023	09-2023	182.00	
sec8hap - Section 8 HAP	3919	t0005731 - HAROLD	9/1/2023	09-2023	89.00	
sec8hap - Section 8 HAP	3920	t0006338 - SAEZ	9/1/2023	09-2023	15.00	
sec8hap - Section 8 HAP	3921	t0006766 - MOSS	9/1/2023	09-2023	188.00	
sec8hap - Section 8 HAP	3922	t0007057 - DESAI	9/1/2023	09-2023	63.00	
sec8hap - Section 8 HAP	3923	t0008517 - LUGO	9/1/2023	09-2023	4.00	
sec8hap - Section 8 HAP	3924	t0010164 - RIVERA MARTINEZ	9/1/2023	09-2023	48.00	
sec8hap - Section 8 HAP	3925	t0010166 - ORTIZ	9/1/2023	09-2023	195.00	
sec8hap - Section 8 HAP	3926	t0012267 - ACKLEY	9/1/2023	09-2023	18.00	
sec8hap - Section 8 HAP	3927	t0012269 - PEYTON	9/1/2023	09-2023	64.00	
sec8hap - Section 8 HAP	3928	t0012270 - MERCADO	9/1/2023	09-2023	1.00	
sec8hap - Section 8 HAP	3929	t0012280 - LOPEZ	9/1/2023	09-2023	2.00	
sec8hap - Section 8 HAP	3930	t0012304 - MEDINA	9/1/2023	09-2023	36.00	
sec8hap - Section 8 HAP	3931	t0012529 - IRIZARRY	9/1/2023	09-2023	5.00	
sec8hap - Section 8 HAP	3932	t0013607 - CROSBY	9/1/2023	09-2023	28.00	
sec8hap - Section 8 HAP	3933	t0013692 - Rodriguez	9/1/2023	09-2023	55.00	
sec8hap - Section 8 HAP	3934	t0013930 - Quinones	9/1/2023	09-2023	41.00	
sec8hap - Section 8 HAP	3935	t0014378 - Hand	9/1/2023	09-2023	13.00	
sec8hap - Section 8 HAP	3936	t0014859 - HALL	9/1/2023	09-2023	68.00	
sec8hap - Section 8 HAP	3937	b0014876 - ROJAS ESCOBAR	9/1/2023	09-2023	4.00	
sec8hap - Section 8 HAP	3938	t0015067 - QUILES	9/1/2023	09-2023	107.00	
sec8hap - Section 8 HAP	3939	t0015625 - MACIN	9/1/2023	09-2023	73.00	
sec8hap - Section 8 HAP	3940	t0015636 - WILSON	9/1/2023	09-2023	36.00	
sec8hap - Section 8 HAP	3941	t0015857 - PAYNE	9/1/2023	09-2023	41.00	
sec8hap - Section 8 HAP	3942	t0015908 - BEARDSLEY	9/1/2023	09-2023	119.00	
sec8hap - Section 8 HAP	3943	t0015929 - ALICEA	9/1/2023	09-2023	79.00	
sec8hap - Section 8 HAP	3944	vfl033 - SEMINOLE COUNTY	9/1/2023	09-2023	43.00	
sec8hap - Section 8 HAP	3945	vfl093 - ORANGE COUNTY HOUSING & C D	9/1/2023	09-2023	1,511.00	
sec8hap - Section 8 HAP	3946	0housin - VINELAND HOUSING AUTHORITY	9/15/2023	09-2023	2,004.00	
sec8hap - Section 8 HAP	19974	0537grap - 529-537 GRAPE STREET,LLC	9/5/2023	09-2023	300.00	
sec8hap - Section 8 HAP	19975	0abobab - BABATUNDE O ABORISADE	9/5/2023	09-2023	877.00	
sec8hap - Section 8 HAP	19976	0acojor - ACOSTA	9/5/2023	09-2023	2,579.00	
sec8hap - Section 8 HAP	19977	0ahcpv - AFFORDABLE HOUSING CORPORATION	9/5/2023	09-2023	11,979.00	
sec8hap - Section 8 HAP	19978	0ahctaaa - AFFORDABLE HOUSING CORPORATION	9/5/2023	09-2023	90,584.00	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19979	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/5/2023	09-2023	76,592.00	
sec8hap - Section 8 HAP	19980	0albreb - REBECCA C THOMPSON-ALBERT	9/5/2023	09-2023	301.00	
sec8hap - Section 8 HAP	19981	0aljess - ALJESS LLC	9/5/2023	09-2023	905.00	
sec8hap - Section 8 HAP	19982	0andcar - ANDUJAR	9/5/2023	09-2023	555.00	
sec8hap - Section 8 HAP	19983	0andjon - JONATHAN ANDREOZZI	9/5/2023	09-2023	1,492.00	
sec8hap - Section 8 HAP	19984	0andron - RONALD ANDRO	9/5/2023	09-2023	73.00	
sec8hap - Section 8 HAP	19985	0aparab - AB APARTMENTS LLC	9/5/2023	09-2023	1,943.00	
sec8hap - Section 8 HAP	19986	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	9/5/2023	09-2023	6,386.00	
sec8hap - Section 8 HAP	19987	0assind - INDEPENDENCE ASSOCIATES LLC	9/5/2023	09-2023	958.00	
sec8hap - Section 8 HAP	19988	0behhar - BEHRENS	9/5/2023	09-2023	350.00	
sec8hap - Section 8 HAP	19989	0beredw - EDWIN C & SAVALYN BERGAMO	9/5/2023	09-2023	230.00	
sec8hap - Section 8 HAP	19990	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	9/5/2023	09-2023	4,642.00	
sec8hap - Section 8 HAP	19991	0betalp - ALPHA BETA CAMDEN LLC	9/5/2023	09-2023	1,440.00	
sec8hap - Section 8 HAP	19992	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	9/5/2023	09-2023	783.00	
sec8hap - Section 8 HAP	19993	0brewst - BREWSTER GARDEN APARTMENTS LLC	9/5/2023	09-2023	982.00	
sec8hap - Section 8 HAP	19994	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	9/5/2023	09-2023	17,739.00	
sec8hap - Section 8 HAP	19995	0bususa - USA BUSY BEE INC	9/5/2023	09-2023	930.00	
sec8hap - Section 8 HAP	19996	0cackim - KIMBERLY A CACCHIOLI	9/5/2023	09-2023	1,256.00	
sec8hap - Section 8 HAP	19997	0camnil - NILZA R CAMACHO	9/5/2023	09-2023	1,066.00	
sec8hap - Section 8 HAP	19998	0carjos - CARVALHO	9/5/2023	09-2023	702.00	
sec8hap - Section 8 HAP	19999	0carmar - SIMOES	9/5/2023	09-2023	791.00	
sec8hap - Section 8 HAP	20000	0casros - CASTILLO	9/5/2023	09-2023	659.00	
sec8hap - Section 8 HAP	20001	0cbrenta - C & B RENTALS	9/5/2023	09-2023	867.00	
sec8hap - Section 8 HAP	20002	0cdgard - CD GARDENS INC.	9/5/2023	09-2023	2,458.00	
sec8hap - Section 8 HAP	20003	0chajos - JOSEPH T CHAMBERS	9/5/2023	09-2023	950.00	
sec8hap - Section 8 HAP	20004	0cheshoi - CHESTNUT SQUARE HOLDINGS LLC	9/5/2023	09-2023	4,750.00	
sec8hap - Section 8 HAP	20005	0chuoks - OKSANA CHUMAK	9/5/2023	09-2023	1,575.00	
sec8hap - Section 8 HAP	20006	0colmac - MACY A COLLINS	9/5/2023	09-2023	677.00	
sec8hap - Section 8 HAP	20007	0corjua - CORTES	9/5/2023	09-2023	2,695.00	
sec8hap - Section 8 HAP	20008	0crofre - FBF ASSOCIATES INC	9/5/2023	09-2023	800.00	
sec8hap - Section 8 HAP	20009	0damjos - DAMATO	9/5/2023	09-2023	879.00	
sec8hap - Section 8 HAP	20010	0dejpau - PAULINO S DEJESUS	9/5/2023	09-2023	2,350.00	
sec8hap - Section 8 HAP	20011	0dejyes - YESENIA DEJESUS	9/5/2023	09-2023	1,700.00	
sec8hap - Section 8 HAP	20012	0delwil - WILSON ZUNUN DE LEON	9/5/2023	09-2023	648.00	
sec8hap - Section 8 HAP	20013	0dibwil - WILLIAM V DIBIASE	9/5/2023	09-2023	1,191.00	
sec8hap - Section 8 HAP	20014	0eas307 - 307 N EAST AVE LLC	9/5/2023	09-2023	751.00	
sec8hap - Section 8 HAP	20015	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	9/5/2023	09-2023	677.00	
sec8hap - Section 8 HAP	20016	0edwdip - EDWARD DIPALMA	9/5/2023	09-2023	955.00	
sec8hap - Section 8 HAP	20017	0egbmar - MARY J EGBEH	9/5/2023	09-2023	1,534.00	
sec8hap - Section 8 HAP	20018	0einmar - MARTIN JAY EINSTEIN	9/5/2023	09-2023	676.00	
sec8hap - Section 8 HAP	20019	0equacc - ACCUMULATING EQUITY PARTNERS LLC	9/5/2023	09-2023	7,109.00	
sec8hap - Section 8 HAP	20020	0estros - ESTATE OF LUIS A ROSADO-TORRES	9/5/2023	09-2023	474.00	
sec8hap - Section 8 HAP	20021	0famfai - Faiola Family LP	9/5/2023	09-2023	221.00	
sec8hap - Section 8 HAP	20022	0fodor - FLOWERS	9/5/2023	09-2023	884.00	
sec8hap - Section 8 HAP	20023	0g.b.ltd - G B LTD OPER CO INC	9/5/2023	09-2023	1,005.00	
sec8hap - Section 8 HAP	20024	0garabn - ABNER GARCIA	9/5/2023	09-2023	478.00	
sec8hap - Section 8 HAP	20025	0garsal - GARCIA	9/5/2023	09-2023	1,968.00	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	20026	Ogarspr - SPRING GARDENS VINELAND LLC	9/5/2023	09-2023	7,241.00	
sec8hap - Section 8 HAP	20027	Ogarvin - VINELAND GARDENS LLC	9/5/2023	09-2023	1,106.00	
sec8hap - Section 8 HAP	20028	Oghebre - BRENDAN G GHEEN	9/5/2023	09-2023	960.00	
sec8hap - Section 8 HAP	20029	Ogibjam - GRIBBLE JR	9/5/2023	09-2023	835.00	
sec8hap - Section 8 HAP	20030	Ogroche - CHERRY GROUP LLC	9/5/2023	09-2023	1,550.00	
sec8hap - Section 8 HAP	20031	Ogromad - MADHU GROUP LLC	9/5/2023	09-2023	2,200.00	
sec8hap - Section 8 HAP	20032	Ohagdan - DANIEL HAGEMAN JR	9/5/2023	09-2023	2,761.00	
sec8hap - Section 8 HAP	20033	Ohemtom - BTW 4 LLC	9/5/2023	09-2023	1,150.00	
sec8hap - Section 8 HAP	20034	Ohereri - 123 SOUTH 4TH STREET LLC	9/5/2023	09-2023	3,948.00	
sec8hap - Section 8 HAP	20035	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	9/5/2023	09-2023	1,941.00	
sec8hap - Section 8 HAP	20036	Ohfprop - HF PROPERTY MANAGEMENT	9/5/2023	09-2023	1,683.00	
sec8hap - Section 8 HAP	20037	Oholasm - ASM HOLDINGS LLC	9/5/2023	09-2023	487.00	
sec8hap - Section 8 HAP	20038	Oholvin - VINELAND 18 HOLDINGS LLC	9/5/2023	09-2023	562.00	
sec8hap - Section 8 HAP	20039	Ohomhec - HECS HOMES LLC	9/5/2023	09-2023	962.00	
sec8hap - Section 8 HAP	20040	Ohomoa - O&A HOME RENTAL LLC	9/5/2023	09-2023	1,400.00	
sec8hap - Section 8 HAP	20041	Ohomsky - SKYLO HOMES LLC	9/5/2023	09-2023	631.00	
sec8hap - Section 8 HAP	20042	Ohomtar - TARKILN HOMES LLC	9/5/2023	09-2023	5,484.00	
sec8hap - Section 8 HAP	20043	Ohougol - GOLD HOUSING PROVIDERS LLC	9/5/2023	09-2023	827.00	
sec8hap - Section 8 HAP	20044	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	9/5/2023	09-2023	401.00	
sec8hap - Section 8 HAP	20045	Ohowkev - KEVIN HOWARD	9/5/2023	09-2023	5,082.00	
sec8hap - Section 8 HAP	20046	Oiaplis - LISA A IAPALUCCI	9/5/2023	09-2023	1,479.00	
sec8hap - Section 8 HAP	20047	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	9/5/2023	09-2023	1,577.00	
sec8hap - Section 8 HAP	20048	Oinvweb - WEBER INVESTMENT GROUP LLC	9/5/2023	09-2023	2,000.00	
sec8hap - Section 8 HAP	20049	Okapala - PANDA REALTY GROUP LLC	9/5/2023	09-2023	1,271.00	
sec8hap - Section 8 HAP	20050	Okatjay - JAY-KAT INVESTMENTS, LLC	9/5/2023	09-2023	885.00	
sec8hap - Section 8 HAP	20051	Oklc1llc - KLC1 LLC	9/5/2023	09-2023	1,383.00	
sec8hap - Section 8 HAP	20052	Olandic - LANDICINI 566 LLC	9/5/2023	09-2023	907.00	
sec8hap - Section 8 HAP	20053	Olanedw - EDWARD J LANG	9/5/2023	09-2023	1,300.00	
sec8hap - Section 8 HAP	20054	Olebzai - LEBRON	9/5/2023	09-2023	1,711.00	
sec8hap - Section 8 HAP	20055	Olegmay - MAYERFELD LEGACY TRUST	9/5/2023	09-2023	671.00	
sec8hap - Section 8 HAP	20056	Olevgab - GABRIELLE LEVITT	9/5/2023	09-2023	850.00	
sec8hap - Section 8 HAP	20057	Olhrent - L & H RENTALS	9/5/2023	09-2023	792.00	
sec8hap - Section 8 HAP	20058	Olinrob - ROBERT LINDNER	9/5/2023	09-2023	446.00	
sec8hap - Section 8 HAP	20059	Ollciig - IIG-1 LLC	9/5/2023	09-2023	1,786.00	
sec8hap - Section 8 HAP	20060	Ollckoo - KOONER LLC	9/5/2023	09-2023	1,707.00	
sec8hap - Section 8 HAP	20061	Ollcsn2 - SN 22 LLC	9/5/2023	09-2023	3,025.00	
sec8hap - Section 8 HAP	20062	Olocloc - LOCATION LOCATION & TIMING LLC	9/5/2023	09-2023	956.00	
sec8hap - Section 8 HAP	20063	Olonlav - DAVID LONGINI	9/5/2023	09-2023	471.00	
sec8hap - Section 8 HAP	20064	Olopyad - YADIRA LOPEZ	9/5/2023	09-2023	603.00	
sec8hap - Section 8 HAP	20065	Olospro - LOST PROPERTIES LLC	9/5/2023	09-2023	2,961.00	
sec8hap - Section 8 HAP	20066	Omapgre - GREENWOOD MAPLE JAY LLC	9/5/2023	09-2023	874.00	
sec8hap - Section 8 HAP	20067	Omelrose - MELROSE COURT LP	9/5/2023	09-2023	19,523.00	
sec8hap - Section 8 HAP	20068	Omenbre - MENDEZ	9/5/2023	09-2023	245.00	
sec8hap - Section 8 HAP	20069	Omillvil - MILLVILLE REALTY CORPORATION	9/5/2023	09-2023	1,813.00	
sec8hap - Section 8 HAP	20070	Omiryar - MIRANDA	9/5/2023	09-2023	4,087.00	
sec8hap - Section 8 HAP	20071	Omonbry - BRYAN P. MONTEMURRO	9/5/2023	09-2023	649.00	
sec8hap - Section 8 HAP	20072	Oneeshr - SHREE NEEL LLC	9/5/2023	09-2023	2,425.00	

Payment Summary

Report=All AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20073	Onegcar - CARLOS NEGRON JR	9/5/2023	09-2023	766.00
sec8hap - Section 8 HAP	20074	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/5/2023	09-2023	27,949.00
sec8hap - Section 8 HAP	20075	Ooyojos - JOSE N OYOLA	9/5/2023	09-2023	536.00
sec8hap - Section 8 HAP	20076	Opaeast - EAST PARK APARTMENTS	9/5/2023	09-2023	7,368.00
sec8hap - Section 8 HAP	20077	Opagang - ANGEL L PAGAN	9/5/2023	09-2023	1,400.00
sec8hap - Section 8 HAP	20078	Oparest - PARVIN ESTATES LLC	9/5/2023	09-2023	46.00
sec8hap - Section 8 HAP	20079	Opargle - GLEN PARK APARTMENTS LP	9/5/2023	09-2023	1,097.00
sec8hap - Section 8 HAP	20080	Oparkto - PARK TOWNE APTS LLC	9/5/2023	09-2023	11,929.00
sec8hap - Section 8 HAP	20081	Opasmar - PASTORE	9/5/2023	09-2023	1,070.00
sec8hap - Section 8 HAP	20082	Opoisil - SILVER POINT MANAGEMENT LLC	9/5/2023	09-2023	341.00
sec8hap - Section 8 HAP	20083	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	9/5/2023	09-2023	644.00
sec8hap - Section 8 HAP	20084	Oprofam - FAM PROPERTY MANAGEMENT LLC	9/5/2023	09-2023	1,280.00
sec8hap - Section 8 HAP	20085	Oprotim - TIMARIA PROPERTIES LLC	9/5/2023	09-2023	1,557.00
sec8hap - Section 8 HAP	20086	Oquilou - QUILES	9/5/2023	09-2023	374.00
sec8hap - Section 8 HAP	20087	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	9/5/2023	09-2023	149,689.00
sec8hap - Section 8 HAP	20088	Oramnic - NICHOLAS P RAMBONE	9/5/2023	09-2023	1,224.00
sec8hap - Section 8 HAP	20089	Oreajba - JBAR REALTY LLC	9/5/2023	09-2023	911.00
sec8hap - Section 8 HAP	20090	Oreaibf - B & F REAL ESTATE HOLDINGS LLC	9/5/2023	09-2023	1,610.00
sec8hap - Section 8 HAP	20091	Orealsa - S & A REALTY ENTERPRISES LLC	9/5/2023	09-2023	668.00
sec8hap - Section 8 HAP	20092	Oreatmat - MATURO REALTY INC	9/5/2023	09-2023	2,091.00
sec8hap - Section 8 HAP	20093	Oreasar - SARA REAVES	9/5/2023	09-2023	470.00
sec8hap - Section 8 HAP	20094	Oregche - REGENCY CHESTNUT COURT	9/5/2023	09-2023	11,280.00
sec8hap - Section 8 HAP	20095	Oregeas - REGENCY EAST LLC	9/5/2023	09-2023	2,505.00
sec8hap - Section 8 HAP	20096	Oreisup - SUPERIOR RE INVESTMENTS LLC	9/5/2023	09-2023	1,800.00
sec8hap - Section 8 HAP	20097	Orenaco - ACOSTA RENTAL LLC	9/5/2023	09-2023	2,000.00
sec8hap - Section 8 HAP	20098	Orenokg - K G RENOVATIONS LLC	9/5/2023	09-2023	1,121.00
sec8hap - Section 8 HAP	20099	Orivdie - DIEGO A RIVERA	9/5/2023	09-2023	1,624.00
sec8hap - Section 8 HAP	20100	Oriviri - IRIS J RIVERA	9/5/2023	09-2023	2,577.00
sec8hap - Section 8 HAP	20101	Orivvic - VICTORIANO RIVERA JR	9/5/2023	09-2023	522.00
sec8hap - Section 8 HAP	20102	Ormidprop - R MIDDLETON PROPERTIES LLC	9/5/2023	09-2023	659.00
sec8hap - Section 8 HAP	20103	Orodhen - HENRY RODRIGUEZ	9/5/2023	09-2023	881.00
sec8hap - Section 8 HAP	20104	Orogluc - ROGERS	9/5/2023	09-2023	754.00
sec8hap - Section 8 HAP	20105	Orogsal - SALVATORE W ROGGIO	9/5/2023	09-2023	702.00
sec8hap - Section 8 HAP	20106	Orpjpro - RPJ PROPERTIES LLC	9/5/2023	09-2023	14,071.00
sec8hap - Section 8 HAP	20107	Oruppab - RUPERTO	9/5/2023	09-2023	1,175.00
sec8hap - Section 8 HAP	20108	Osaiger - GERALD M SAINSOT JR	9/5/2023	09-2023	1,758.00
sec8hap - Section 8 HAP	20109	Osalasda - DAMIAN & ELAINE SALAS	9/5/2023	09-2023	797.00
sec8hap - Section 8 HAP	20110	Osauaud - SAUNDERS	9/5/2023	09-2023	2,820.00
sec8hap - Section 8 HAP	20111	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	9/5/2023	09-2023	736.00
sec8hap - Section 8 HAP	20112	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	9/5/2023	09-2023	404.00
sec8hap - Section 8 HAP	20113	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	9/5/2023	09-2023	309.00
sec8hap - Section 8 HAP	20114	Oshabru - BRUCE D SHAW	9/5/2023	09-2023	1,251.00
sec8hap - Section 8 HAP	20115	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	9/5/2023	09-2023	2,569.00
sec8hap - Section 8 HAP	20116	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	9/5/2023	09-2023	263.00
sec8hap - Section 8 HAP	20117	Osotalb - ALBERTO SOTO	9/5/2023	09-2023	1,090.00
sec8hap - Section 8 HAP	20118	Osqulan - LANDIS SQUARE SR APTS	9/5/2023	09-2023	2,087.00
sec8hap - Section 8 HAP	20119	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	9/5/2023	09-2023	1,695.00

Payment Summary

property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	20120	Oswaway - WAYNE SWANSON	9/5/2023	09-2023	97.00	
sec8hap - Section 8 HAP	20121	Otayver - TAYLOR	9/5/2023	09-2023	637.00	
sec8hap - Section 8 HAP	20122	Othapau - ALBERTA A QUAIROLI ESTATE	9/5/2023	09-2023	1,082.00	
sec8hap - Section 8 HAP	20123	Otimsus - SUSAN V TIMMRECK	9/5/2023	09-2023	794.00	
sec8hap - Section 8 HAP	20124	Otorism - TORRES	9/5/2023	09-2023	1,794.00	
sec8hap - Section 8 HAP	20125	Ovasdap - DAPHNE VASSALOTTI	9/5/2023	09-2023	593.00	
sec8hap - Section 8 HAP	20126	Oveljon - JONATHAN VELEZ	9/5/2023	09-2023	1,334.00	
sec8hap - Section 8 HAP	20127	Ovelmal - MALADA CRESPO VELEZ	9/5/2023	09-2023	713.00	
sec8hap - Section 8 HAP	20128	Ovhosri - SRI VHOMES LLC	9/5/2023	09-2023	1,650.00	
sec8hap - Section 8 HAP	20129	Ovinlan - VINELAND VILLAGE APTS	9/5/2023	09-2023	6,983.00	
sec8hap - Section 8 HAP	20130	Ovirulou - LOUIS A VIRUET	9/5/2023	09-2023	992.00	
sec8hap - Section 8 HAP	20131	Ovitdor - VITALO	9/5/2023	09-2023	885.00	
sec8hap - Section 8 HAP	20132	Owalnut - WALNUT REALTY ASSOCIATES LLC	9/5/2023	09-2023	8,666.00	
sec8hap - Section 8 HAP	20133	Owassey - SEYMOUR WASSERSTRUM	9/5/2023	09-2023	1,200.00	
sec8hap - Section 8 HAP	20134	Owhebri - WHEELER SR	9/5/2023	09-2023	472.00	
sec8hap - Section 8 HAP	20135	Owolpro - WOLF PROPERTY HOLDINGS LLC	9/5/2023	09-2023	1,266.00	
sec8hap - Section 8 HAP	20136	Owrialf - WRIGHT	9/5/2023	09-2023	680.00	
sec8hap - Section 8 HAP	500029	Oabrawi - ABRAHAN HEREDIA	9/5/2023	09-2023	0.00	
sec8hap - Section 8 HAP	500030	Ochainv - CHAAD INVESTMENTS LLC	9/5/2023	09-2023	0.00	
					672,465.00	

Payment Summary

property=.all AND Bank=sec8adm AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admin	723	harris - Patricia G Harrison	8/21/2023	08-2023	500.00	
sec8adm - Section 8 Admin	724	Oosccos8 - OSCEOLA COUNTY HOUSING	9/1/2023	09-2023	65.16	
sec8adm - Section 8 Admin	725	appplu - Appliance Plus, Inc.	9/1/2023	09-2023	858.00	
sec8adm - Section 8 Admin	726	vf033 - SEMINOLE COUNTY	9/1/2023	09-2023	65.16	
sec8adm - Section 8 Admin	727	vf093 - ORANGE COUNTY HOUSING & C D	9/1/2023	09-2023	65.16	
sec8adm - Section 8 Admin	20232300230	vha - HOUSING AUTHORITY CITY OF VINELAND	8/18/2023	08-2023	57,100.00	
					58,653.48	

Payment Summary

property=.all AND Bank=capgenfd AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing Ge	2551	vmu - Vineland Municipal Utilities	8/18/2023	08-2023	8,986.86	
capgenfd - Public Housing Ge	2552	sjgas - South Jersey Gas Company	8/18/2023	08-2023	589.48	
capgenfd - Public Housing Ge	2553	vmu - Vineland Municipal Utilities	9/1/2023	09-2023	543.49	
capgenfd - Public Housing Ge	2554	sjgas - South Jersey Gas Company	9/1/2023	09-2023	26.33	
capgenfd - Public Housing Ge	2555	vmu - Vineland Municipal Utilities	9/1/2023	09-2023	24.00	
capgenfd - Public Housing Ge	2556	b0000791 - RODRIGUEZ	9/8/2023	09-2023	50.00	
capgenfd - Public Housing Ge	20232300233	vha - HOUSING AUTHORITY CITY OF VINELAND	8/18/2023	08-2023	76,520.00	
capgenfd - Public Housing Ge	20232300237	vha - HOUSING AUTHORITY CITY OF VINELAND	8/18/2023	08-2023	1,548.00	
capgenfd - Public Housing Ge	20232300243	vha - HOUSING AUTHORITY CITY OF VINELAND	8/18/2023	08-2023	14,225.43	
					102,513.59	

Payment Summary

property=.all AND Bank=cocc AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12264	wex - WEX Bank	9/7/2023	09-2023	-2,460.47	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12310	vmu - Vineland Municipal Utilities	8/18/2023	08-2023	2,929.40	
cocc - Central Office Cost	12311	sjgas - South Jersey Gas Company	8/18/2023	08-2023	99.35	
cocc - Central Office Cost	12312	cintron - MIGDALIA CINTRON	8/25/2023	08-2023	1,048.17	
cocc - Central Office Cost	12313	acehar - Vineland Ace Hardware East	8/25/2023	08-2023	50.39	
cocc - Central Office Cost	12314	amacap - Amazon Capital Services Inc	8/25/2023	08-2023	103.46	
cocc - Central Office Cost	12315	ambcom - Ambient Comfort	8/25/2023	08-2023	979.00	
cocc - Central Office Cost	12316	carahsoft - Carahsoft Technology Corporation	8/25/2023	08-2023	9,604.07	
cocc - Central Office Cost	12317	coloni - Colonial Electrical Supply	8/25/2023	08-2023	345.32	
cocc - Central Office Cost	12318	combus - COMCAST	8/25/2023	08-2023	398.35	
cocc - Central Office Cost	12319	ezpass - E-Z PASS	8/25/2023	08-2023	750.00	
cocc - Central Office Cost	12320	getrai - G & E Trailer Sales LLC	8/25/2023	08-2023	477.50	
cocc - Central Office Cost	12321	hompro - Home Depot Pro	8/25/2023	08-2023	480.24	
cocc - Central Office Cost	12322	jersey - Jersey Elevator LLC	8/25/2023	08-2023	435.00	
cocc - Central Office Cost	12323	mason - W B Mason Co Inc	8/25/2023	08-2023	169.99	
cocc - Central Office Cost	12324	rutgers - Rutgers, The State University of New Jersey	8/25/2023	08-2023	410.00	
cocc - Central Office Cost	12325	weaequ - Weaver Equipment Sales & Service	8/25/2023	08-2023	320.04	
cocc - Central Office Cost	12326	cwa - Communications Workers of America	8/28/2023	08-2023	249.78	
cocc - Central Office Cost	12327	mventi - MIRIAM CRAIG-VENTI	9/1/2023	09-2023	500.00	
cocc - Central Office Cost	12328	aceplu - Ace Plumbing and Electrical Supplies Inc	9/1/2023	09-2023	132.60	
cocc - Central Office Cost	12329	amerab - AMERICAN ABESTOS ABATEMENT LLC	9/1/2023	09-2023	6,352.34	
cocc - Central Office Cost	12330	aprsup - APR SUPPLY CO	9/1/2023	09-2023	51.44	
cocc - Central Office Cost	12331	bobaut - BOB'S AUTO SUPPLY, INC	9/1/2023	09-2023	778.50	
cocc - Central Office Cost	12332	browco - Robert M Browne Court Officer	9/1/2023	09-2023	82.00	
cocc - Central Office Cost	12333	canbus - Canon Solutions America Inc	9/1/2023	09-2023	79.35	
cocc - Central Office Cost	12334	ccia - Cumberland Co Improvement Auth	9/1/2023	09-2023	59.80	
cocc - Central Office Cost	12335	coloni - Colonial Electrical Supply	9/1/2023	09-2023	80.75	
cocc - Central Office Cost	12336	daily - The Daily Journal	9/1/2023	09-2023	292.08	
cocc - Central Office Cost	12337	genelec - Gen X Electrical Contractors LLC	9/1/2023	09-2023	630.25	
cocc - Central Office Cost	12338	getrai - G & E Trailer Sales LLC	9/1/2023	09-2023	78.00	
cocc - Central Office Cost	12339	irrsj - Irrigation South New Jersey LLC	9/1/2023	09-2023	1,950.00	
cocc - Central Office Cost	12340	miles - Miles IT Company	9/1/2023	09-2023	2,812.74	
cocc - Central Office Cost	12341	rkauto - RK Auto Group	9/1/2023	09-2023	1,994.66	
cocc - Central Office Cost	12342	sherwi - Sherwin Williams Company	9/1/2023	09-2023	28.86	
cocc - Central Office Cost	12343	shred - Shred-It USA LLC	9/1/2023	09-2023	69.90	
cocc - Central Office Cost	12344	smilum - I S SMICK LUMBER	9/1/2023	09-2023	1,854.91	
cocc - Central Office Cost	12345	benspro - Ben's ProServ	9/8/2023	09-2023	11,398.00	
cocc - Central Office Cost	12346	ccia - Cumberland Co Improvement Auth	9/8/2023	09-2023	58.90	
cocc - Central Office Cost	12347	dudley - Dudley General Contracting LLC	9/8/2023	09-2023	1,475.00	
cocc - Central Office Cost	12348	homest - HP Homestead Plumbing and Heating Inc	9/8/2023	09-2023	664.98	
cocc - Central Office Cost	12349	mason - W B Mason Co Inc	9/8/2023	09-2023	160.90	
cocc - Central Office Cost	12350	miles - Miles IT Company	9/8/2023	09-2023	1,121.00	
cocc - Central Office Cost	12351	pbrese - Reserve Account	9/8/2023	09-2023	1,000.00	
cocc - Central Office Cost	12352	sjglas - South Jersey Glass & Door Company	9/8/2023	09-2023	180.00	
cocc - Central Office Cost	12353	blocklsi - TELESYSTEM	9/15/2023	09-2023	1,806.70	
cocc - Central Office Cost	12354	carahsoft - Carahsoft Technology Corporation	9/15/2023	09-2023	6,985.98	
cocc - Central Office Cost	12355	eldpes - ELDER PEST CONTROL, INC.	9/15/2023	09-2023	1,237.50	
cocc - Central Office Cost	12356	jccupa - JC'S Custom Painting	9/15/2023	09-2023	11,020.00	
cocc - Central Office Cost	12357	joskel - JOSEPH KELLY	9/15/2023	09-2023	60.00	
cocc - Central Office Cost	12358	madmonk - Mad Monkey Wrapz LLC	9/15/2023	09-2023	500.00	
cocc - Central Office Cost	12359	miles - Miles IT Company	9/15/2023	09-2023	9,826.25	
cocc - Central Office Cost	12360	riggin - Riggins Inc	9/15/2023	09-2023	213.07	
cocc - Central Office Cost	12361	rpmlan - RPM Landscape Contractor LLC	9/15/2023	09-2023	1,575.00	
cocc - Central Office Cost	12362	veriwifi - Verizon Wireless	9/15/2023	09-2023	1,132.32	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12363	acehar - Vineland Ace Hardware East	9/21/2023	09-2023	62.94	
cocc - Central Office Cost	12364	aceplu - Ace Plumbing and Electrical Supplies Inc	9/21/2023	09-2023	4,227.52	
cocc - Central Office Cost	12365	adcass - Advanced Cabinetry & Storage Systems LLC	9/21/2023	09-2023	225.00	
cocc - Central Office Cost	12366	amacap - Amazon Capital Services Inc	9/21/2023	09-2023	1,149.05	
cocc - Central Office Cost	12367	ambcom - Ambient Comfort	9/21/2023	09-2023	2,193.00	
cocc - Central Office Cost	12368	anchor - Anchor Moving & Storage	9/21/2023	09-2023	640.00	
cocc - Central Office Cost	12369	aprsup - APR SUPPLY CO	9/21/2023	09-2023	348.86	
cocc - Central Office Cost	12370	avena - Linda M Avena CPA	9/21/2023	09-2023	7,083.34	
cocc - Central Office Cost	12371	babbit - Babbitt Manufacturing Co, Inc.	9/21/2023	09-2023	33.95	
cocc - Central Office Cost	12372	barret - Barretta Plumbing Heating Cooling	9/21/2023	09-2023	2,078.91	
cocc - Central Office Cost	12373	bobaut - BOB'S AUTO SUPPLY, INC	9/21/2023	09-2023	516.99	
cocc - Central Office Cost	12374	bowman - BOWMAN & COMPANY, LLP	9/21/2023	09-2023	23,900.00	
cocc - Central Office Cost	12375	brooke - The Brooke Group LLC	9/21/2023	09-2023	1,316.25	
cocc - Central Office Cost	12376	brownc - Brown & Connery LLP	9/21/2023	09-2023	1,230.00	
cocc - Central Office Cost	12377	browni - Browns Integrated Pest Management	9/21/2023	09-2023	460.00	
cocc - Central Office Cost	12378	callexp - Call Experts New Jersey	9/21/2023	09-2023	382.64	
cocc - Central Office Cost	12379	canbus - Canon Solutions America Inc	9/21/2023	09-2023	251.23	
cocc - Central Office Cost	12380	ccia - Cumberland Co Improvement Auth	9/21/2023	09-2023	3,468.54	
cocc - Central Office Cost	12381	cdwgov - CDW Government Inc	9/21/2023	09-2023	4,569.89	
cocc - Central Office Cost	12382	cintas - Cintas Corporation #100	9/21/2023	09-2023	537.48	
cocc - Central Office Cost	12383	coloni - Colonial Electrical Supply	9/21/2023	09-2023	56.62	
cocc - Central Office Cost	12384	combus - COMCAST	9/21/2023	09-2023	398.35	
cocc - Central Office Cost	12385	cullig - South Jersey Culligan Water	9/21/2023	09-2023	91.94	
cocc - Central Office Cost	12386	daily - The Daily Journal	9/21/2023	09-2023	19.89	
cocc - Central Office Cost	12387	ekrise - ERIC M. KRISE ELECTRICAL CONTRACTOR LLC	9/21/2023	09-2023	184.00	
cocc - Central Office Cost	12388	eldpes - ELDER PEST CONTROL, INC.	9/21/2023	09-2023	2,038.50	
cocc - Central Office Cost	12389	fioch - Fiochi Tire Center Inc	9/21/2023	09-2023	20.00	
cocc - Central Office Cost	12390	gabage - Eisenstat Gabage and Furman PC	9/21/2023	09-2023	2,783.34	
cocc - Central Office Cost	12391	getrai - G & E Trailer Sales LLC	9/21/2023	09-2023	513.00	
cocc - Central Office Cost	12392	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	9/21/2023	09-2023	809.50	
cocc - Central Office Cost	12393	hdsupp - HD Supply Facilities Maintenance LTD	9/21/2023	09-2023	1,422.14	
cocc - Central Office Cost	12394	hill - Ronald Hill	9/21/2023	09-2023	1,125.00	
cocc - Central Office Cost	12395	himinha - DELSEA LAUNDROMAT	9/21/2023	09-2023	923.75	
cocc - Central Office Cost	12396	homede - Home Depot Credit Services	9/21/2023	09-2023	30.81	
cocc - Central Office Cost	12397	hompro - Home Depot Pro	9/21/2023	09-2023	3,599.23	
cocc - Central Office Cost	12398	linard - A Corky Linardo Fire Safety Equipment	9/21/2023	09-2023	375.82	
cocc - Central Office Cost	12399	mason - W B Mason Co Inc	9/21/2023	09-2023	780.89	
cocc - Central Office Cost	12400	matfam - Matteo Family Kitchens & Flooring, Inc.	9/21/2023	09-2023	4,880.00	
cocc - Central Office Cost	12401	maxcom - Max Communications Inc	9/21/2023	09-2023	41.96	
cocc - Central Office Cost	12402	mazza - Frank Mazza & Son Inc.	9/21/2023	09-2023	1,995.75	
cocc - Central Office Cost	12403	miles - Miles IT Company	9/21/2023	09-2023	13,882.14	
cocc - Central Office Cost	12404	nanmck - Nan McKay and Associates Inc	9/21/2023	09-2023	239.00	
cocc - Central Office Cost	12405	natten - National Tenant Network	9/21/2023	09-2023	1,211.00	
cocc - Central Office Cost	12406	njelev - Treasurer State of NJ	9/21/2023	09-2023	830.00	
cocc - Central Office Cost	12407	pcrich - P C Richard and Son Builders Div	9/21/2023	09-2023	1,747.00	
cocc - Central Office Cost	12408	qbespe - QBE Specialty Insurance Company	9/21/2023	09-2023	4,144.77	
cocc - Central Office Cost	12409	sherwi - Sherwin Williams Company	9/21/2023	09-2023	3,161.81	
cocc - Central Office Cost	12410	shred - Shred-It USA LLC	9/21/2023	09-2023	71.98	
cocc - Central Office Cost	12411	tabshr - TAB SHREDDING, INC.	9/21/2023	09-2023	973.00	
cocc - Central Office Cost	12412	totsec - Total Security Alarms, LLC.	9/21/2023	09-2023	2,319.50	
cocc - Central Office Cost	12413	ulbric - Ulbrich-Scull Investigations LLC	9/21/2023	09-2023	3,805.15	
cocc - Central Office Cost	12414	upssto - The UPS Store 1314	9/21/2023	09-2023	36.12	
cocc - Central Office Cost	12415	vann - Vann Dodge Chrysler LLC	9/21/2023	09-2023	127.40	

Payment Summary

property=.all AND Bank=sec8hap AND mm/yy=08/2023-09/2023 AND Check Date=08/18/2023-09/21/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	12416	vercon - Verizon Connect Fleet USA LLC	9/21/2023	09-2023	395.90	
cocc - Central Office Cost	12417	vhapet - Gloria Pomales	9/21/2023	09-2023	155.32	
cocc - Central Office Cost	12418	weaequ - Weaver Equipment Sales & Service	9/21/2023	09-2023	1,599.07	
cocc - Central Office Cost	12419	xpress - Xpress Electronic Services, Inc.	9/21/2023	09-2023	56.00	
cocc - Central Office Cost	1325776	axaequ - Equitable	8/28/2023	08-2023	2,015.00	
cocc - Central Office Cost	8282023	aflac - AFLAC	8/28/2023	08-2023	156.00	
cocc - Central Office Cost	2023082201	paychex - Paychex of New York LLC	8/25/2023	08-2023	473.29	
cocc - Central Office Cost	2023090601	paychex - Paychex of New York LLC	9/8/2023	09-2023	476.29	
cocc - Central Office Cost	20232300244	vha - HOUSING AUTHORITY CITY OF VINELAND	8/18/2023	08-2023	7,917.00	
cocc - Central Office Cost	710209072023	wex - WEX Bank	9/7/2023	09-2023	2,460.47	
					209,652.66	

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2023-41

**Resolution of the Housing Authority of the City of Vineland
Granting an Official Leave of Absence (FMLA)**

WHEREAS, employee Frankie Ruiz applied for Family and Medical Leave Act (FMLA) on August 31, 2023 ; and

WHEREAS, said employee has been under physician care as of August 18, 2023; and

WHEREAS, it is recommended the Board of Commissioners of the City of Vineland grant an official leave of absence under FMLA to Frankie Ruiz; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of Vineland grants Frankie Ruiz an official leave of absence until released to full active duty with no restrictions by her physician.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2023-42

**Resolution of the Housing Authority of the City of Vineland
Authorizing Entering into a Contract Agreement
with All Risk, Inc. for the Construction Renovations at D’Orazio Terrace – Bldg. #1**

WHEREAS, it is necessary for the proper conduct of the order of business that the Housing Authority of the City of Vineland enter into contract agreement with All Risk, Inc.; and,

WHEREAS, D’Orazio Terrace – Building #1 sustained fire damage on January 27, 2023; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D’Orazio Terrace – Building #1; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with All Risk, Inc.; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Educational Services Commission of New Jersey is registered as Lead Cooperative agency NJ System Identifier #65MCESCCPS; and,

WHEREAS, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 22/22-23 to All Risk, Inc. on September 15, 2022; and,

WHEREAS, the Housing Authority of the City of Vineland is a registered member with the Educational Services Commission of New Jersey; and,

WHEREAS, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid # ESCNJ 22/22-23 contract agreement with All Risk, Inc. for the construction renovations at D’Orazio Terrace in the amount of **\$649,910.25**.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the award of a contract agreement with All Risk, Inc. – 801 E. Clements Bridge Rd., Runnemede, NJ 08078.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Asselta

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 21, 2023 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

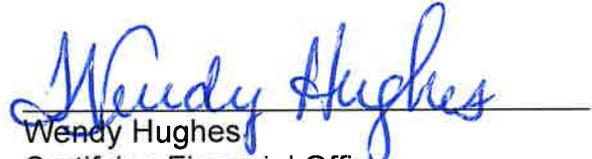
Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

CONSTRUCTION RENOVATIONS AT D'ORAZIO TERRACE – Building #1

in the amount totaling **\$649,910.25** from the NewHOP account. The line item to be charged for the above expenditure is account #1400-06-000 (Buildings – Dwelling).



Wendy Hughes
Certifying Financial Officer

9/21/23
Date



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

Client: Vineland Housing Authority
Property: 84 South West Avenue
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate: Fire
Date Entered: 4/11/2023
Date Assigned:

Price List: NJCA8X_SEP21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2023-6-11-3007A
File Number: Restoration/Repair

ALL LABOR RATES ARE IN ACCORDANCE WITH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY STATE APPROVED COOP # 65MCECCPS BID ESCNJ 17/18-34. - RATE SHEET ATTACHED.

Labor on site will meet Davis-Bacon Wages.

All Labor is non-overtime.

***ESTIMATE PROVIDED IN ADVANCE OF DEMOLITION AND SEALED DRAWINGS - ESTIMATE IS FOR BUDGETARY PURPOSES PENDING FINAL DRAWINGS/DISCOVERY. EXCLUDES ANY COSTS ASSOCIATED WITH PERMITTING. RESERVE RIGHT TO AMEND AND OR SUPPLEMENT BASED ON FINAL DRAWINGS AND DISCOVERY.**

ANY CHANGES WILL REQUIRE A CHANGE ORDER SUBJECT TO BOARD APPROVAL BY THE HOUSING AUTHORITY.



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

2023-6-11-3007A

Abatement

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Tear out & dispose of asbestos vinyl floor covering Allowance for 7 units	3,200.00 SF @	9.00 =	28,800.00
Assumes Single layer tile on luan -			
Double lamination will result in increased costs, unit cost per square foot to double as/if incurred.			
2. Asbestos test fee - post abatement air clearance- base fee allowance	1.00 EA @	35,800.00 =	35,800.00
3. Hazardous Material Remediation (Bid Item)	7.00 EA @	8,760.00 =	61,320.00
Sub-8 abatement of wall tile - assumes bathroom demo by abatement contractor			

Subcontractors

DESCRIPTION	QTY	UNIT PRICE	TOTAL
4. Electrical (Bid Item)	1.00 EA @	25,730.00 =	25,730.00
5. Electrical (Allowance Item Pending Drawings) for Light Relocations/Additional Ceiling Fixture	5.00 EA @	750.00 =	3,750.00
6. Plumbing (Bid Item) Demo Allowance	8.00 EA @	1,435.00 =	11,480.00
7. Plumbing (Allowance Item Pending Sealed Drawings) Relocate Kitchen Sink Supply and Drains	5.00 EA @	2,000.00 =	10,000.00
8. Plumbing (Bid Item) Cost of Grab Bars Pending	8.00 EA @	6,490.00 =	51,920.00
9. Architectural/Drafting fees (Bid Item)	1.00 EA @	11,000.00 =	11,000.00

Joist/Framing Repair Allowance

DESCRIPTION	QTY	UNIT PRICE	TOTAL
10. Tear out subfloor & bag for disposal Replacement in line items per unit per area.	3,200.00 SF @	2.05 =	6,560.00
11. Framing - Allowance Joist Repair "Allowance" to be billed on T & M basis as/if incurred.	7.00 EA @	7,133.21 =	49,932.47
Allowance Provided Per Unit in Line Item for Budgetary Purposes			
12. Framing - Allowance Allowance to rework doors for tub install - 5 hours per unit	40.00 HR @	131.40 =	5,256.00
13. Framing - Allowance Wall for new sleeping room/drywall/insulatedpending sealed drawings.	5.00 EA @	1,500.00 =	7,500.00



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

CONTINUED - Joist/Framing Repair Allowance

DESCRIPTION	QTY	UNIT PRICE	TOTAL
14. Duct Exhaust Fans - Allowance	8.00 EA @	500.00 =	4,000.00
ITEM TO BE CREDITED IF IN INSURANCE REPAIR SCOPE			

Windows

DESCRIPTION	QTY	UNIT PRICE	TOTAL
15. Window Installer - per hour - 3 Hours per Opening No Capping Remove existing - install new	51.00 HR @	131.40 =	6,701.40
16. Windows - Vinyl (Allowance Item) Material Allowance - Pending Insurance Allowance, Assumes Some Units in Insurance Claim.	1.00 EA @	10,000.00 =	10,000.00
Allowance only pending final bid.			
17. R&R Wrap wood window frame & trim with aluminum sheet - Small	17.00 EA @	240.01 =	4,080.17
18. R&R Window shade - roll up - Small	17.00 EA @	80.24 =	1,364.08

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
19. General Laborer - per hour for carting, hauling & deliveries	64.00 HR @	50.75 =	3,248.00
20. Cleaning Technician - per hour for interim and post construction cleaning	80.00 HR @	49.00 =	3,920.00
21. Construction Site Supervision - per hour	128.00 HR @	118.00 =	15,104.00
22. Project Management - Construction Administration	1.00 EA @	37,000.00 =	37,000.00
23. Dumpster load - Approx. 30 yards, 5-7 tons of debris Additional to be billed as/if incurred	4.00 EA @	780.00 =	3,120.00

E19 EFF B

Bathroom 19

Height: 8'

Door

2' 6" X 6' 8"

Opens into PASSAGE_HALL

**AllRisk, Inc**

801 E Clements Bridge Road
 Runnemede, New Jersey 08078
 (O) 856-627-0076

Window	2' 1" X 3' 10"	Opens into Exterior		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
24. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32	
25. Bathroom Accessory	3.00 EA @	71.98 =	215.94	
26. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
27. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79	
28. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
29. Door knob - interior	1.00 EA @	67.11 =	67.11	
30. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12	
31. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35	
32. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85	
33. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58	
34. Underlayment - 3/4" CDX plywood - tongue and groove	43.92 SF @	4.56 =	200.28	
35. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
36. 1/2" Cement board	43.92 SF @	5.80 =	254.74	
37. Cove base molding - rubber or vinyl, 4" high	24.83 LF @	2.70 =	67.04	
38. Tile floor covering	43.92 SF @	13.67 =	600.39	
39. Tile / Cultured Marble Installer - per hour additional for min. job Paint Scope in Insurance Estimate - Windows and Shades Per Quote	4.00 HR @	131.40 =	525.60	

Hall Closet 19**Height: 8'**

Door	2' 6" X 6' 8"	Opens into PASSAGE_HALL		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
40. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
41. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79	
42. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
43. Door knob - interior	1.00 EA @	67.11 =	67.11	
44. Underlayment - 3/4" CDX plywood - tongue and groove	15.07 SF @	4.56 =	68.72	
45. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
46. Underlayment - 1/4" hardboard	15.07 SF @	3.08 =	46.42	
47. Vinyl plank flooring	15.07 SF @	9.81 =	147.84	
48. Cove base molding - rubber or vinyl, 4" high	13.67 LF @	2.70 =	36.91	

Passage Hall 19**Height: 8'**

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Door	2' 6" X 6' 8"	Opens into HALL_CLOSET_
Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into BATHROOM_19
Missing Wall	3' 1/4" X 8'	Opens into STUDIO_19

DESCRIPTION	QTY	UNIT PRICE	TOTAL
49. Underlayment - 3/4" CDX plywood - tongue and groove	22.76 SF @	4.56 =	103.79
50. Underlayment - 1/4" hardboard	22.76 SF @	3.08 =	70.10
51. Vinyl plank flooring	22.76 SF @	9.81 =	223.28
52. Cove base molding - rubber or vinyl, 4" high	10.77 LF @	2.70 =	29.08

Kitchen 19**Height: 8'**

Missing Wall - Goes to Floor	5' X 6' 8"	Opens into STUDIO_19
Missing Wall	8' 6" X 8'	Opens into STUDIO_19

DESCRIPTION	QTY	UNIT PRICE	TOTAL
53. Finish Carpenter - per hour - demo closet for rework of kitchen to include soffit Closet eliminated	1.00 EA @	131.40 =	131.40
54. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
55. R&R Wall sheathing - stainless steel	4.00 SF @	31.40 =	125.60
56. Cabinetry - upper (wall) units	15.00 LF @	200.75 =	3,011.25
57. Cabinetry - lower (base) units	12.50 LF @	254.04 =	3,175.50
58. Range hood - Allowance	1.00 EA @	283.50 =	283.50
59. Countertop - post formed plastic laminate - Allowance	12.50 LF @	83.01 =	1,037.63
60. 4" backsplash for flat laid countertop	2.00 LF @	10.67 =	21.34
61. Underlayment - 3/4" CDX plywood - tongue and groove	61.63 SF @	4.56 =	281.03
62. Underlayment - 1/4" hardboard	61.63 SF @	3.08 =	189.82
63. Vinyl plank flooring	61.63 SF @	9.81 =	604.59
64. Cove base molding - rubber or vinyl, 4" high	18.00 LF @	2.70 =	48.60

Coat Closet 19**Height: 8'**

Door	2' 2" X 6' 8"	Opens into STUDIO_19
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
65. R&R Steel door frame	1.00 EA @	377.94 =	377.94
66. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
67. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
68. Door knob - interior	1.00 EA @	67.11 =	67.11



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CONTINUED - Coat Closet 19

DESCRIPTION	QTY	UNIT PRICE	TOTAL
69. R&R Closet shelf and rod package	3.00 LF @	37.41 =	112.23
70. R&R Shelving - 12" - in place	3.00 LF @	15.58 =	46.74
71. Underlayment - 3/4" CDX plywood - tongue and groove	5.59 SF @	4.56 =	25.49
72. Underlayment - 1/4" hardboard	5.59 SF @	3.08 =	17.22
73. Vinyl plank flooring	5.59 SF @	9.81 =	54.84
74. Cove base molding - rubber or vinyl, 4" high	7.50 LF @	2.70 =	20.25
75. Finish Carpenter - per hour - demo closet for rework of for new layout	3.00 HR @	131.40 =	394.20
Closet reworked/door swing/location moved			

Studio 19

Height: 8'

Window	3' X 4' 4"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 2" X 6' 8"	Opens into COAT_CLOSET1
Missing Wall	3' 2 1/4" X 8'	Opens into PASSAGE_HALL
Missing Wall - Goes to Floor	5' X 6' 8"	Opens into KITCHEN_19
Missing Wall	8' 6" X 8'	Opens into KITCHEN_19

DESCRIPTION	QTY	UNIT PRICE	TOTAL
76. Underlayment - 3/4" CDX plywood - tongue and groove	204.39 SF @	4.56 =	932.02
77. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
78. Underlayment - 1/4" hardboard	204.39 SF @	3.08 =	629.52
79. Vinyl plank flooring	204.39 SF @	9.81 =	2,005.07
80. Cove base molding - rubber or vinyl, 4" high	41.77 LF @	2.70 =	112.78

H16 - EFF- A

Bathroom

Height: 8'

Door	2' 6" X 6' 8"	Opens into LIVING_DININ
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
81. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32
82. Bathroom Accessory	3.00 EA @	71.98 =	215.94
83. R&R Steel door frame	1.00 EA @	377.94 =	377.94
84. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79
85. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
86. Door knob - interior	1.00 EA @	67.11 =	67.11
87. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12
88. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35
89. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85
90. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58
91. Underlayment - 3/4" CDX plywood - tongue and groove	51.05 SF @	4.56 =	232.79
92. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
93. 1/2" Cement board	51.05 SF @	5.80 =	296.09
94. Cove base molding - rubber or vinyl, 4" high	27.50 LF @	2.70 =	74.25
95. Tile floor covering	51.05 SF @	13.67 =	697.85
96. Tile / Cultured Marble Installer - per hour additional for min. job Paint Scope in Insurance Estimate - Windows and Shades Per Quote	4.00 HR @	131.40 =	525.60

Hall Closet 1

Height: 8'

Door

1' 6" X 6' 8"

Opens into LIVING_DININ

DESCRIPTION	QTY	UNIT PRICE	TOTAL
97. R&R Steel door frame	1.00 EA @	377.94 =	377.94
98. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
99. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
100. Door knob - interior	1.00 EA @	67.11 =	67.11
101. Underlayment - 3/4" CDX plywood - tongue and groove	3.56 SF @	4.56 =	16.23
102. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
103. Underlayment - 1/4" hardboard	3.56 SF @	3.08 =	10.96
104. Vinyl plank flooring	3.56 SF @	9.81 =	34.92
105. Cove base molding - rubber or vinyl, 4" high	6.17 LF @	2.70 =	16.66



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Hall Closet 2

Height: 8'

Door 2' X 6' 8" **Opens into LIVING_DININ**
Door 2' X 6' 8" **Opens into LIVING_DININ**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
106. R&R Steel door frame	1.00 EA @	377.94 =	377.94
107. Interior door - colonist panel - slab only solid core	2.00 EA @	381.79 =	763.58
108. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
109. Door knob - interior	1.00 EA @	67.11 =	67.11
110. Underlayment - 3/4" CDX plywood - tongue and groove	10.00 SF @	4.56 =	45.60
111. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
112. Underlayment - 1/4" hardboard	10.00 SF @	3.08 =	30.80
113. Vinyl plank flooring	10.00 SF @	9.81 =	98.10
114. Cove base molding - rubber or vinyl, 4" high	10.00 LF @	2.70 =	27.00

Bedroom

Height: 8'

Missing Wall - Goes to Floor 5' 1" X 6' 8" **Opens into LIVING_DININ**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
115. Underlayment - 3/4" CDX plywood - tongue and groove	69.42 SF @	4.56 =	316.56
116. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
117. Underlayment - 1/4" hardboard	69.42 SF @	3.08 =	213.81
118. Vinyl plank flooring	69.42 SF @	9.81 =	681.01
119. Cove base molding - rubber or vinyl, 4" high	28.25 LF @	2.70 =	76.28

Living/Dining

Height: 8'

Window 3' X 4' 4" **Opens into Exterior**
Window 3' X 4' 4" **Opens into Exterior**
Door 2' 6" X 6' 8" **Opens into Exterior**
Missing Wall - Goes to Floor 5' 1" X 6' 8" **Opens into BEDROOM**
Door 1' 6" X 6' 8" **Opens into HALL_CLOSET1**
Door 2' 6" X 6' 8" **Opens into BATHROOM**
Door 2' X 6' 8" **Opens into HALL_CLOSET_**
Door 2' X 6' 8" **Opens into HALL_CLOSET_**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Living/Dining

DESCRIPTION	QTY	UNIT PRICE	TOTAL
120. Underlayment - 3/4" CDX plywood - tongue and groove	229.86 SF @	4.56 =	1,048.16
121. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
122. Underlayment - 1/4" hardboard	229.86 SF @	3.08 =	707.97
123. Vinyl plank flooring	229.86 SF @	9.81 =	2,254.93
124. Cove base molding - rubber or vinyl, 4" high	68.75 LF @	2.70 =	185.63
125. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
126. Cabinetry - upper (wall) units	10.75 LF @	200.75 =	2,158.06
127. Cabinetry - lower (base) units	8.25 LF @	254.04 =	2,095.83
128. Range hood - Allowance	1.00 EA @	283.50 =	283.50
129. Countertop - post formed plastic laminate - Allowance	8.25 LF @	88.10 =	726.83

I15 - 1 Bed - A

Living Room

Height: 8'

Door	2' 6" X 6' 8"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Door	2' 4" X 6' 8"	Opens into Exterior
Missing Wall	8' 5" X 8'	Opens into KITCHEN_PA
Missing Wall	9' 10" X 8'	Opens into KITCHEN_PA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
130. Underlayment - 3/4" CDX plywood - tongue and groove	194.46 SF @	4.56 =	886.74
131. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
132. Underlayment - 1/4" hardboard	194.46 SF @	3.08 =	598.94
133. Vinyl plank flooring	194.46 SF @	9.81 =	1,907.65
134. Cove base molding - rubber or vinyl, 4" high	45.75 LF @	2.70 =	123.53

Kitchen & Passage

Height: 8'

Door	2' 5" X 6' 8"	Opens into PANTRY
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Door	2' 1" X 6' 8"	Opens into BATHROOM
Door	1' 8" X 6' 8"	Opens into BEDROOM
Missing Wall	9' 10" X 8'	Opens into LIVING_ROOM
Missing Wall	8' 5" X 8'	Opens into LIVING_ROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
135. Finish Carpenter - per hour - demo/rework of for new layout Kitchen Reworked, passage closet and framing eliminated/patch	8.00 HR @	131.40 =	1,051.20
136. Underlayment - 3/4" CDX plywood - tongue and groove	115.67 SF @	4.56 =	527.46
137. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
138. Underlayment - 1/4" hardboard	115.67 SF @	3.08 =	356.26
139. Vinyl plank flooring	115.67 SF @	9.81 =	1,134.72
140. Cove base molding - rubber or vinyl, 4" high	26.75 LF @	2.70 =	72.23
141. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
142. Cabinetry - upper (wall) units	7.50 LF @	200.75 =	1,505.63
143. Cabinetry - lower (base) units	11.00 LF @	254.04 =	2,794.44
144. Range hood - Allowance	1.00 EA @	283.50 =	283.50
145. Countertop - post formed plastic laminate - Allowance	11.00 LF @	88.10 =	969.10

Pantry

Height: 8'

Door	2' 5" X 6' 8"	Opens into KITCHEN_PA
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
146. R&R Steel door frame	1.00 EA @	377.94 =	377.94
147. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
148. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
149. Door knob - interior	1.00 EA @	67.11 =	67.11
150. R&R Closet shelf and rod package	3.00 LF @	37.41 =	112.23
151. R&R Shelving - 12" - in place	3.00 LF @	15.58 =	46.74
152. Underlayment - 3/4" CDX plywood - tongue and groove	16.92 SF @	4.56 =	77.16
153. Underlayment - 1/4" hardboard	16.92 SF @	3.08 =	52.11
154. Vinyl plank flooring	16.92 SF @	9.81 =	165.99
155. Cove base molding - rubber or vinyl, 4" high	14.25 LF @	2.70 =	38.48
156. Finish Carpenter - per hour - demo closet for rework of for new layout	6.00 HR @	131.40 =	788.40
Close off opening existing and patch, relocate rough opening for new door			

Bathroom

Height: 8'

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Window	2' 1" X 3' 10"	Opens into Exterior		
Door	2' 1" X 6' 8"	Opens into KITCHEN_PA		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
157. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32	
158. Bathroom Accessory	3.00 EA @	71.98 =	215.94	
159. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
160. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79	
161. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
162. Door knob - interior	1.00 EA @	67.11 =	67.11	
163. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12	
164. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35	
165. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85	
166. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58	
167. Underlayment - 3/4" CDX plywood - tongue and groove	37.86 SF @	4.56 =	172.64	
168. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
169. 1/2" Cement board	37.86 SF @	5.80 =	219.59	
170. Cove base molding - rubber or vinyl, 4" high	23.25 LF @	2.70 =	62.78	
171. Tile floor covering	37.86 SF @	13.67 =	517.55	
172. Tile / Cultured Marble Installer - per hour additional for min. job	4.00 HR @	131.40 =	525.60	
Paint Scope in Insurance Estimate - Windows and Shades Per Quote				

Bedroom Closet**Height: 8'**

Door	2' 6" X 6' 8"	Opens into BEDROOM		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
173. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
174. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79	
175. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
176. Door knob - interior	1.00 EA @	67.11 =	67.11	
177. Underlayment - 3/4" CDX plywood - tongue and groove	25.84 SF @	4.56 =	117.83	
178. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
179. Underlayment - 1/4" hardboard	25.84 SF @	3.08 =	79.59	
180. Vinyl plank flooring	25.84 SF @	9.81 =	253.49	
181. Cove base molding - rubber or vinyl, 4" high	17.83 LF @	2.70 =	48.14	



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Door	2' 6" X 6' 8"	Opens into BEDROOM_CLOS
Window	3' X 4' 4"	Opens into Exterior
Door	1' 8" X 6' 8"	Opens into KITCHEN_PA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
182. R&R Steel door frame	1.00 EA @	377.94 =	377.94
183. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
184. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
185. Door knob - interior	1.00 EA @	67.11 =	67.11
186. Underlayment - 3/4" CDX plywood - tongue and groove	160.51 SF @	4.56 =	731.93
187. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
188. Underlayment - 1/4" hardboard	160.51 SF @	3.08 =	494.37
189. Vinyl plank flooring	160.51 SF @	9.81 =	1,574.60
190. Cove base molding - rubber or vinyl, 4" high	47.50 LF @	2.70 =	128.25

B12- EFF - A

Bathroom

Height: 8'

Door	2' 6" X 6' 8"	Opens into LIVING_DININ
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
191. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32
192. Bathroom Accessory	3.00 EA @	71.98 =	215.94
193. R&R Steel door frame	1.00 EA @	377.94 =	377.94
194. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79
195. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
196. Door knob - interior	1.00 EA @	67.11 =	67.11
197. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12
198. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35
199. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85
200. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58
201. Underlayment - 3/4" CDX plywood - tongue and groove	51.05 SF @	4.56 =	232.79
202. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
203. 1/2" Cement board	51.05 SF @	5.80 =	296.09
204. Cove base molding - rubber or vinyl, 4" high	27.50 LF @	2.70 =	74.25
205. Tile floor covering	51.05 SF @	13.67 =	697.85
206. Tile / Cultured Marble Installer - per hour additional for min. job Paint Scope in Insurance Estimate - Windows and Shades Per Quote	4.00 HR @	131.40 =	525.60

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Hall Closet 1**Height: 8'**

Door	1' 6" X 6' 8"	Opens into LIVING_DININ		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
207. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
208. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79	
209. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
210. Door knob - interior	1.00 EA @	67.11 =	67.11	
211. Underlayment - 3/4" CDX plywood - tongue and groove	3.56 SF @	4.56 =	16.23	
212. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
213. Underlayment - 1/4" hardboard	3.56 SF @	3.08 =	10.96	
214. Vinyl plank flooring	3.56 SF @	9.81 =	34.92	
215. Cove base molding - rubber or vinyl, 4" high	6.17 LF @	2.70 =	16.66	

Hall Closet 2**Height: 8'**

Door	2' X 6' 8"	Opens into LIVING_DININ		
Door	2' X 6' 8"	Opens into LIVING_DININ		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
216. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
217. Interior door - colonist panel - slab only solid core	2.00 EA @	381.79 =	763.58	
218. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
219. Door knob - interior	1.00 EA @	67.11 =	67.11	
220. Underlayment - 3/4" CDX plywood - tongue and groove	10.00 SF @	4.56 =	45.60	
221. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
222. Underlayment - 1/4" hardboard	10.00 SF @	3.08 =	30.80	
223. Vinyl plank flooring	10.00 SF @	9.81 =	98.10	
224. Cove base molding - rubber or vinyl, 4" high	10.00 LF @	2.70 =	27.00	

Bedroom**Height: 8'**

Missing Wall - Goes to Floor	5' 1" X 6' 8"	Opens into LIVING_DININ		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
225. Underlayment - 3/4" CDX plywood - tongue and groove	69.42 SF @	4.56 =	316.56	
226. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
227. Underlayment - 1/4" hardboard	69.42 SF @	3.08 =	213.81	



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CONTINUED - Bedroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
228. Vinyl plank flooring	69.42 SF @	9.81 =	681.01
229. Cove base molding - rubber or vinyl, 4" high	28.25 LF @	2.70 =	76.28

Living/Dining

Height: 8'

Window	3' X 4' 4"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	5' 1" X 6' 8"	Opens into BEDROOM
Door	1' 6" X 6' 8"	Opens into HALL_CLOSET1
Door	2' 6" X 6' 8"	Opens into BATHROOM
Door	2' X 6' 8"	Opens into HALL_CLOSET_
Door	2' X 6' 8"	Opens into HALL_CLOSET_

DESCRIPTION	QTY	UNIT PRICE	TOTAL
230. Underlayment - 3/4" CDX plywood - tongue and groove	229.86 SF @	4.56 =	1,048.16
231. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
232. Underlayment - 1/4" hardboard	229.86 SF @	3.08 =	707.97
233. Vinyl plank flooring	229.86 SF @	9.81 =	2,254.93
234. Cove base molding - rubber or vinyl, 4" high	68.75 LF @	2.70 =	185.63
235. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
236. Cabinetry - upper (wall) units	10.75 LF @	200.75 =	2,158.06
237. Cabinetry - lower (base) units	8.25 LF @	254.04 =	2,095.83
238. Range hood - Allowance	1.00 EA @	283.50 =	283.50
239. Countertop - post formed plastic laminate - Allowance	8.25 LF @	88.10 =	726.83

C11 - EFF - A

Bathroom

Height: 8'

Door	2' 6" X 6' 8"	Opens into LIVING_DININ
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
240. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32
241. Bathroom Accessory	3.00 EA @	71.98 =	215.94
242. R&R Steel door frame	1.00 EA @	377.94 =	377.94
243. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79
244. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
245. Door knob - interior	1.00 EA @	67.11 =	67.11
246. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12
247. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35
248. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85
249. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58
250. Underlayment - 3/4" CDX plywood - tongue and groove	51.05 SF @	4.56 =	232.79
251. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
252. 1/2" Cement board	51.05 SF @	5.80 =	296.09
253. Cove base molding - rubber or vinyl, 4" high	27.50 LF @	2.70 =	74.25
254. Tile floor covering	51.05 SF @	13.67 =	697.85
255. Tile / Cultured Marble Installer - per hour additional for min. job	4.00 HR @	131.40 =	525.60
Paint Scope in Insurance Estimate - Windows and Shades Per Quote			

Hall Closet 1**Height: 8'****Door****1' 6" X 6' 8"****Opens into LIVING_DININ**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
256. R&R Steel door frame	1.00 EA @	377.94 =	377.94
257. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
258. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
259. Door knob - interior	1.00 EA @	67.11 =	67.11
260. Underlayment - 3/4" CDX plywood - tongue and groove	3.56 SF @	4.56 =	16.23
261. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
262. Underlayment - 1/4" hardboard	3.56 SF @	3.08 =	10.96
263. Vinyl plank flooring	3.56 SF @	9.81 =	34.92
264. Cove base molding - rubber or vinyl, 4" high	6.17 LF @	2.70 =	16.66

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Hall Closet 2**Height: 8'**

Door 2' X 6' 8" **Opens into LIVING_DININ**
Door 2' X 6' 8" **Opens into LIVING_DININ**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
265. R&R Steel door frame	1.00 EA @	377.94 =	377.94
266. Interior door - colonist panel - slab only solid core	2.00 EA @	381.79 =	763.58
267. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
268. Door knob - interior	1.00 EA @	67.11 =	67.11
269. Underlayment - 3/4" CDX plywood - tongue and groove	10.00 SF @	4.56 =	45.60
270. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
271. Underlayment - 1/4" hardboard	10.00 SF @	3.08 =	30.80
272. Vinyl plank flooring	10.00 SF @	9.81 =	98.10
273. Cove base molding - rubber or vinyl, 4" high	10.00 LF @	2.70 =	27.00

Bedroom**Height: 8'**

Missing Wall - Goes to Floor 5' 1" X 6' 8" **Opens into LIVING_DININ**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
274. Underlayment - 3/4" CDX plywood - tongue and groove	69.42 SF @	4.56 =	316.56
275. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
276. Underlayment - 1/4" hardboard	69.42 SF @	3.08 =	213.81
277. Vinyl plank flooring	69.42 SF @	9.81 =	681.01
278. Cove base molding - rubber or vinyl, 4" high	28.25 LF @	2.70 =	76.28

Living/Dining**Height: 8'**

Window 3' X 4' 4" **Opens into Exterior**
Window 3' X 4' 4" **Opens into Exterior**
Door 2' 6" X 6' 8" **Opens into Exterior**
Missing Wall - Goes to Floor 5' 1" X 6' 8" **Opens into BEDROOM**
Door 1' 6" X 6' 8" **Opens into HALL_CLOSET1**
Door 2' 6" X 6' 8" **Opens into BATHROOM**
Door 2' X 6' 8" **Opens into HALL_CLOSET_**
Door 2' X 6' 8" **Opens into HALL_CLOSET_**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Living/Dining

DESCRIPTION	QTY	UNIT PRICE	TOTAL
279. Underlayment - 3/4" CDX plywood - tongue and groove	229.86 SF @	4.56 =	1,048.16
280. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
281. Underlayment - 1/4" hardboard	229.86 SF @	3.08 =	707.97
282. Vinyl plank flooring	229.86 SF @	9.81 =	2,254.93
283. Cove base molding - rubber or vinyl, 4" high	68.75 LF @	2.70 =	185.63
284. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
285. Cabinetry - upper (wall) units	10.75 LF @	200.75 =	2,158.06
286. Cabinetry - lower (base) units	8.25 LF @	254.04 =	2,095.83
287. Range hood - Allowance	1.00 EA @	283.50 =	283.50
288. Countertop - post formed plastic laminate - Allowance	8.25 LF @	88.10 =	726.83

A13 - 1 Bed A

Living Room

Height: 8'

Door	2' 6" X 6' 8"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Door	2' 4" X 6' 8"	Opens into Exterior
Missing Wall	8' 5" X 8'	Opens into KITCHEN_PA
Missing Wall	9' 10" X 8'	Opens into KITCHEN_PA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
289. Underlayment - 3/4" CDX plywood - tongue and groove	194.46 SF @	4.56 =	886.74
290. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
291. Underlayment - 1/4" hardboard	194.46 SF @	3.08 =	598.94
292. Vinyl plank flooring	194.46 SF @	9.81 =	1,907.65
293. Cove base molding - rubber or vinyl, 4" high	45.75 LF @	2.70 =	123.53

Kitchen & Passage

Height: 8'

Door	2' 5" X 6' 8"	Opens into PANTRY
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Door	2' 1" X 6' 8"	Opens into BATHROOM
Door	1' 8" X 6' 8"	Opens into BEDROOM
Missing Wall	9' 10" X 8'	Opens into LIVING_ROOM
Missing Wall	8' 5" X 8'	Opens into LIVING_ROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
294. Finish Carpenter - per hour - demo/rework of for new layout Kitchen Reworked, passage closet and framing eliminated/patch	8.00 HR @	131.40 =	1,051.20
295. Underlayment - 3/4" CDX plywood - tongue and groove	115.67 SF @	4.56 =	527.46
296. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
297. Underlayment - 1/4" hardboard	115.67 SF @	3.08 =	356.26
298. Vinyl plank flooring	115.67 SF @	9.81 =	1,134.72
299. Cove base molding - rubber or vinyl, 4" high	26.75 LF @	2.70 =	72.23
300. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
301. Cabinetry - upper (wall) units	7.50 LF @	200.75 =	1,505.63
302. Cabinetry - lower (base) units	11.00 LF @	254.04 =	2,794.44
303. Range hood - Allowance	1.00 EA @	283.50 =	283.50
304. Countertop - post formed plastic laminate - Allowance	11.00 LF @	88.10 =	969.10

Pantry

Height: 8'

Door	2' 5" X 6' 8"	Opens into KITCHEN_PA
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
305. R&R Steel door frame	1.00 EA @	377.94 =	377.94
306. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
307. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
308. Door knob - interior	1.00 EA @	67.11 =	67.11
309. R&R Closet shelf and rod package	3.00 LF @	37.41 =	112.23
310. R&R Shelving - 12" - in place	3.00 LF @	15.58 =	46.74
311. Underlayment - 3/4" CDX plywood - tongue and groove	16.92 SF @	4.56 =	77.16
312. Underlayment - 1/4" hardboard	16.92 SF @	3.08 =	52.11
313. Vinyl plank flooring	16.92 SF @	9.81 =	165.99
314. Cove base molding - rubber or vinyl, 4" high	14.25 LF @	2.70 =	38.48
315. Finish Carpenter - per hour - demo closet for rework of for new layout	6.00 HR @	131.40 =	788.40
Close off opening existing and patch, relocate rough opening for new door			

Bathroom

Height: 8'



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Window	2' 1" X 3' 10"	Opens into Exterior		
Door	2' 1" X 6' 8"	Opens into KITCHEN_PA		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
316. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32	
317. Bathroom Accessory	3.00 EA @	71.98 =	215.94	
318. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
319. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79	
320. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
321. Door knob - interior	1.00 EA @	67.11 =	67.11	
322. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12	
323. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35	
324. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85	
325. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58	
326. Underlayment - 3/4" CDX plywood - tongue and groove	37.86 SF @	4.56 =	172.64	
327. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
328. 1/2" Cement board	37.86 SF @	5.80 =	219.59	
329. Cove base molding - rubber or vinyl, 4" high	23.25 LF @	2.70 =	62.78	
330. Tile floor covering	37.86 SF @	13.67 =	517.55	
331. Tile / Cultured Marble Installer - per hour additional for min. job	4.00 HR @	131.40 =	525.60	
Paint Scope in Insurance Estimate - Windows and Shades Per Quote				

Bedroom Closet

Height: 8'

Door	2' 6" X 6' 8"	Opens into BEDROOM		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
332. R&R Steel door frame	1.00 EA @	377.94 =	377.94	
333. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79	
334. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09	
335. Door knob - interior	1.00 EA @	67.11 =	67.11	
336. Underlayment - 3/4" CDX plywood - tongue and groove	25.84 SF @	4.56 =	117.83	
337. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40	
338. Underlayment - 1/4" hardboard	25.84 SF @	3.08 =	79.59	
339. Vinyl plank flooring	25.84 SF @	9.81 =	253.49	
340. Cove base molding - rubber or vinyl, 4" high	17.83 LF @	2.70 =	48.14	

Bedroom

Height: 8'



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Door	2' 6" X 6' 8"	Opens into BEDROOM_CLOS
Window	3' X 4' 4"	Opens into Exterior
Door	1' 8" X 6' 8"	Opens into KITCHEN_PA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
341. R&R Steel door frame	1.00 EA @	377.94 =	377.94
342. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
343. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
344. Door knob - interior	1.00 EA @	67.11 =	67.11
345. Underlayment - 3/4" CDX plywood - tongue and groove	160.51 SF @	4.56 =	731.93
346. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
347. Underlayment - 1/4" hardboard	160.51 SF @	3.08 =	494.37
348. Vinyl plank flooring	160.51 SF @	9.81 =	1,574.60
349. Cove base molding - rubber or vinyl, 4" high	47.50 LF @	2.70 =	128.25

D10 - 1 Bed A

Living Room

Height: 8'

Door	2' 6" X 6' 8"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Window	3' X 4' 4"	Opens into Exterior
Door	2' 4" X 6' 8"	Opens into Exterior
Missing Wall	8' 5" X 8'	Opens into KITCHEN_PA
Missing Wall	9' 10" X 8'	Opens into KITCHEN_PA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
350. Underlayment - 3/4" CDX plywood - tongue and groove	194.46 SF @	4.56 =	886.74
351. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
352. Underlayment - 1/4" hardboard	194.46 SF @	3.08 =	598.94
353. Vinyl plank flooring	194.46 SF @	9.81 =	1,907.65
354. Cove base molding - rubber or vinyl, 4" high	45.75 LF @	2.70 =	123.53

Kitchen & Passage

Height: 8'

Door	2' 5" X 6' 8"	Opens into PANTRY
Door	2' 1" X 6' 8"	Opens into BATHROOM
Door	1' 8" X 6' 8"	Opens into BEDROOM
Missing Wall	9' 10" X 8'	Opens into LIVING_ROOM

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Missing Wall		8' 5" X 8'		Opens into LIVING_ROOM	
DESCRIPTION	QTY	UNIT PRICE	TOTAL		
355. Finish Carpenter - per hour - demo/rework of for new layout Kitchen Reworked, passage closet and framing eliminated/patch	8.00 HR @	131.40 =	1,051.20		
356. Underlayment - 3/4" CDX plywood - tongue and groove	115.67 SF @	4.56 =	527.46		
357. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40		
358. Underlayment - 1/4" hardboard	115.67 SF @	3.08 =	356.26		
359. Vinyl plank flooring	115.67 SF @	9.81 =	1,134.72		
360. Cove base molding - rubber or vinyl, 4" high	26.75 LF @	2.70 =	72.23		
361. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00		
362. Cabinetry - upper (wall) units	7.50 LF @	200.75 =	1,505.63		
363. Cabinetry - lower (base) units	11.00 LF @	254.04 =	2,794.44		
364. Range hood - Allowance	1.00 EA @	283.50 =	283.50		
365. Countertop - post formed plastic laminate - Allowance	11.00 LF @	88.10 =	969.10		

Pantry		2' 5" X 6' 8"		Opens into KITCHEN_PA		Height: 8'
DESCRIPTION	QTY	UNIT PRICE	TOTAL			
366. R&R Steel door frame	1.00 EA @	377.94 =	377.94			
367. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79			
368. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09			
369. Door knob - interior	1.00 EA @	67.11 =	67.11			
370. R&R Closet shelf and rod package	3.00 LF @	37.41 =	112.23			
371. R&R Shelving - 12" - in place	3.00 LF @	15.58 =	46.74			
372. Underlayment - 3/4" CDX plywood - tongue and groove	16.92 SF @	4.56 =	77.16			
373. Underlayment - 1/4" hardboard	16.92 SF @	3.08 =	52.11			
374. Vinyl plank flooring	16.92 SF @	9.81 =	165.99			
375. Cove base molding - rubber or vinyl, 4" high	14.25 LF @	2.70 =	38.48			
376. Finish Carpenter - per hour - demo closet for rework of for new layout	6.00 HR @	131.40 =	788.40			
Close off opening existing and patch, relocate rough opening for new door						

Bathroom		2' 1" X 3' 10"		Opens into Exterior		Height: 8'
Window		2' 1" X 6' 8"		Opens into KITCHEN_PA		
DESCRIPTION	QTY	UNIT PRICE	TOTAL			



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CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
377. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32
378. Bathroom Accessory	3.00 EA @	71.98 =	215.94
379. R&R Steel door frame	1.00 EA @	377.94 =	377.94
380. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79
381. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
382. Door knob - interior	1.00 EA @	67.11 =	67.11
383. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12
384. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35
385. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85
386. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58
387. Underlayment - 3/4" CDX plywood - tongue and groove	37.86 SF @	4.56 =	172.64
388. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
389. 1/2" Cement board	37.86 SF @	5.80 =	219.59
390. Cove base molding - rubber or vinyl, 4" high	23.25 LF @	2.70 =	62.78
391. Tile floor covering	37.86 SF @	13.67 =	517.55
392. Tile / Cultured Marble Installer - per hour additional for min. job Paint Scope in Insurance Estimate - Windows and Shades Per Quote	4.00 HR @	131.40 =	525.60

Bedroom Closet

Height: 8'

Door

2' 6" X 6' 8"

Opens into BEDROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
393. R&R Steel door frame	1.00 EA @	377.94 =	377.94
394. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
395. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
396. Door knob - interior	1.00 EA @	67.11 =	67.11
397. Underlayment - 3/4" CDX plywood - tongue and groove	25.84 SF @	4.56 =	117.83
398. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
399. Underlayment - 1/4" hardboard	25.84 SF @	3.08 =	79.59
400. Vinyl plank flooring	25.84 SF @	9.81 =	253.49
401. Cove base molding - rubber or vinyl, 4" high	17.83 LF @	2.70 =	48.14



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Bedroom

Height: 8'

Door 2' 6" X 6' 8" **Opens into BEDROOM_CLOS**
Window 3' X 4' 4" **Opens into Exterior**
Door 1' 8" X 6' 8" **Opens into KITCHEN_PA**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
402. R&R Steel door frame	1.00 EA @	377.94 =	377.94
403. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
404. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
405. Door knob - interior	1.00 EA @	67.11 =	67.11
406. Underlayment - 3/4" CDX plywood - tongue and groove	160.51 SF @	4.56 =	731.93
407. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
408. Underlayment - 1/4" hardboard	160.51 SF @	3.08 =	494.37
409. Vinyl plank flooring	160.51 SF @	9.81 =	1,574.60
410. Cove base molding - rubber or vinyl, 4" high	47.50 LF @	2.70 =	128.25

J14 - 1 Bed Type B

Living Room

Height: 8'

Door 2' 6" X 6' 8" **Opens into Exterior**
Window 3' X 4' 4" **Opens into Exterior**
Window 3' X 4' 4" **Opens into Exterior**
Door 2' 4" X 6' 8" **Opens into Exterior**
Missing Wall 8' 5" X 8" **Opens into KITCHEN_PA**
Missing Wall 9' 10" X 8" **Opens into KITCHEN_PA**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
411. Underlayment - 3/4" CDX plywood - tongue and groove	194.46 SF @	4.56 =	886.74
412. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
413. Underlayment - 1/4" hardboard	194.46 SF @	3.08 =	598.94
414. Vinyl plank flooring	194.46 SF @	9.81 =	1,907.65
415. Cove base molding - rubber or vinyl, 4" high	45.75 LF @	2.70 =	123.53

Kitchen & Passage

Height: 8'

Door 2' 5" X 6' 8" **Opens into PANTRY**
Door 2' 1" X 6' 8" **Opens into BATHROOM**
Door 1' 8" X 6' 8" **Opens into BEDROOM**



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Missing Wall 9' 10" X 8'		Opens into LIVING_ROOM	
Missing Wall 8' 5" X 8'		Opens into LIVING_ROOM	
416. Finish Carpenter - per hour - demo/rework of for new layout Kitchen Reworked, passage closet and framing eliminated/patch	8.00 HR @	131.40 =	1,051.20
417. Underlayment - 3/4" CDX plywood - tongue and groove	115.67 SF @	4.56 =	527.46
418. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
419. Underlayment - 1/4" hardboard	115.67 SF @	3.08 =	356.26
420. Vinyl plank flooring	115.67 SF @	9.81 =	1,134.72
421. Cove base molding - rubber or vinyl, 4" high	26.75 LF @	2.70 =	72.23
422. General Demolition - per hour - demo haul out kitchen	8.00 HR @	63.75 =	510.00
423. Cabinetry - upper (wall) units	7.50 LF @	200.75 =	1,505.63
424. Cabinetry - lower (base) units	11.00 LF @	254.04 =	2,794.44
425. Range hood - Allowance	1.00 EA @	283.50 =	283.50
426. Countertop - post formed plastic laminate - Allowance	11.00 LF @	88.10 =	969.10

Pantry

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door 2' 5" X 6' 8"		Opens into KITCHEN_PA	
427. R&R Steel door frame	1.00 EA @	377.94 =	377.94
428. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
429. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
430. Door knob - interior	1.00 EA @	67.11 =	67.11
431. R&R Closet shelf and rod package	3.00 LF @	37.41 =	112.23
432. R&R Shelving - 12" - in place	3.00 LF @	15.58 =	46.74
433. Underlayment - 3/4" CDX plywood - tongue and groove	16.92 SF @	4.56 =	77.16
434. Underlayment - 1/4" hardboard	16.92 SF @	3.08 =	52.11
435. Vinyl plank flooring	16.92 SF @	9.81 =	165.99
436. Cove base molding - rubber or vinyl, 4" high	14.25 LF @	2.70 =	38.48
437. Finish Carpenter - per hour - demo closet for rework of for new layout	6.00 HR @	131.40 =	788.40
Close off opening existing and patch, relocate rough opening for new door			

Bathroom

Height: 8'

Window 2' 1" X 3' 10"	Opens into Exterior
Door 2' 1" X 6' 8"	Opens into KITCHEN_PA



AllRisk, Inc

801 E Clements Bridge Road
 Runnemede, New Jersey 08078
 (O) 856-627-0076

DESCRIPTION	QTY	UNIT PRICE	TOTAL
438. R&R 1/2" water rock - hung, taped, floated, ready for paint Patch in areas of wainscot removal	64.00 SF @	4.13 =	264.32
439. Bathroom Accessory	3.00 EA @	71.98 =	215.94
440. R&R Steel door frame	1.00 EA @	377.94 =	377.94
441. Interior door - colonist panel - slab only solid core -	1.00 EA @	381.79 =	381.79
442. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
443. Door knob - interior	1.00 EA @	67.11 =	67.11
444. Medicine cabinet - Allowance	1.00 EA @	292.12 =	292.12
445. Handicap grab bar - Stainless steel, 1 1/2" x 48"	1.00 EA @	121.35 =	121.35
446. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA @	102.85 =	102.85
447. R&R Handicap grab bar - Stainless steel, 1 1/2" x 24"	2.00 EA @	109.29 =	218.58
448. Underlayment - 3/4" CDX plywood - tongue and groove	37.86 SF @	4.56 =	172.64
449. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
450. 1/2" Cement board	37.86 SF @	5.80 =	219.59
451. Cove base molding - rubber or vinyl, 4" high	23.25 LF @	2.70 =	62.78
452. Tile floor covering	37.86 SF @	13.67 =	517.55
453. Tile / Cultured Marble Installer - per hour additional for min. job	4.00 HR @	131.40 =	525.60
Paint Scope in Insurance Estimate - Windows and Shades Per Quote			

Bedroom Closet

Height: 8'

Door

2' 6" X 6' 8"

Opens into BEDROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
454. R&R Steel door frame	1.00 EA @	377.94 =	377.94
455. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
456. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
457. Door knob - interior	1.00 EA @	67.11 =	67.11
458. Underlayment - 3/4" CDX plywood - tongue and groove	25.84 SF @	4.56 =	117.83
459. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
460. Underlayment - 1/4" hardboard	25.84 SF @	3.08 =	79.59
461. Vinyl plank flooring	25.84 SF @	9.81 =	253.49
462. Cove base molding - rubber or vinyl, 4" high	17.83 LF @	2.70 =	48.14

Bedroom

Height: 8'

Door

2' 6" X 6' 8"

Opens into BEDROOM_CLOS



AllRisk, Inc

801 E Clements Bridge Road
 Runnemede, New Jersey 08078
 (O) 856-627-0076

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Window	3' X 4' 4"	Opens into Exterior	
Door	1' 8" X 6' 8"	Opens into KITCHEN_PA	
463. R&R Steel door frame	1.00 EA @	377.94 =	377.94
464. Interior door - colonist panel - slab only solid core	1.00 EA @	381.79 =	381.79
465. Door hinges (set of 2)	1.00 EA @	55.09 =	55.09
466. Door knob - interior	1.00 EA @	67.11 =	67.11
467. Underlayment - 3/4" CDX plywood - tongue and groove	160.51 SF @	4.56 =	731.93
468. Carpenter - General Framer - per hour additional to cut to existing framing and tie-in	1.00 HR @	131.40 =	131.40
469. Underlayment - 1/4" hardboard	160.51 SF @	3.08 =	494.37
470. Vinyl plank flooring	160.51 SF @	9.81 =	1,574.60
471. Cove base molding - rubber or vinyl, 4" high	47.50 LF @	2.70 =	128.25

Grand Total Areas:

9,891.02 SF Walls	3,650.05 SF Ceiling	13,541.07 SF Walls and Ceiling
3,650.05 SF Floor	405.56 SY Flooring	1,239.87 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,443.87 LF Ceil. Perimeter
3,650.05 Floor Area	4,040.21 Total Area	9,891.02 Interior Wall Area
6,461.67 Exterior Wall Area	774.87 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



AllRisk, Inc

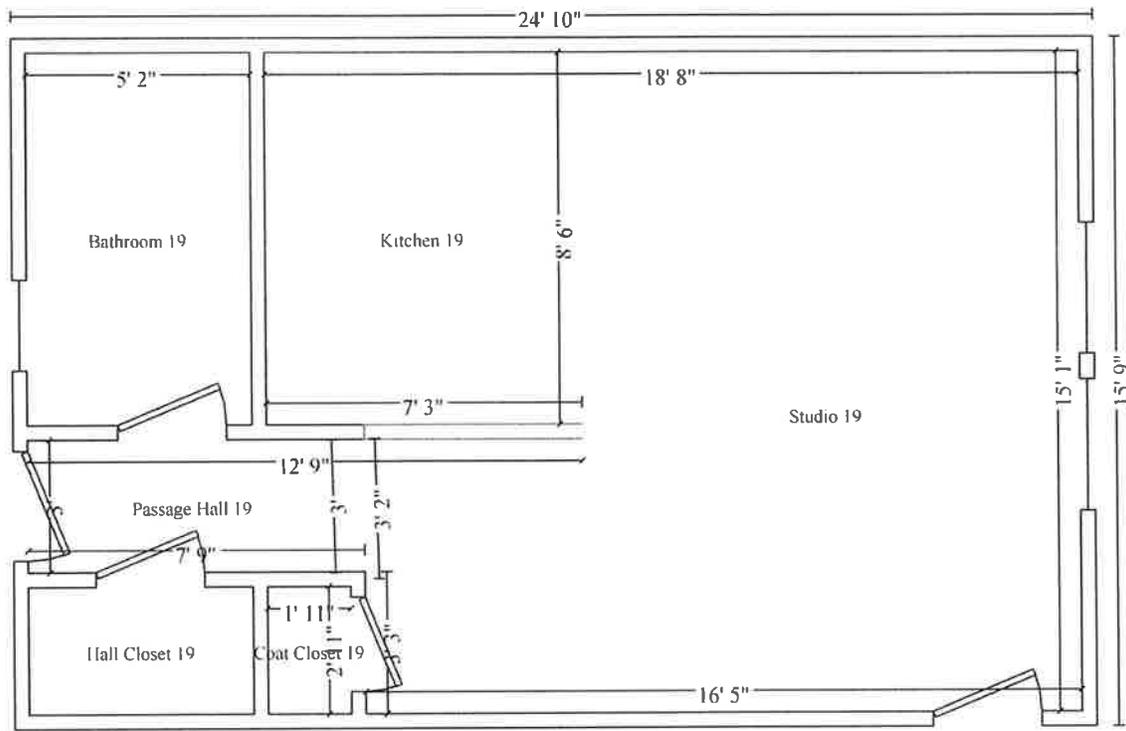
801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

Summary

Line Item Total	570,096.56
Overhead	57,009.98
Profit	22,803.71
Replacement Cost Value	\$649,910.25
Net Claim	\$649,910.25

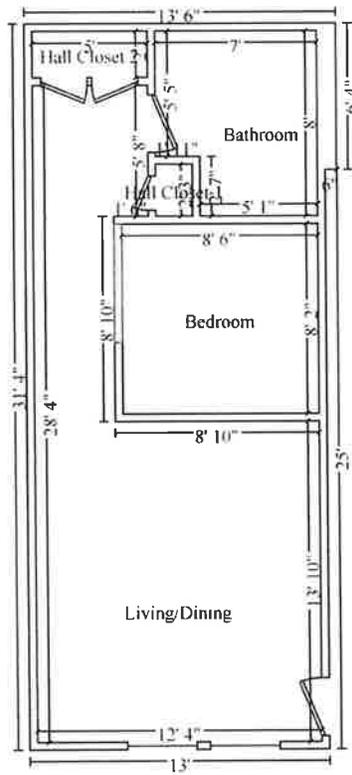
Thomas Messina

E19 EFF B



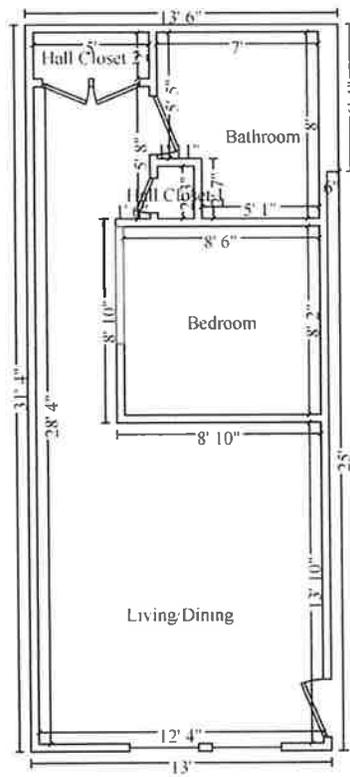
E19 EFF B

B12- EFF - A



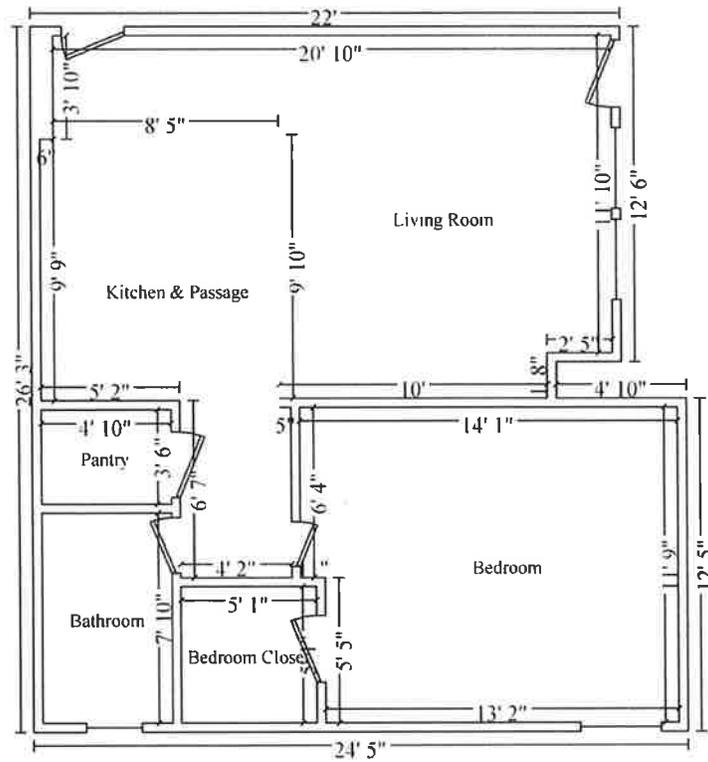
B12- EFF - A

C11 - EFF - A

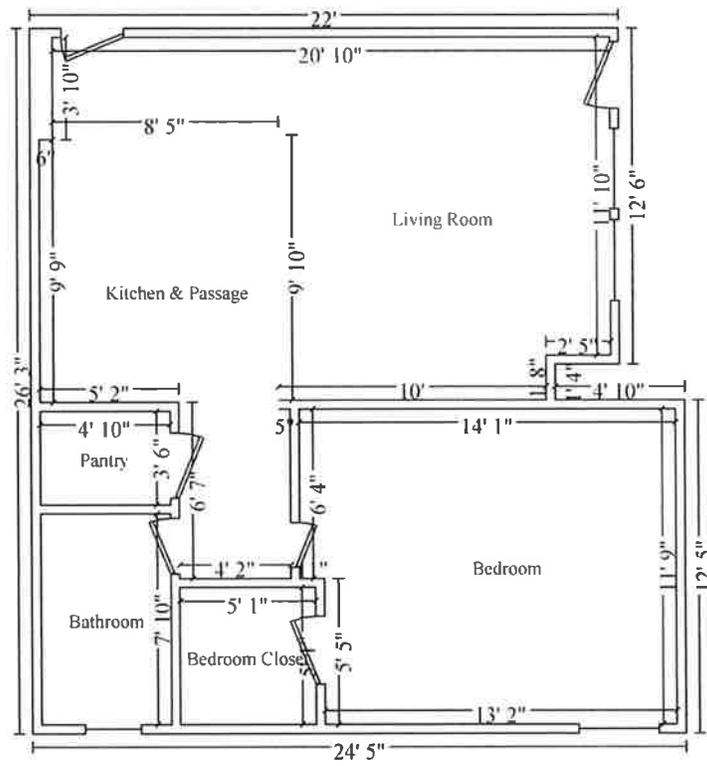


C11 - EFF - A

I15 - 1 Bed - A

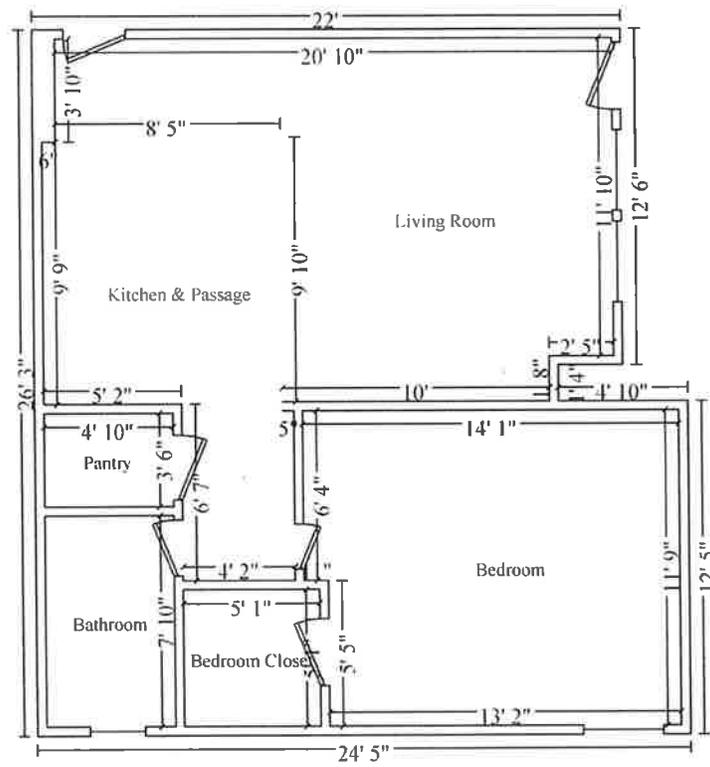


A13 - 1 Bed A



A13 - 1 Bed A

D10 - 1 Bed A



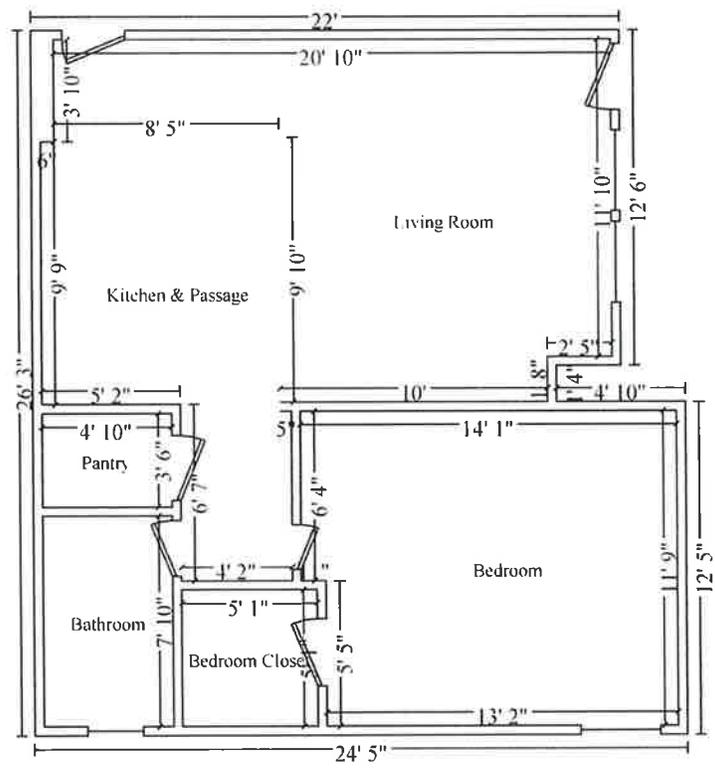
D10 - 1 Bed A

9/21/2023

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2023-6-11-3007A

J14 - 1 Bed Type B



J14 - 1 Bed Type B

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-43
Resolution Awarding Management Fee Accountant Services Contract

WHEREAS, the Housing Authority of the City of Vineland is required to have a professional certified public accountant to act as its Management Fee Accountant; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Management Fee Accountant services; and

WHEREAS, the Contract Committee was notified that one proposal was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to its Board of Commissioners a one-year contract to Linda M. Avena, CPA, PA, to provide the Housing Authority of the City of Vineland with its Management Fee Accountant services for its fiscal year commencing October 1, 2023 through September 30, 2024 for a cost of \$85,000.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Management Fee Accountant contract to Linda M. Avena, CPA, PA, for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

FEE ACCOUNTANT SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4170-00-000.



Wendy Hughes
Certifying Financial Officer

9/21/23
Date

Comparison of Accounting Firms Submitting RFP 2023-2024

Evaluation Factors	Possible Points	Vendor Name											
		AVENA ACCOUNTANTS											
1. Overall accounting approach and methodology	20												
2. Demonstrated experience and competence in the accounting of government agencies	20												
3. Proposer's accounting experience with Housing Authorities; Budgeting; Tenant Accounting; Project Based Accounting; Federal & State Housing Regulations and Statutes	30												
4. Specialized experience of key personnel in Housing Authority programs	20												
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10												
Cost Breakdown													
Monthly Rate		\$ 6,950.00											
Attendance at Board Meeting		\$ 133.34											

No other RFP's received.

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
 UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 ACCOUNTING SERVICES
 UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER MONTH	MONTHS	TOTAL PRICE
ACCT-MONTHLY	Provide price per month	\$6,950	12	\$83,400
ACCT-BOARD	Provide price to complete monthly report and present report at monthly Board of Commissioners Meeting.	\$133.34	12	\$1,600

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows **\$ 85,000**

Eighty-five thousand dollars

TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Linda M Avena, CPA, PA BY: Linda M Cavallo
Firm Name

2581 E Chestnut Ave., Suite B, Vineland, NJ 08361
Street, Town, State, Zip Code

856-696-8000 Telephone 856-794-1295 Fax

Sworn to and subscribed before me July 31, 2003 day of

Linda M Cavallo Signature of proposer if the proposer is an individual
 Signature of partner if proposer is a partnership
 Signature of officer if the proposer is a corporation

Patricia J Pearson Notary Public
 (SEAL)

President Title

PATRICIA J PEARSON
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2207910
MY COMMISSION EXPIRES DEC. 03, 2027

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-44

Resolution Awarding Professional Auditing Services Contract

WHEREAS, the Housing Authority of the City of Vineland is required to have professional auditing services performed annually; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for auditing services for the fiscal year ending September 30, 2023; and

WHEREAS, one proposal for Auditing Services were submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners contract to Bowman & Company LLP for the Authority's auditing services contract at a cost not to exceed \$63,500 for the fiscal year ending September 30, 2023; and

WHEREAS, said audit report shall be completed no later than June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to award the Auditing Services Contract to Bowman & Company LLP for the fiscal year ending September 30, 2023.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

AUDITING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4171-00-000.



Wendy Hughes
Certifying Financial Officer

9/21/23
Date

Comparison of Auditing Firms Submitting RFP 2023-2024

Evaluation Factors	Possible Points	Vendor Name				
		BOWMAN & COMPANY				
1. Overall audit approach and methodology	10					
2. Demonstrated experience and competence in the audit of government agencies manner.	15					
3. Proposer's professional experience with the "Single Audit Act" or in audits of the United States Department of Housing and Urban Development (HUD) or similar governmental audits	20					
4. Capability and capacity to accomplish work within the required time period	10					
5. Geographic location of the firm relative to the proximity to the Housing Authority	5					
6. Specialized experience of key personnel in Housing Authority programs	20					
7. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10					
8. Fee structure as shown on the unit pricing document in the RFP.	10					
Total Average Score	100	0.00				

No other RFP's received.

Cost Breakdown	
Cost of Complete Audit	\$ 60,000.00
Cost of Qualified Report (if needed)	\$ 3,500.00

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

AUDITING SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION			TOTAL PRICE
AUDIT-COST	Provide price for complete Audit FYE September 30, 2022 as defined in the scope above.			\$ 60,000
	COST - Qualified Report (if Necessary)			\$ 3,500

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 63,500

Sixty Three Thousand Five Hundred Dollars
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Bowman & Company LLP BY: Carol A. McAllister, CPA, RMA

Firm Name

8 North Broad Street, Suite 201, Woodbury, NJ, 08096
Street, Town, State, Zip Code

856.435.6200 Telephone 856.435.0440 Fax

Sworn to and subscribed before me 27th

Signature of proposer if the proposer is an individual day of July 20 23

Signature of partner if proposer is a partnership Notary Public

Signature of officer if the proposer is a corporation Partner (SEAL)
Title

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-45

Resolution Awarding Architectural and Engineering Services Contract

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Architectural and Engineering Services; and

WHEREAS, four Architectural and Engineering companies submitted proposals; and

WHEREAS, the Contract Committee has reviewed the four proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Donovan Architects, LLC to provide the Housing Authority of the City of Vineland with its architectural and engineering services for one year commencing October 1, 2023 through September 30, 2024 per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Architectural and Engineering Services contract to Donovan Architects, LLC for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

*Porter
Chapman*

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

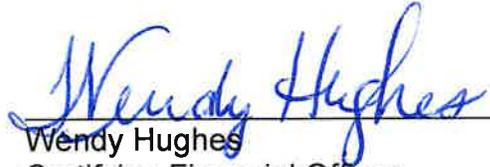
By: *Jacqueline S. Jones*
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

ARCHITECTURAL & ENGINEERING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-21-000.



Wendy Hughes
Certifying Financial Officer

9/21/23
Date

Comparison of A&E Firms Submitting RFP 2023-2024

Evaluation Factors	Vendor Name						
	Possible Points	Donovan Architects	LAN Associates - Engineering, Planning, Architects	O & S Associates - Engineers & Architects	Thriven Design, Inc.		
1. A/E Firm Qualifications/ Executive Summary The experience and qualifications of the A/E firm evidenced by resumes of the key members of the firm. The degree to which members of the firm have successfully worked together on similar projects will be given consideration. Previous experience working with the VHA	20	17.83	16.00	15.33	16.33		
2. The degree to which the references are relevant to the proposal and the degree to which reference checks provide affirmation of the Respondent's ability to develop and manage a project in a timely and professional manner.	5	5.00	5.00	5.00	5.00		
3. LEED Experience and/or Certification	5	5.00	5.00	5.00	5.00		
4. Demonstrates expertise in affordable housing design and development in accordance with federal housing and low-income housing tax credit standards.	15	13.17	13.33	13.00	13.00		
5. Organizational Capacity to Complete Services in Timely Manner: Indicate the availability of the key members to complete the scope of work in a timely and efficient manner.	10	7.33	8.17	7.67	7.67		
6. Housing Experience Demonstrated success in assembling A/E design packages for public housing Demonstrates the ability to meet project construction target; and any additional construction costs caused by design deficiencies. Demonstrated successful experience completing similar projects (design and construction administration).	20	17.67	18.00	17.33	18.00		
7. Previous HUD Sponsored/Public Housing Projects SF-330 – Provide completed standard form 330. Form HUD-2530 – Provide completed Previous Participation Certificate	15	14.67	15.00	15.00	15.00		
8. Cost of Services What control techniques are planned? Who will be responsible for control	10	7.00	4.17	5.17	5.33		
Total Average Score	100	87.67	84.67	83.50	85.33		

Cost Breakdown							
Principle Architect per hour		\$ 175.00	\$ 295.00	\$ 225.00	\$ 225.00		
Staff Architect per hour		\$ 140.00	\$ 175.00	\$ 185.00	\$ 145.00		
Clerical per hour		\$ 60.00	\$ 70.00	\$ 80.00	\$ 85.00		
Draftsperson/CAD per hour		\$ 110.00	\$ 65.00	\$ 100.00	\$ 120.00		
Project Manager per hour		\$ 110.00	\$ 165.00	\$ 185.00	\$ 170.00		
Civil Engineer per hour		\$ 150.00	\$ 205.00	\$ 185.00	\$ 185.00		
Electrical Engineer per hour		\$ 150.00	\$ 165.00	\$ 185.00	\$ 200.00		
Mechanical Engineer per hour		\$ 150.00	\$ 175.00	\$ 185.00	\$ 200.00		

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

Architectural & Engineering Services
PRICING TABLE PAGE 1 OF 2

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
AE-PRIN	Provide price per hour for Principle\Senior	175	40	7,000
AE-ARCH	Provide price per hour for staff Architect	140	20	2,800
AE-CLERICAL	Provide price per hour for clerical work	60	10	600
AE-CAD	Provide price per hour for Draftsperson	110	20	2,200
AE-PJCTMGR	Provide price per hour for a project manager	110	20	2,200
AE-ENG-CIVIL	Provide price per hour for civil engineering work. Provide name of vendor firm to be used as required in RFP.	150	5	750

CONTINUED ON PAGE 2



THE HOUSING AUTHORITY OF THE CITY

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 Architectural & Engineering Services
 UNIT PRICING TABLE PAGE 2 OF 2

AE-ENG-ELEC	Provide price per hour for being used as required in	Unit Price Rate. Vendor must indicate		5	750
AE-ENG-MECH	Provide price per hour for firm being used as required	Unit Price Rate. Vendor must indicate		5	750

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO CHANGE QUANTITIES AS NEEDED.

↓
 \$ 17,050

SEVENTEEN THOUSAND FIFTY DOLLARS

TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses

DONOVAN ARCHITECTS, LLC DONOVAN
Firm Name

9 TANNER STREET, SUITE 20 D, NJ 08033
Street, Town, State, Zip Code

856-203-6061 N/A
Telephone

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Sworn to: *Renee Carroll*
 July 27th 2023
Renee Carroll
Notary Public

(SE) RENEE CARROLL
 PUBLIC OF NEW JERSEY
 My Commission Expires August 28, 2026
 My ID# is 50169940

Title

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-46

Resolution Awarding Legal Services Contract – General Counsel

WHEREAS, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its solicitor; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Legal Services – General Counsel; and

WHEREAS, one proposal for Legal Services – General Counsel was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Brown & Connery, LLP to provide the Housing Authority of the City of Vineland with its general counsel legal services for its fiscal year commencing October 1, 2023 through September 30, 2024 for a yearly retainer of \$36,970 and per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Legal Services – General Counsel Contract to Brown & Connery, LLP for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

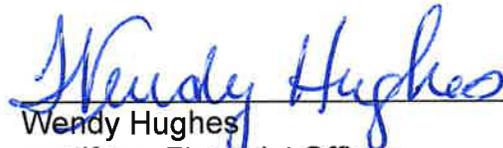
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

LEGAL SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.



Wendy Hughes
Certifying Financial Officer
9/21/23
Date

Comparison of Legal Firms Submitting RFP 2023-24
GENERAL COUNSEL

Evaluation Factors	Possible Points	Vendor Name					
		BROWN AND CONNERY LLP					
1. General Legal Experience	20						
2. Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20						
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20						
4. Specialized experience of key personnel in Housing Authority programs	20						
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10						
6. Fee structure as shown in the RFP unit pricing document.	10						
Total		0.00					
Cost Breakdown							
Legal Counsel cost per hour		\$ 210.00					
Paralegal cost per hour		\$ 100.00					
Monthly Retainer Fee		\$ 210.00					
Cost to file for non-payment of rent		\$ 210.00					
Cost to appear for non-payment of rent case		\$ 210.00					

No other RFP's received.

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

LEGAL SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$210.00	60	\$12,600.00
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$100.00	40	\$ 4,000.00
LEGAL-RETAIN	Provide a price for monthly retainer fee as defined in the scope above.	\$210.00	12	\$ 2,520.00
LEGAL-FILING	Provide a price to file legal action for non-payment of rent as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	\$210.00	75	\$15,750.00
LEGAL-APPEAR	Provide a price to appear in court to represent VHA in non-payment of rent case as defined in the scope above (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	\$210.00	10	\$ 2,100.00

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows **\$ 36,970.00**

Thirty-Six Thousand, Nine Hundred and Seventy Dollars and Zero Cents

TOTAL PRICE IN WRITTEN WORD FORM

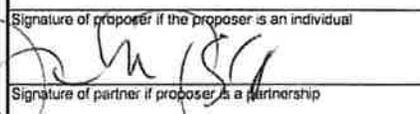
The bid price is to contain all direct and indirect costs, including out-of-pocket expenses

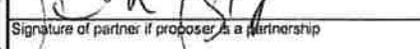
Brown & Connery, LLP BY: William M. Tambussi
Firm Name

360 Haddon Avenue, Westmont, NJ 08108
Street, Town, State, Zip Code

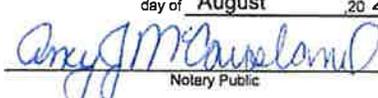
(856) 854-8900 (856) 858-4967
Telephone Fax

Sworn to and subscribed before me on this 28th day of August, 2023

Signature of proposer if the proposer is an individual


Signature of partner if proposer is a partnership


Signature of officer if the proposer is a corporation
 Title Partner


 Notary Public
 (SEAL)
AMY J. McCAUSLAND
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 15, 2026

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-47

Resolution Awarding Special Legal Services Contract – Labor Relations Counsel

WHEREAS, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its special legal solicitor; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Special Legal Services – Labor Relations Counsel; and

WHEREAS, two proposals for Special Legal Services – Labor Relations Counsel was submitted; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Brown & Connery, LLP to provide the Housing Authority of the City of Vineland with its special legal services for its fiscal year commencing October 1, 2023 through September 30, 2024 for a yearly retainer of \$29,200 as per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Special Legal Services – Labor Relations Counsel Contract to Brown & Connery, LLP for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta			✓	
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY



BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

LEGAL SERVICES CONTRACT – LABOR RELATIONS COUNSEL

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.



Wendy Hughes
Certifying Financial Officer
9/21/23
Date

**Comparison of Special Legal Firms Submitting RFP 2023-2024
LABOR RELATIONS COUNSEL**

Evaluation Factors	Vendor Name						
	Possible Points	Brown and Connerly	Marmoro Law, LLC				
1. General Legal Experience	20	19.67	17.67				
2. Legal experience with employment law; Contract; Litigation; Labor/Management Negotiations; Grievance Proceedings; Workers Compensation law; Administrative Law	20	18.00	16.00				
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20	18.67	18.67				
4. Specialized experience of key personnel in Housing Authority programs	20	18.67	19.00				
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10	10.00	10.00				
6. Fee structure as shown in the RFP unit pricing document.	10	6.67	9.33				
Total Average Score	100	91.67	90.67				

Cost Breakdown							
Legal Counsel cost per hour		\$ 210.00	\$ 150.00				
Paralegal cost per hour		\$ 100.00	\$ 75.00				

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
SPECIAL LEGAL SERVICES - LABOR RELATIONS COUNSEL
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$210.00	120	\$25,200.00
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$100.00	40	\$ 4,000.00

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

↓
Total Price of all rows \$ 29,200.00

Twenty-nine thousand, two hundred dollars

TOTAL PRICE IN WRITTEN WORD FORM

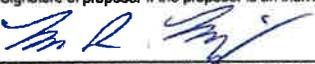
The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Brown & Connery, LLP by: Louis R. Lessig
Firm Name

360 Haddon Avenue, Westmont, NJ 08108
Street, Town, State, Zip Code

(856) 854-8900 (856) 858-4967
Telephone Fax

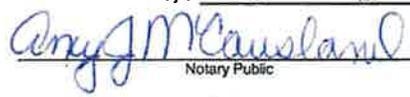
Sworn to and subscribed before me on this 31st
 day of July .20 23

Signature of proposer if the proposer is an individual


Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Partner
Title


 Notary Public
 (SEAL)
AMY J. McCAUSLAND
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 15, 2026

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-48

Resolution Awarding Special Legal Services Landlord/Tenant

WHEREAS, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its special legal Landlord/Tenant counsel; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Special Legal Services – Landlord/Tenant counsel; and

WHEREAS, one proposal for Special Legal Services – Landlord/Tenant Counsel was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Gruccio, Pepper, DeSanto & Ruth, P.A. to provide the Housing Authority of the City of Vineland with its special legal Landlord/Tenant services for its fiscal year commencing October 1, 2023 through September 30, 2024 for a yearly retainer of \$6,525 as per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Special Legal Services – Landlord/Tenant Contract to Gruccio, Pepper, DeSanto & Ruth, P.A. – 817 E. Landis Ave., Vineland, NJ for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

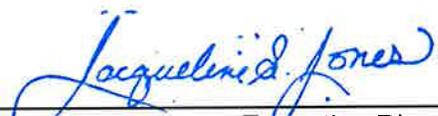


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

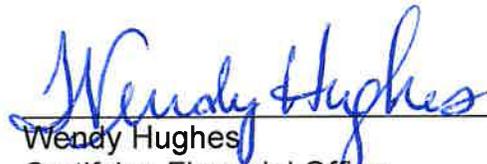

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

SPECIAL LEGAL SERVICES LANDLORD/TENANT CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.


Wendy Hughes
Certifying Financial Officer

9/21/23
Date

**Comparison of Special Legal Firms Submitting RFP 2023-2024
Landlord Tenant Counsel**

Evaluation Factors	Possible Points	Vendor Name					
		Gruccio, Pepper, DeSanto & Rulih, PA					
1. General Legal Experience	20						
2. Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20						
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20						
4. Specialized experience of key personnel in Housing Authority programs	20						
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10						
6. Fee structure as shown in the RFP unit pricing document.	10						
Total Average Score	100						

No other RFP's received.

Cost Breakdown							
Legal Counsel cost per hour		\$	175.00				
Paralegal cost per hour		\$	90.00				
Legal Filing - Teant non-payment		\$	300.00				
Legal Appearance - Tenant non-payment		\$	500.00				

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

SPECIAL LEGAL SERVICES - LANDLORD TENANT

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$175.	25	\$4,375
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$90.	15	\$1,350
LEGAL-FILING	Provide a price to file legal action for non-payment of rent as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)		FLAT FEE PER FILING	\$300
LEGAL-APPEAR	Provide a price to appear in court to represent VHA in non-payment of rent case as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)		FLAT FEE PER FILING	\$500

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 6,525.00

Six thousand five hundred twenty-five dollars
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Cruccio, Pepper De Santo & Ruth BY: Robert A. De Santo
Firm Name

817 E. Landis Avenue, Vineland, NJ 08360
Street, Town, State, Zip Code

856-691-0100 Telephone 856-692-4095 Fax

Sworn to and subscribed before me on this 25th day of July, 2023

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Arianeal Berrios
Notary Public

Vice-President
Title

ARIANEAL BERRIOS
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 2360245
MY COMMISSION EXPIRES 05/23/2027

Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey

RESOLUTION #2023-49

Resolution Awarding Consulting Services Contract

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Consulting Services; and

WHEREAS, one Consulting Services company submitted a proposal; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to The Brooke Group LLC to provide the Housing Authority of the City of Vineland with its consulting services for one year commencing October 1, 2023 through September 30, 2024 per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Consulting Services contract to The Brooke Group LLC for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

CONSULTANT SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4182-00-000.



Wendy Hughes
Certifying Financial Officer
9/21/23
Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

CONSULTING SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
CNSLT-HOURS	Provide price per hour for Principle/Senior Associates	142	300	42,600
CNSLT-CLERICAL	Provide price per hour for Clerical Work	75	50	3,750
CNSLT-LEGAL	Provide price per hour for Legal Consultation - legal counsel should be familiar with Housing matters (Public Housing, Affordable, Redevelopment, Tax Credits, RAD, etc.) (vendor may elect to use their in-house counsel or contracted Counsel)	225	15	3,375
CNSLT-FINANCE	Provide price per hour for financial caseworker	142	100	14,200
CNSLT-CSWRK	Provide price per hour for resident caseworker	142	200	28,400
CNSLT-PRJTMGR	Provide price per hour for a project manager	142	300	42,600

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 134,925

One hundred thousand three hundred four nine hundred + twenty five
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Firm Name: The Brook Group, Inc. BY: Holly Ginneth

Street, Town, State, Zip Code: 209 East Egnor Dr. Galloway, NJ 08205

Telephone: (609) 652-7788 Fax: (609) 652-2005

Sworn to and subscribed before me: Erica Dempsey

Signature of proposer if the proposer is an individual: [Signature]

Signature of partner if proposer is a partnership: [Signature]

Signature of officer if the proposer is a corporation: [Signature]

19th day of July, 2023

[Signature]
Notary Public

Business Manager
Title

(SEAL)

ERICA L DEMPSEY
Notary Public, State of New Jersey
My Commission Expires Sep 2, 2025

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2023-50

Resolution Extending Painting Services Contract

WHEREAS, the Housing Authority of the City of Vineland recognizes the need to have painting services; and

WHEREAS, the Housing Authority of the City of Vineland previously awarded the bid for Painting Services to JC's Custom Painting; and

WHEREAS, the contract allowed for a renewal option (extension 1 of 2); and

WHEREAS, the Housing Authority of the City of Vineland desires to extend the Painting Services Contract to JC's Custom Painting for an additional period commencing October 1, 2023 through September 30, 2024; and

WHEREAS, it is recommended the Board of Commissioners award a contract extension to JC's Custom Painting to provide the Housing Authority of the City of Vineland with its painting services for the period October 1, 2023 through September 30, 2024 a total proposal price as per estimated quantities in unit pricing table attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Painting Services contract to JC's Custom Painting – 505 Willis Road; Bridgeton, NJ for the term indicated above.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

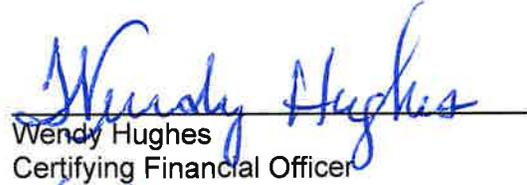
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

PAINING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-05-000.


Wendy Hughes
Certifying Financial Officer

9/21/23
Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 1 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
PAINTING (UNOCCUPIED APARTMENT)				
U-APRT-1	Provide price to paint an UNOCCUPIED EFFICIENCY apartment	620	5	3100
U-APRT-2	Provide price to paint an UNOCCUPIED ONE BEDROOM apartment	730	5	3650
U-APRT-3	Provide price to paint an UNOCCUPIED TWO BEDROOM apartment	900	4	3600
U-APRT-4	Provide price to paint an UNOCCUPIED THREE BEDROOM apartment	1175	4	4700
U-APRT-5	Provide price to paint an UNOCCUPIED FOUR BEDROOM apartment	1500	4	6000
U-APRT-6	Provide price to paint an UNOCCUPIED FIVE BEDROOM apartment	1750	1	1750
U-APRT-7	Provide price to paint an UNOCCUPIED SIX BEDROOM apartment	2450	1	2450
PAINTING BY ROOM (UNOCCUPIED APARTMENT)				
U-RM-1	Provide price to paint KITCHEN in UNOCCUPIED apartment	240	1	240
U-RM-2	Provide price to paint BATHROOM in UNOCCUPIED apartment	180	1	180
U-RM-3	Provide price to paint HALF BATHROOM in UNOCCUPIED apartment (no tub)	125	1	125
U-RM-4	Provide price to paint BEDROOM in UNOCCUPIED apartment	250	1	250
U-RM-5	Provide price to paint HALLWAY in UNOCCUPIED apartment	200	1	200
U-RM-6	Provide price to paint LIVINGROOM in UNOCCUPIED apartment	250	1	250
SEALING (UNOCCUPIED APARTMENT)				
U-RM-SL-1	Provide price to seal an UNOCCUPIED EFFICIENCY apartment	320	1	320
U-RM-SL-2	Provide price to seal an UNOCCUPIED ONE BEDROOM apartment	400	1	400
U-RM-SL-3	Provide price to seal an UNOCCUPIED TWO BEDROOM apartment	470	1	470
U-RM-SL-4	Provide price to seal an UNOCCUPIED THREE BEDROOM apartment	600	1	600
U-RM-SL-5	Provide price to seal an UNOCCUPIED FOUR BEDROOM apartment	775	1	775
U-RM-SL-6	Provide price to seal an UNOCCUPIED FIVE BEDROOM apartment	925	1	925
U-RM-SL-7	Provide price to seal an UNOCCUPIED SIX BEDROOM apartment	1300	1	1300
U-RM-SL-8	Provide price to seal KITCHEN in UNOCCUPIED apartment	140	1	140
U-RM-SL-9	Provide price to seal BATHROOM in UNOCCUPIED apartment	100	1	100
U-RM-SL-10	Provide price to seal HALF BATHROOM in an UNOCCUPIED apartment(no tub)	65	1	65
U-RM-SL-11	Provide price to seal LIVINGROOM in UNOCCUPIED apartment	140	1	140
U-RM-SL-12	Provide price to seal BEDROOM in UNOCCUPIED apartment	120	1	120
U-RM-SL-13	Provide price to seal HALLWAY in UNOCCUPIED apartment	140	1	140

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.



THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 2 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
MISCELANOUS PAINTING (UNOCCUPIED APARTMENT)				
U-DR	Provide price to paint a door in UNOCCUPIED apartment	25	50	1250
U-BB	Provide price to paint metal baseboard heat enclosure in UNOCCUPIED apartment (by linear foot)	1.25'	100	125
U-CC	Provide price to paint metal convector cover in UNOCCUPIED apartment	20	50	1000
U-STRS	Provide price to paint stairs in an UNOCCUPIED apartment	130	5	650
U-SPRPIPE	Provide price to paint sprinkler piping within UNOCCUPIED apartment (KIDSTON & OLIVIO ONLY)	125	1	125
U-CBNTS	Provide price to paint kitchen cabinets within UNOCCUPIED apartment	420	1	420
U-HNDRL	Provide price to paint exterior metal hand rails at UNOCCUPIED apartment	80	5	400
MISCELANOUS SEALING (UNOCCUPIED APARTMENT)				
U-DR-SL	Provide price to seal a door in a UNOCCUPIED apartment	15	25	375
U-BB-SL	Provide price to seal metal baseboard heat enclosure in a UNOCCUPIED apartment (by linear foot)	.75'	100	75
U-CC-SL	Provide price to seal metal convector cover in an UNOCCUPIED apartment	12	25	300
U-STRS-SL	Provide price to seal stairs in an UNOCCUPIED apartment	80	5	400
U-SPRPIPE-SL	Provide price to seal sprinkler piping within apartment in an UNOCCUPIED apartment (KIDSTON & OLIVIO ONLY)	80	1	80
U-CBNTS-SL	Provide price to seal kitchen cabinets in an UNOCCUPIED apartment	190	1	190
U-SPOT-SL	Provide a SQUARE FOOT price to spot seal/prime in an UNOCCUPIED apartment	.70'	350	245

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.



THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 3 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
PAINTING (OCCUPIED APARTMENT)				
O-APRT-1	Provide price to paint an OCCUPIED EFFICIENCY apartment	850	25	21,250
O-APRT-2	Provide price to paint an OCCUPIED ONE BEDROOM apartment	950	25	23,750
O-APRT-3	Provide price to paint an OCCUPIED TWO BEDROOM apartment	1200	25	30,000
O-APRT-4	Provide price to paint an OCCUPIED THREE BEDROOM apartment	1525	25	38,125
O-APRT-5	Provide price to paint an OCCUPIED FOUR BEDROOM apartment	1925	10	19,250
O-APRT-6	Provide price to paint an OCCUPIED FIVE BEDROOM apartment	2325	5	11,625
O-APRT-7	Provide price to paint an OCCUPIED SIX BEDROOM apartment	2800	1	2800
PAINTING BY ROOM (OCCUPIED APARTMENT)				
O-RM-1	Provide price to paint KITCHEN in an OCCUPIED apartment	385	1	385
O-RM-2	Provide price to paint BATHROOM in an OCCUPIED apartment	275	1	275
O-RM-3	Provide price to paint HALF BATHROOM in an OCCUPIED apartment (no tub)	160	1	160
O-RM-4	Provide price to paint LIVING ROOM in an OCCUPIED apartment	400	1	400
O-RM-5	Provide price to paint BEDROOM in an OCCUPIED apartment	375	1	375
O-RM-6	Provide price to paint HALLWAY in an occupied apartment	350	1	350
SEALING BY ROOM (OCCUPIED APARTMENT)				
O-RM-SL-1	Provide price to seal an OCCUPIED EFFICIENCY apartment	420	1	420
O-RM-SL-2	Provide price to seal an OCCUPIED ONE BEDROOM apartment	500	1	500
O-RM-SL-3	Provide price to seal an OCCUPIED TWO BEDROOM apartment	620	1	620
O-RM-SL-4	Provide price to seal an OCCUPIED THREE BEDROOM apartment	775	1	775
O-RM-SL-5	Provide price to seal an OCCUPIED FOUR BEDROOM apartment	950	1	950
O-RM-SL-6	Provide price to seal an OCCUPIED FIVE BEDROOM apartment	1225	1	1225
O-RM-SL-7	Provide price to seal an OCCUPIED SIX BEDROOM apartment	1400	1	1400
O-RM-SL-8	Provide price to seal KITCHEN in an OCCUPIED apartment	225	3	675
O-RM-SL-9	Provide price to seal BATHROOM in an OCCUPIED apartment	160	3	480
O-RM-SL-10	Provide price to seal HALF BATHROOM in an OCCUPIED apartment(no tub)	80	3	240
O-RM-SL-11	Provide price to seal LIVING ROOM in an OCCUPIED apartment	240	3	720
O-RM-SL-12	Provide price to seal BEDROOM in an OCCUPIED apartment	200	1	200
O-RM-SL-13	Provide price to seal HALLWAY in an OCCUPIED apartment	185	1	185

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.



THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 4 OF 5

ITEM	DESCRIPTION		ESTIMATED QUANTITY	TOTAL PRICE
MISCELANOUS PAINTING (OCCUPIED APARTMENT)				
O-DR	Provide price to paint a door in an OCCUPIED apartment	40	50	2000
O-BB	Provide price to paint metal baseboard heat enclosure in an OCCUPIED apartment (by linear foot)	200'	100	200
O-CC	Provide price to paint metal convector cover in an OCCUPIED apartment	23	15	345
O-SPRPIPE	Provide price to paint sprinkler piping within an OCCUPIED apartment (KIDSTON & OLIVIO ONLY)	140	10	1400
O-CBNTS	Provide price to paint kitchen cabinets in an OCCUPIED apartment	390	1	390
O-HNDRL	Provide price to paint metal hand rails at an OCCUPIED apartment	80	1	80
MISCELANOUS SEALING (OCCUPIED APARTMENT)				
O-DR-SL	Provide price to seal a door in an OCCUPIED apartment	20	10	200
O-BB-SL	Provide price to seal metal baseboard heat enclosure in an OCCUPIED apartment (by linear foot)	5c 1.25' 125'	100	125
O-CC-SL	Provide price to seal metal convector cover in an OCCUPIED apartment	10	15	150
O-SPRPIPE-SL	Provide price to seal sprinkler piping within an OCCUPIED apartment (KIDSTON & OLIVIO ONLY)	120	1	120
O-CBNTS-SL	Provide price to seal kitchen cabinets in an OCCUPIED apartment	200	1	200
O-SPOT-SL	Provide a SQUARE FOOT price to spot seal/prime in an OCCUPIED apartment	1.00'	150	150
MISCELANOUS PAINTING				
KT-HALL	Provide price to paint 1 hallway at Kidston Towers.	2600	10	26,000
OT-HALL	Provide price to paint 1 hallway at Olivio Towers.	3100	8	24,800
KT-STAIR	Provide price to paint 1 stair lower at Kidston Towers.	4200	2	8400
OT-STAIR	Provide price to paint 1 stair lower at Olivio Towers.	4200	2	8400
KT-COMM	Provide price to paint Community Room at Kidston Towers	2400	1	2400
OT-COMM	Provide price to paint Community Room at Olivio Towers	2400	1	2400
U-HOUSE	Provide price to paint 1 unoccupied single family home.	3400	5	17,000
U-HSESPOT-SL	Enter a SQUARE FOOT price to spot seal/prime in an unoccupied single family house.	.70'	100	70
O-HOUSE	Provide price to paint 1 occupied single family home.	4200	1	4200
O-HSESPOT-SL	Enter a SQUARE FOOT price to spot seal/prime in an occupied single family house.	1.00'	100	100
U-HOURS	Provide hourly rate for painting related labor for work not covered in unit pricing table UNOCCUPIED HOUSING UNIT	45	1	45
O-HOURS	Provide hourly rate for painting related labor for work not covered in unit pricing table OCCUPIED HOUSING UNIT	50	1	50
P-STAIR	Provide price to polyurethane stairs in an UNOCCUPIED or SINGLE FAMILY HOUSE apartment	150	5	750

Provide total proposal price as per estimated quantities in unit pricing table → \$ 293,735

ESTIMATED QUANTITIES ARE FOR CALCULATION PURPOSES ONLY. HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST QUANTITIES AS NEEDED ON A PER APARTMENT BASIS

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2023-51

**Resolution for the Intention of Providing
Management Services to the Ocean City Housing Authority**

WHEREAS, the Ocean City Housing Authority has requested management services from the Housing Authority of the City of Vineland; and

WHEREAS, the Board of Commissioners of the Ocean City Housing Authority recognizes the unique skills and abilities of the Vineland Housing Authority to provide said management services; and

WHEREAS, these services and agreement for same complies with the Inter-Local Services Act – 40:8A-1 through 40:9A-4;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland by virtue of its authority hereby authorizes the executive director to enter into a Management Services Agreement with the Ocean City Housing Authority to commence on October 1, 2023 and shall continue until September 30, 2025, unless terminated before as permitted in the Agreement. A Management services fee of \$80,000 to be invoiced monthly, as a base fee with additional “fee for service” items to be provided on an as needed basis as outlined in the contract.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**AGREEMENT FOR MANAGEMENT SERVICES
BY AND BETWEEN
THE HOUSING AUTHORITY OF CITY OF VINELAND
AND
THE HOUSING AUTHORITY OF THE CITY OF OCEAN CITY**

THIS AGREEMENT is made on this 1st day of October 2023 by and between the Housing Authority of the City of Vineland (hereinafter "VHA") and The Housing Authority of the City of Ocean City (hereinafter "OCHA").

PREAMBLE:

WHEREAS, OCHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering a Public Housing Program; and

WHEREAS, VHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering Public Housing, Rental Assistance Demonstration and Section 8 Programs; and

WHEREAS, OCHA wishes to retain management services from the VHA; and

WHEREAS, OCHA and VHA wish to mutually share maintenance services; and

WHEREAS, VHA wishes to enter into a management and maintenance services contract with OCHA;

WHEREAS, funds are available for this purpose; and

WHEREAS, it is in the best interests of both authorities to share services; and

WHEREAS, said sharing of services need not be advertised or bid as same is not subject to either federal or state procurement standards as same is an intergovernmental contract.

NOW, THEREFORE, the parties agree as follows:

1. AGREEMENT TO PROVIDE MANAGEMENT SERVICES: VHA hereby agrees that it shall provide management services and additional services on an as-needed and as-requested basis, except in the case of financial or safety urgency for OCHA in accordance with the terms and conditions of this Agreement. OCHA agrees to reimburse VHA for said services in accordance with the terms and conditions of this Agreement.

2. AGREEMENT TO PROVIDE MAINTENANCE SERVICES: VHA and OCHA hereby agrees that it shall provide management and maintenance services and additional services on an as-needed and as-requested basis, except in the case of financial or safety urgency for VHA and/or OCHA in accordance with the terms and conditions of this Agreement. VHA and OCHA mutually agrees to reimburse VHA and/or OCHA for said services in accordance with the terms and conditions of this Agreement.

3. COMPENSATION: VHA and/or OCHA Shall be reimbursed for the services provided hereunder as follows:

a) Payment shall be made for services rendered. VHA and/or OCHA shall submit bills monthly to VHA and/or OCHA. Management services and other flat-fee services, as stipulated in Attachment A, shall be billed on a monthly basis. Fees for other services as stipulated in Attachment A will be billed on a monthly basis with the following information: the name and title of each VHA and/or OCHA employee who performed services for VHA and/or OCHA during the preceding month, the dates and hours (where applicable) during which said services were performed and the hourly rate pursuant to Attachment A. All bills shall be certified as true and correct by VHA and/or OCHA.

b) Provide as-needed Maintenance services to VHA and/or OCHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services and shall be billed on a monthly basis with the following information: the name and title of each VHA and/or OCHA employee who performed services for VHA and/or OCHA during the preceding month, the dates and hours (where applicable) during which said services were performed and the hourly rate pursuant to Attachment A. All bills shall be certified as true and correct by VHA and/or OCHA.

c) Notwithstanding any other provisions herein, total payments under this contract shall not exceed the budgeted amount without further authorization from the OCHA. In the event that the contract maximum of budgeted amount is reached and the OCHA does not authorize further expenditures, the VHA shall have no further obligation to perform services under this agreement.

3. SCOPE OF SERVICES:

VHA shall perform the following management services:

- a) Carry out the organizational, managerial, supervisory, coordinating and monitoring functions for OCHA.
- b) Provide leadership to OCHA and the community in the management and maintenance of decent, safe and sanitary affordable housing for residents of OCHA.
- c) Establish appropriate advocacy relationships with, and act as OCHA's primary spokesperson and representative to local, state and federal elected officials and administrative personnel, resident representatives and organization and private sector organizations and foundations.
- d) Promote the creation and sustenance of a cohesive functioning community partnership to facilitate housing and development activities.
- e) Advocate through appropriate channels legislative and administrative policies, programs and positions that will advance OCHA's housing and redevelopment mandate.
- f) Perform and execute all management duties for OCHA according to applicable federal and state statutes.
- g) Take all personnel, management and administrative actions to facilitate the day to day operation of OCHA except hiring and firing of any employee of OCHA shall be subject to approval of the Commissioners of OCHA.
- h) Coordinate and oversee all functions exercised by VHA under this agreement.
- i) Make recommendations for plans and policies to correct any managerial deficiencies within OCHA.
- j) Prepare the agenda for and attend all regular special meetings of the OCHA.

VHA and/or OCHA shall perform the following maintenance services:

- a) Provide as-needed Maintenance services to OCHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services.
- b) Provide as-needed Maintenance services to VHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services.

4. RIGHT TO HIRE OTHERS:

a) VHA and/or OCHA shall have the right to designate its staff to assist in fulfilling OCHA's responsibilities under this Agreement. Compensation for such employees shall be pursuant to the rates indicated on Attachment A.

5. INDEPENDENT CONTRACTOR: VHA and/or OCHA employees designated to perform services under this contract shall be deemed to be independent contractors, as a group and separately, and shall not be deemed to be employees of VHA and/or OCHA for any purpose whatsoever.

6. CONTRACT PERIOD AND OPTION TO EXTEND: The contract shall be effective upon the execution of this Agreement and shall continue until **September 30, 2025**, unless terminated before as permitted in this Agreement. The contract shall be automatically renewed for a five-year term unless written notice is received by either party at least 30 days prior to the expiration day.

7. BOND AND INSURANCE: VHA on the effective date of this contract, shall, furnish OCHA with a fidelity bond issued by a surety company satisfactory to OCHA in the amount of \$1,000,000.00 indemnifying OCHA against loss, theft, embezzlement or other fraudulent acts on the part of VHA or its employees. The cost of said bond is included in the annual fee.

a) VHA and/or OCHA shall carry such Worker's Compensation insurance as is now or hereafter required by law as to those persons performing services for OCHA pursuant to this Agreement.

8. INDEMNIFICATION AND LIABILITY INSURANCE:

a) OCHA shall indemnify, hold harmless and defend VHA against all claims that arise out of or result from its performance of this Agreement. VHA shall indemnify, hold harmless and defend OCHA against all claims that arise out of or result from its performance of this Agreement

b) OCHA at its cost shall obtain an insurance policy for Officers, directors, and Employees covering VHA employees who perform services pursuant to this Agreement in the amount of \$1,000,000.00 or, in the alternative, VHA shall be added to the policy of OCHA insuring the Directors, Officers and Employees of the VHA. VHA at its cost shall obtain an insurance policy for Officers, directors, and Employees covering VHA employees who perform services pursuant to this Agreement in the amount of \$1,000,000.00.

c) OCHA shall continue, in force, liability insurance coverage naming VHA and its Officers, Commissioners, and staff as additional insured. VHA shall continue, in force, liability insurance coverage naming OCHA and its Officers, Commissioners, and staff as additional insured

d) If OCHA or VHA refuses or fails to obtain and continue such insurance prior to the effective date of this Agreement, said Agreement shall be null and void.

9. RECORDS: VHA and/or OCHA shall maintain a comprehensive system of records, books, and accounts in a manner satisfactory to HUD and VHA and/or OCHA. All records, books, and accounts, together with all documents, papers and records of VHA and/or OCHA which relate to the operation of VHA and/or OCHA shall be available for examination at reasonable hours by any authorized representative of HUD, the Comptroller General or New Jersey Department of Community Affairs and VHA and/or OCHA. VHA and/or OCHA will turn over all records to VHA and/or OCHA at the termination of this contract. All records shall be maintained at the offices of the VHA and/or OCHA.

10. EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract, VHA and OCHA agrees as follows:

a) VHA\OCHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff

or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. VHA\OCHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this Equal Opportunity clause.

b) In the event of VHA's\OCHA's noncompliance with the Equal Opportunity clause of this contract or with any other such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and VHA\OCHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1966, and such other sanctions may be imposed and remedies invoked as provided in such order, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

11. LIMITATION ON EXPENDITURES: Notwithstanding any of the foregoing provisions, the prior approval of OCHA will be required for any expenditure.

12. NOTICES: Where notice to a party is required under the terms of this Agreement, such notice shall be given to and such approval shall be given to the following representatives of each party:

Robert Barr, Chairperson of The Housing Authority of the City of Ocean City
Mario Ruiz-Mesa, Chairperson of Vineland Housing Authority

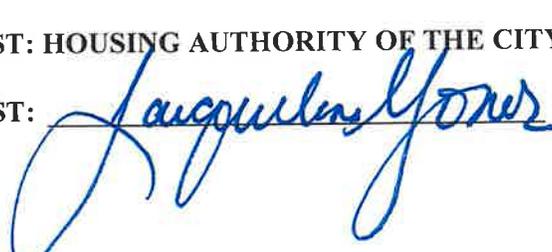
13. CONTINGENCIES: This contract shall be subject to the approval of the United States Department of Housing and Urban Development.

14. The parties agree that this agreement is in lieu of the 120-day notice provision provided by N.J.S.A. 10A:12A-18, and that VHA expressly waives the benefit of same.

15. INTERLOCAL SERVICES ACT: This agreement complies with the Interlocal Services Act 40:8A-1 through 40:9A-4 providing authority to enter into a contract for joint provision of services.

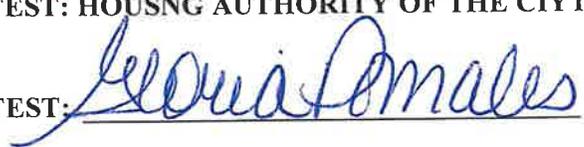
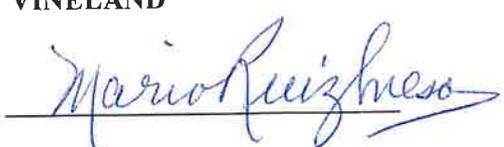
16. INTERPRETATION: This Agreement shall be interpreted under the laws of the State of New Jersey. This Agreement constitutes the entire agreement between the parties and no changes will be valid unless made by in writing and executed by the parties.

ATTEST: HOUSING AUTHORITY OF THE CITY OF OCEAN CITY

ATTEST:  By: 

Robert Barr, Chairperson

ATTEST: HOUSING AUTHORITY OF THE CITY OF VINELAND

ATTEST:  By: 

Mario Ruiz-Mesa, Chairperson

SEE ATTACHED — "ATTACHMENT A"

**ATTACHMENT A
VINELAND HOUSING AUTHORITY
SCHEDULE OF SERVICES FOR THE
HOUSING AUTHORITY OF THE CITY OF OCEAN CITY**

For Public Housing/RAD – 121 Units/Affordable Housing – 10 Units – General Managerial Services as Listed Below

- a) Carry out the organizational, managerial, supervisory, coordinating and monitoring functions for OCHA.
- b) Provide leadership to OCHA and the community in the management and maintenance of decent, safe and sanitary affordable housing for residents of OCHA.
- c) Establish appropriate advocacy relationships with, and act as OCHA’s primary spokesperson and representative to local, state and federal elected officials and administrative personnel, resident representatives and organization and private sector organizations and foundations.
- d) Promote the creation and sustenance of a cohesive functioning community partnership to facilitate housing and development activities.
- e) Advocate through appropriate channels legislative and administrative policies, programs and positions that will advance OCHA’s housing and redevelopment mandate.
- f) Perform and execute all management duties for OCHA according to applicable federal and state statutes.
- g) Take all personnel, management and administrative actions to facilitate the day-to-day operation of OCHA, except hiring, firing and disciplinary action of any employee of OCHA shall be subject to approval of the Commissioners of OCHA.
- h) Coordinate and oversee all functions exercised by VHA under this agreement.
- i) Make recommendations for plans and policies to correct any managerial deficiencies within OCHA.
- j) Prepare the agenda for and attend all regular and special meetings of the OCHA.
- k) Provide Managing Agent Services for the Ocean Community Development Corporation through the Ocean City Housing Authority for 10 units of Affordable Housing.

**Annual Fee for above Managerial Services: \$80,000
(to be invoiced monthly)**

For General Office Coverage, Phone Coverage and Accounts Payable Preparation:

- a) Office Coverage – On-Site
(Includes travel time – billed for days on-site only)
Hours* - Approximately 1,092 hours \$70,980
 - b) Phone Coverage – Off-Site – Monday through Friday-8:30am to 4:30 pm
Phones are answered at VHA for OCHA as needed/when needed;
Flat Rate – 125 hours \$ 8,125
 - c) Accounts Payable Preparation
Hours* - Approximately 20 hours per month (as needed) \$15,600
- *All hours are billed at \$65.00 per hour _____

Total Estimated for General Office & Phone Coverage/Accounts Payable Preparation \$94,705

Annual Inspections, Special Inspections, Bed Bug Inspections and Investigations will be charged on the actual time for each service at \$65.00 per hour

Other services to be provided as needed and upon request of the Commissioners of the OCHA, except in the case of financial or safety urgency:

OTHER SERVICES AS NEEDED*:	
DEVELOPMENT ACTIVITIES	\$80 - \$145
ADMINISTRATIVE	\$50 - \$125
ACCOUNTING	\$60 - \$145
INSPECTIONS	\$50 - \$125
IT ASSISTANCE	\$50 - \$145
CAPITAL FUND ADMINISTRATION	\$50 - \$145
OCCUPANCY SPECIALIST	\$30 - \$145
MAINTENANCE	\$50 - \$145
SOCIAL SERVICES – MSW	\$50 - \$145
HOME SUPPORT SERVICES	\$40 - \$145
*Fees do not include mileage; The current IRS mileage rate will apply for any of the “Other Services As Needed” listed above; Hourly rates will be charged Portal-Portal.	

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2023-52

**Resolution for the Intention of Providing
Management Services to the Cape May Housing Authority**

WHEREAS, the Cape May Housing Authority has requested management services from the Housing Authority of the City of Vineland; and

WHEREAS, the Board of Commissioners of the Cape May Housing Authority recognizes the unique skills and abilities of the Vineland Housing Authority to provide said management services; and

WHEREAS, these services and agreement for same complies with the Inter-Local Services Act – 40:8A-1 through 40:9A-4;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland by virtue of its authority hereby authorizes the executive director to enter into a Management Services Agreement with the Cape May Housing Authority to commence on October 1, 2023 and shall continue until September 30, 2025, unless terminated before as permitted in the Agreement. A Management services fee of \$35,000 to be invoiced monthly, as a base fee with additional "fee for service" items to be provided on an as needed basis as outlined in the contract.

ADOPTED: September 21, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 21, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**AGREEMENT FOR MANAGEMENT SERVICES
BY AND BETWEEN
THE HOUSING AUTHORITY OF CITY OF VINELAND
AND
THE HOUSING AUTHORITY OF THE CITY OF CAPE MAY**

THIS AGREEMENT is made on this 1st day of October 2023 by and between the Housing Authority of the City of Vineland (hereinafter "VHA") and The Housing Authority of the City of Cape May (hereinafter "CMHA").

PREAMBLE:

WHEREAS, CMHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering a Public Housing Program; and

WHEREAS, VHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering Public Housing, Rental Assistance Demonstration and Section 8 Programs; and

WHEREAS, CMHA wishes to retain management services from the VHA; and

WHEREAS, CMHA and VHA wish to mutually share maintenance services; and

WHEREAS, VHA wishes to enter into a management and maintenance services contract with CMHA;

WHEREAS, funds are available for this purpose; and

WHEREAS, it is in the best interests of both authorities to share services; and

WHEREAS, said sharing of services need not be advertised or bid as same is not subject to either federal or state procurement standards as same is an intergovernmental contract.

NOW, THEREFORE, the parties agree as follows:

1. AGREEMENT TO PROVIDE MANAGEMENT SERVICES: VHA hereby agrees that it shall provide management services and additional services on an as-needed and as-requested basis, except in the case of financial or safety urgency for CMHA in accordance with the terms and conditions of this Agreement. CMHA agrees to reimburse VHA for said services in accordance with the terms and conditions of this Agreement.

2. AGREEMENT TO PROVIDE MAINTENANCE SERVICES: VHA and CMHA hereby agrees that it shall provide management and maintenance services and additional services on an as-needed and as-requested basis, except in the case of financial or safety urgency for VHA and/or CMHA in accordance with the terms and conditions of this Agreement. VHA and CMHA mutually agrees to reimburse VHA and/or CMHA for said services in accordance with the terms and conditions of this Agreement.

3. COMPENSATION: VHA and/or CMHA Shall be reimbursed for the services provided hereunder as follows:

a) Payment shall be made for services rendered. VHA and/or CMHA shall submit bills monthly to VHA and/or CMHA. Management services and other flat-fee services, as stipulated in Attachment A, shall be billed on a monthly basis. Fees for other services as stipulated in Attachment A will be billed on a monthly basis with the following information: the name and title of each VHA and/or CMHA employee who performed services for VHA and /or CMHA during the preceding month, the dates and hours (where applicable) during which said services were performed and the hourly rate pursuant to Attachment A. All bills shall be certified as true and correct by VHA and/or CMHA.

b) Provide as-needed Maintenance services to VHA and/or CMHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services and shall be billed on a monthly basis with the following information: the name and title of each VHA and/or CMHA employee who performed services for VHA and/or CMHA during the preceding month, the dates and hours (where applicable) during which said services were performed and the hourly rate pursuant to Attachment A. All bills shall be certified as true and correct by VHA and/or CMHA.

c) Notwithstanding any other provisions herein, total payments under this contract shall not exceed the budgeted amount without further authorization from the CMHA. In the event that the contract maximum of budgeted amount is reached and the CMHA does not authorize further expenditures, the VHA shall have no further obligation to perform services under this agreement.

3. SCOPE OF SERVICES:

VHA shall perform the following management services:

- a) Carry out the organizational, managerial, supervisory, coordinating and monitoring functions for CMHA.
- b) Provide leadership to CMHA and the community in the management and maintenance of decent, safe and sanitary affordable housing for residents of CMHA.
- c) Establish appropriate advocacy relationships with, and act as CMHA's primary spokesperson and representative to local, state and federal elected officials and administrative personnel, resident representatives and organization and private sector organizations and foundations.
- d) Promote the creation and sustenance of a cohesive functioning community partnership to facilitate housing and development activities.
- e) Advocate through appropriate channels legislative and administrative policies, programs and positions that will advance CMHA's housing and redevelopment mandate.
- f) Perform and execute all management duties for CMHA according to applicable federal and state statutes.
- g) Take all personnel, management and administrative actions to facilitate the day-to-day operation of CMHA except hiring and firing of any employee of CMHA shall be subject to approval of the Commissioners of CMHA.
- h) Coordinate and oversee all functions exercised by VHA under this agreement.
- i) Make recommendations for plans and policies to correct any managerial deficiencies within CMHA.
- j) Prepare the agenda for and attend all regular special meetings of the CMHA.

VHA and/or CMHA shall perform the following maintenance services:

- a) Provide as-needed Maintenance services to CMHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services.
- b) Provide as-needed Maintenance services to VHA properties. These services may include vacancy turnover services and/or landscaping/work order completion services.

4. RIGHT TO HIRE OTHERS:

a) VHA and/or CMHA shall have the right to designate its staff to assist in fulfilling CMHA's responsibilities under this Agreement. Compensation for such employees shall be pursuant to the rates indicated on Attachment A.

5. INDEPENDENT CONTRACTOR: VHA and/or CMHA employees designated to perform services under this contract shall be deemed to be independent contractors, as a group and separately, and shall not be deemed to be employees of VHA and/or CMHA for any purpose whatsoever.

6. CONTRACT PERIOD AND OPTION TO EXTEND: The contract shall be effective upon the execution of this Agreement and shall continue until **September 30, 2025**, unless terminated before as permitted in this Agreement. The contract shall be automatically renewed for a five-year term unless written notice is received by either party at least 30 days prior to the expiration day.

7. BOND AND INSURANCE: VHA on the effective date of this contract, shall, furnish CMHA with a fidelity bond issued by a surety company satisfactory to CMHA in the amount of \$1,000,000.00 indemnifying CMHA against loss, theft, embezzlement or other fraudulent acts on the part of VHA or its employees. The cost of said bond is included in the annual fee.

a) VHA and/or CMHA shall carry such Worker's Compensation insurance as is now or hereafter required by law as to those persons performing services for CMHA pursuant to this Agreement.

8. INDEMNIFICATION AND LIABILITY INSURANCE:

a) CMHA shall indemnify, hold harmless and defend VHA against all claims that arise out of or result from its performance of this Agreement. VHA shall indemnify, hold harmless and defend CMHA against all claims that arise out of or result from its performance of this Agreement

b) CMHA at its cost shall obtain an insurance policy for Officers, directors, and Employees covering VHA employees who perform services pursuant to this Agreement in the amount of \$1,000,000.00 or, in the alternative, VHA shall be added to the policy of CMHA insuring the Directors, Officers and Employees of the VHA. VHA at its cost shall obtain an insurance policy for Officers, directors, and Employees covering VHA employees who perform services pursuant to this Agreement in the amount of \$1,000,000.00.

c) CMHA shall continue, in force, liability insurance coverage naming VHA and its Officers, Commissioners, and staff as additional insured. VHA shall continue, in force, liability insurance coverage naming CMHA and its Officers, Commissioners, and staff as additional insured

d) If CMHA or VHA refuses or fails to obtain and continue such insurance prior to the effective date of this Agreement, said Agreement shall be null and void.

9. RECORDS: VHA and/or CMHA shall maintain a comprehensive system of records, books, and accounts in a manner satisfactory to HUD and VHA and/or CMHA. All records, books, and accounts, together with all documents, papers and records of VHA and/or CMHA which relate to the operation of VHA and/or CMHA shall be available for examination at reasonable hours by any authorized representative of HUD, the Comptroller General or New Jersey Department of Community Affairs and VHA and/or CMHA. VHA and/or CMHA will turn over all records to VHA and/or CMHA at the termination of this contract. All records shall be maintained at the offices of the VHA and/or CMHA.

10. EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract, VHA and CMHA agrees as follows:

a) VHA\CMHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff

or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. VHA\CMHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this Equal Opportunity clause.

b) In the event of VHA's\CMHA's noncompliance with the Equal Opportunity clause of this contract or with any other such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and VHA\CMHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1966, and such other sanctions may be imposed and remedies invoked as provided in such order, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

11. LIMITATION ON EXPENDITURES: Notwithstanding any of the foregoing provisions, the prior approval of CMHA will be required for any expenditure.

12. NOTICES: Where notice to a party is required under the terms of this Agreement, such notice shall be given to and such approval shall be given to the following representatives of each party:

Robert Barr, Chairperson of The Housing Authority of the City of Cape May
Mario Ruiz-Mesa, Chairperson of Vineland Housing Authority

13. CONTINGENCIES: This contract shall be subject to the approval of the United States Department of Housing and Urban Development.

14. The parties agree that this agreement is in lieu of the 120-day notice provision provided by N.J.S.A. 10A:12A-18, and that VHA expressly waives the benefit of same.

15. INTERLOCAL SERVICES ACT: This agreement complies with the Interlocal Services Act 40:8A-1 through 40:9A-4 providing authority to enter into a contract for joint provision of services.

16. INTERPRETATION: This Agreement shall be interpreted under the laws of the State of New Jersey. This Agreement constitutes the entire agreement between the parties and no changes will be valid unless made by in writing and executed by the parties.

ATTEST: HOUSING AUTHORITY OF THE CITY OF CAPE MAY

ATTEST: *Maryellen Trueske*

By: *Dr. Keith Lafferty*

Dr. Keith Lafferty, Chairperson

ATTEST: HOUSING AUTHORITY OF THE CITY OF VINELAND

ATTEST: *Georia Pinales*

By: *Mario Ruiz-Mesa*

Mario Ruiz-Mesa, Chairperson

SEE ATTACHED — "ATTACHMENT A"

**ATTACHMENT A
VINELAND HOUSING AUTHORITY
SCHEDULE OF SERVICES FOR THE HOUSING AUTHORITY OF THE BOROUGH OF
THE CITY OF CAPE MAY**

For Public Housing – 85 Units – General Managerial Services as Listed Below

- a) Carry out the organizational, managerial, supervisory, coordinating and monitoring functions for CMHA.
- b) Provide leadership to CMHA and the community in the management and maintenance of decent, safe and sanitary affordable housing for residents of CMHA.
- c) Establish appropriate advocacy relationships with, and act as CMHA's primary spokesperson and representative to local, state and federal elected officials and administrative personnel, resident representatives and organization and private sector organizations and foundations.
- d) Promote the creation and sustenance of a cohesive functioning community partnership to facilitate housing and development activities.
- e) Advocate through appropriate channels legislative and administrative policies, programs and positions that will advance CMHA's housing and redevelopment mandate.
- f) Perform and execute all management duties for CMHA according to applicable federal and state statutes.
- g) Take all personnel, management and administrative actions to facilitate the day-to-day operation of CMHA, except hiring, firing and disciplinary action of any employee of CMHA shall be subject to approval of the Commissioners of CMHA.
- h) Coordinate and oversee all functions exercised by VHA under this agreement.
- i) Make recommendations for plans and policies to correct any managerial deficiencies within CMHA.
- j) Prepare the agenda for and attend all regular and special meetings of the CMHA.

**Annual Fee for above Services: \$35,000
(to be invoiced monthly)**

Annual Inspections, Special Inspections, Bed Bug Inspections and Investigations will be charged on the actual time for each service at \$65.00 per hour

Other services to be provided as needed and upon request of the Commissioners of the CMHA, except in the case of financial or safety urgency:

OTHER SERVICES AS NEEDED*:	
DEVELOPMENT ACTIVITIES	\$80 - \$145
ADMINISTRATIVE	\$50 - \$125
ACCOUNTING	\$60 - \$145
INSPECTIONS	\$50 - \$125
IT ASSISTANCE	\$50 - \$145
CAPITAL FUND ADMINISTRATION	\$50 - \$145
OCCUPANCY SPECIALIST	\$30 - \$145
MAINTENANCE	\$50 - \$145
SOCIAL SERVICES – MSW	\$50 - \$145
HOME SUPPORT SERVICES	\$40 - \$145
*Fees do not include mileage; The current IRS mileage rate will apply for any of the “Other Services As Needed” listed above; Hourly rates will be charged Portal-Portal.	

9/17/23

HOUSING AUTHORITY OF VINELAND - SEPTEMBER, 2023 - EVICTIONS

1. REINALDO RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on March 29, 2023. Trial took place on May 17, 2023 and judgment for possession was granted at that time. We will proceed with the warrant of removal if and when we are advised to do so by the Authority. We will continue to monitor.

2. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on July 14, 2023. Trial has been scheduled for August 16, 2023. Trial took place on that date and at that time, a consent to vacate was entered for the tenant to vacate by August 30, 2023. The tenant thereafter vacate. This matter will be removed from the list..

9/17/23

MELROSE COURT - SEPTEMBER, 2023 - EVICTIONS

1. JAMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on May 25, 2023. Trial was scheduled for July 12, 2023. The tenant has since retained an attorney. Trial took place on August 2, 2023. At that time, the tenant consented to leave the premises. When the tenant did not vacate by August 23, 2023, the warrant was requested on August 24, 2023. She thereafter vacated. This matter will be removed from the list.