
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

November 17, 2022

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Michael Green
Albert Porter
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
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TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

November 10, 2022


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, November 17, 2022 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, November 17 , 2022
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 October 20, 2022
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report – Appoint Reorganization Committee
8. Old Business
9. New Business
10. Resolutions:
 - # 2022-77 Monthly Expenses (**updated**)
 - # 2022-78 Approving Change Orders #14 through #21 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2022-79 Award Information Technology Services
- 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, October 20, 2022
6:01 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, October 20, 2022, at 6:01 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairman Ruiz-Mesa turned the meeting over to solicitor, Robert DeSanto. Mr. DeSanto swore in new Commissioner Albert Porter. Chairman Ruiz-Mesa welcomed Mr. Porter to the Board.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
Commissioner Michael Green
Commissioner Albert Porter
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Robert DeSanto, 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 June 23, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on August 3, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on September 15, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Abstain)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report FYE September 30, 2022.

Executive Director’s Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Kidston and Olivio project is moving along. There may be some supply chain issues for Kidston interior work that is being done. The projects are on schedule and should be completed by the end of this year. The exterior project is also moving along. There are some unusual items needing work that were not part of the project. They are down to 1 or 2 risers at Kidston for the plumbing improvements. There are about 15-20 units that were being used as “hotel units” to move the residents in and out of during renovations. These units were outfitted with furniture and household items. Once the project is completed the thought it to gather all the items that could be used and have a raffle event for the residents to give the items away. Mrs. Jones will bring more information to the Board on this.

It was discussed last month about a new plan for the Scattered Site homes. Six homes have been sold and one more will be going to settlement. Thirty-five homes have been identified to be retained by the Authority and converted to the RAD program. Authority Staff and consultant are currently working on a presentation to change the status of the thirty-five homes from disposition to a RAD conversation.

Mrs. Jones reported there is a resolution tonight for approval of revised organization chart and approval of two new job descriptions.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-65
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,848,743.82. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-66
Entering into a Contract Agreement with Mall Chevrolet (2023 Malibu)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-66. Mrs. Jones explained this resolution is for purchase of a vehicle which was previously cancelled to due to availability. 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 Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-67
Authorizing Renewal of New Jersey Public Housing Joint Insurance Fund Membership

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-67. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-68
Authorizing Contracts with Approved National Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-68. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-69
Authorizing Contracts with Approved State Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-69. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-70
**Authorizing Choice Mobility Letter Agreement
with the Ocean City Housing Authority – Pecks Beach Family RAD Conversion**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-70. Mrs. Jones stated this is a similar resolution that the VHA passed for the Bayview Manor and Speitel Ocean City properties a couple of years ago. When the properties are converted to RAD the vouchers need to be administered by an Authority that has a Section 8 voucher program. VHA will administer these vouchers for OCHA and will get a fee paid by HUD to administer them. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-71
Approving Change Order #13
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-71. Mrs. Jones explained this change order is for asbestos testing. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-72
Authorizing Emergency Replacement of Failed Security Equipment

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-72. Mrs. Jones stated the camera equipment at Asselta was hit directly by lightning. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-73
Voiding Checks not presented for payment as of September 30, 2022

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-73. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-74
Accounts Receivable Decead as Uncollectible

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-74. A motion was made by Commissioner Green; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-75
Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-75. This resolution is for disposal of an old VHA vehicle. 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 Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-76
Approving New Job Descriptions / Revised Organizational Chart

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-76. Mrs. Jones explained and reviewed the revised organizational chart and the new descriptions. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No press or public comments. Chairman Ruiz-Mesa asked for comments from Board Members. Commissioner Porter stated he was impressed with the orientation Mrs. Jones provided him as well as the organization chart. He looks to forward to serving on the board.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:23 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTH ENDED OCTOBER 31, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU OCTOBER</u>	<u>ACTUAL THRU OCTOBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	66,905	64,226	(2,679)
OTHER INCOME MISC.	9,770	814	822	8
PHA OPERATING SUBSIDY	375,760	31,313	35,810	4,497
HUD ASSET REPOSITIONING FEE	82,000	6,833	24,871	18,038
SECTION 8 ADMIN. FEE INCOME	925,930	77,161	85,287	8,126
CAPITAL FUNDS	849,030	70,753	0	(70,753)
FSS GRANT-PH	95,000	7,917	7,917	0
CSP-CONGREGATE SERVICES INCOME	98,000	8,167	7,065	(1,102)
INVESTMENT INCOME	2,720	227	0	(227)
CF MANAGEMENT FEE	57,700	4,808	0	(4,808)
MGMT FEE-PH	142,000	11,833	11,401	(432)
MGMT FEE-SEC 8	135,070	11,256	10,728	(528)
MGMT FEE-MELROSE	10,200	850	0	(850)
MGMT FEE-RAD	311,000	25,917	29,458	3,541
BOOKKEEPING FEE	13,350	1,113	1,117	5
BOOKKEEPING FEE-SEC 8	84,420	7,035	6,705	(330)
ASSET MGMT FEE	20,640	1,720	1,660	(60)
SHOP RENT	64,800	5,400	5,400	0
INCOME FROM OTHER AUTHORITIES	326,000	27,167	32,162	4,995
SERVICE INCOME FROM MELROSE	47,000	3,917	3,734	(183)
MISCELLANEOUS INCOME	5,030	419	2,578	2,159
TOTAL INCOME	4,458,280	371,523	330,941	(40,582)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	85,917	78,919	(6,998)
PAYROLL TAXES	87,300	7,275	6,194	(1,081)
HEALTH BENEFITS	338,840	28,237	22,807	(5,430)
PENSION EXPENSE	96,800	8,067	11,673	3,606
CRIMINAL BACKGROUND CHECKS	11,910	993	0	(993)
TNT/EMPL SCREENING	14,500	1,208	0	(1,208)
LEGAL-GENERAL	30,250	2,521	1,392	(1,129)
LEGAL-OTHER	8,500	708	0	(708)
STAFF TRAINING	11,000	917	0	(917)
TRAVEL	3,750	313	0	(313)
ACCOUNTING	85,000	7,083	7,083	(0)
AUDITING	34,400	2,867	2,867	0
PORT OUT ADMIN FEES	4,500	375	259	(116)
MANAGEMENT FEES	276,990	23,083	22,128	(955)
BOOKKEEPING FEES	97,770	8,148	7,822	(326)
ASSET MGMT FEES	20,640	1,720	1,660	(60)
CONSULTANTS	10,000	833	0	(833)
IT CONSULTANTS	82,000	6,833	4,992	(1,841)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTH ENDED OCTOBER 31, 2022

	ANNUAL BUDGET	BUDGET THRU OCTOBER	ACTUAL THRU OCTOBER	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	667	0	(667)
RAD CONVERSION EXPENSES	6,000	500	0	(500)
MEMBERSHIP DUES/FEES	6,800	567	308	(259)
PUBLICATIONS	1,500	125	0	(125)
ADVERTISING	5,000	417	556	139
OFFICE SUPPLIES	15,500	1,292	373	(919)
COMPUTER & SOFTWARE EXPENSES	150,900	12,575	11,087	(1,488)
FUEL-ADMIN	3,000	250	0	(250)
PHONE AND INTERNET	42,400	3,533	3,291	(242)
POSTAGE	9,400	783	540	(243)
COPIER SUPPLIES	10,100	842	322	(520)
INSPECTION FEES	13,700	1,142	983	(159)
MISCELLANEOUS EXPENSES	22,360	1,863	1,334	(529)
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>211,651</u>	<u>186,590</u>	<u>(25,061)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	3,822	2,413	(1,409)
PAYROLL TAXES	4,030	336	189	(147)
MEALS	44,000	3,667	3,667	0
FSS ESCROWS-PH	6,890	574	0	(574)
OTHER	66,450	5,538	999	(4,539)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>13,936</u>	<u>7,268</u>	<u>(6,668)</u>
UTILITIES:				
WATER	38,630	3,219	2,656	(563)
ELECTRIC	168,190	14,016	9,071	(4,945)
GAS	35,130	2,928	1,311	(1,617)
GARBAGAE/TRASH REMOVAL	20,200	1,683	1,224	(459)
SEWER	59,920	4,993	4,994	1
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>26,839</u>	<u>19,256</u>	<u>(7,583)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	36,750	19,260	(17,490)
PAYROLL TAXES	31,300	2,608	1,511	(1,097)
HEALTH BENEFITS	63,360	5,280	3,027	(2,253)
PENSION EXPENSE	70,100	5,842	2,633	(3,209)
MAINTENANCE UNIFORMS	1,810	151	0	(151)
VEHICLE GAS, OIL, GREASE	30,550	2,546	2,354	(192)
MATERIALS	159,340	13,278	2,184	(11,094)
CONTRACT-COSTS	169,150	14,096	9,329	(4,767)
REPAIRS-VEHICLES	7,880	657	152	(505)
RENT EXPENSE	18,570	1,548	1,548	1
EXTERMINATION	8,800	733	0	(733)
TRASH REMOVAL	9,200	767	647	(120)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>84,255</u>	<u>42,645</u>	<u>(41,610)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTH ENDED OCTOBER 31, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU OCTOBER</u>	<u>ACTUAL THRU OCTOBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	2,358	2,358	(0)
COMPENSATED ABSENCES	25,800	2,150	2,150	0
FSS ESCROWS-SEC 8	30,000	2,500	3,930	1,430
INSURANCE	156,430	13,036	13,780	744
INTEREST EXPENSE	0	0	0	0
OTHER GENERAL EXPENSES	1,500	125	125	0
PAYMENTS IN LIEU OF TAXES	53,140	4,428	4,800	372
PORT-IN HAP EXPENSE	500	42	0	(42)
REPLACEMENT RESERVES	95,000	7,917	7,917	0
RETIREE HEALTH BENEFITS	50,320	4,193	4,797	604
TOTAL GENERAL EXPENSES	440,990	36,749	39,857	3,108
TOTAL OPERATING EXPENSES	4,481,160	373,430	295,616	(77,814)
PROFIT (LOSS) EXCLUDING HAP	(22,880)	(1,907)	35,325	37,232
		0		
HAP REVENUES	6,700,000	558,333	583,601	25,268
HAP EXPENSES	6,670,000	555,833	620,746	64,913
NET HAP (LOSS)	30,000	2,500	(37,145) *	(39,645)
GRAND TOTAL PROFIT (LOSS)	7,120	593	(1,820)	(2,413)
UNRECONCILED HUD HELD RESERVES AT 10/31/22			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			408,556	

Housing Authority of the City of Vineland

Administrative Report

DATE: November 10, 2022

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for October 2022)

PERIOD: November 9, 2022 to October 9, 2022

COVID-19 Pandemic – Operating Status

Effective, April 11, 2022, the Administrative Staff is back to pre-pandemic in-office working hours.

The “COVID Rooms” at the Authority’s Administrative offices are being used by staff for face-to-face meetings. These rooms are designed with a window between staff and applicants or residents and is equipped with an outdoor entrance.

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

Renovation Projects – Complete or On Hold

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	12/2021 Update – This project is complete;
KT/OT Roof Replacements	Contract Awarded/In Progress/	11/2021 Update – Project is complete and closed out;
Tarkiln Acres – Roof Replacements	In Planning Stage – On Hold	6/2021 – No Update; 9/2021 – A&E proposals received and under review;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents; 5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;

Kidston & Olivio Towers – Renovation Projects - Active

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: The work on this project has begun;</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 - Active

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>Continued from above:</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.

<u>Kidston & Olivio Towers – Renovation Projects - Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>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>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>

<u>Kidston & Olivio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>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>July-August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/2022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <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><i>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution;</i></p> <p><i>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;</i></p>

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 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;
- *Scattered Site homes are listed for sale as they become vacant;*

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-1</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2 /-1 (seller backed out)</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>
<i>August 1, 2022</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>58 Balance</i>
<i>September 8, 2022</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>57 Balance</i>
<i>September 30, 2022</i>			<i>-1</i>	<i>56 Balance</i>
<i>November 10, 2022</i>			<i>-1</i>	<i>55 Balance</i>
	<i>4331 Roberts Dr</i>			
			<i>7</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 on 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;

Melrose Court

The property 100% occupied 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
Chris Chapman	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Michael Green, Sr.	In Process
Albert D. Porter	In Process

- [The Fall 2022 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes are to be determined. Once the Fall 2022 courses are published, they will be listed in this space.](#)
- [The courses can be reviewed at: https://cgs.rutgers.edu/programs/housing](https://cgs.rutgers.edu/programs/housing) NJ Local Housing Authority and Redevelopment Agency Training Program

Please contact Gloria Pomales, Executive Assistant, to register for these classes – gpomales@vha.org or 856-691-4099 Ext 106.

Program Statistics Report

10/2021 - 10/2022

Oct2022

Sep2022

Aug2022

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	5	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	18	3	22
Total number of units inspected year-to-date - all sites	18	420	417
City Inspections	58	20	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	82	306	0.00
Annual Unit Turnaround Time (For Fiscal Year)	82	207	218
Monthly - Number of Vacancies Filled (this month)	3	3	0
Monthly - Average unit turnaround time in days for Lease Up	59	117	0
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	14	177.33	0.00
PIC Score	94.34%	98.74%	98.74%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	95.00%	95.50%	95.83%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed (lists purged July 2022)	154	157	158
Elderly (Seniors - 62+)/Disabled - Lists opened October 28 through November 7	231	227	229
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.02	0.07	0.09
Number of routine work orders written this month	652	611	589
Number of outstanding work orders from previous month	688	620	626
Total number of work orders to be addressed this month	1340	1231	1,215
Total number of work orders completed this month	476	543	595
Total number of work orders left outstanding	864	688	620
Number of emergency work orders written this month	1	1	2
Total number of work orders written year-to-date	7,238	6,586	5,975
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	11	5	5
Section 8			
Level of leased units of previous month was:	897	912	916
Level of leased units this month is:	922	897	912
Number of increased leased-units over last month	25	-15	-4
Total number of units inspected this month	41	29	37
Programs (Voucher):			
ABA Utilization %	104.03%	102.98%	99.27%
Repayment Agreements	31	31	30
Total repayments due YTD	\$92,544	\$92,544	\$92,479
Total repayments received YTD	\$8,743	\$8,741	\$8,739
PIC Score (Oakview added 10/13)	93.52%	94.38%	99.45%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2,201	2,210	2,222
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	234	223	211
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	178	178	178
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	57%/43%	74%/26%	75%/25%
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	15	10	15
The number of residents signed on to the program. (FSS Contracts).	28	28	28
The number of FSS Participants with established escrow accounts.	22	22	22
Number of residents in need of employment skills (GED, DL, Job Training.)	3	2	2
The number of meetings, workshops and case management services	3	2	2
Congregate Services			
Number of clients on the Congregate Program	20	27	27
Number of clients on Meal Program	0	19	19
Number of clients on Homemaking Program	17	16	14

Program Statistics Report

10/2021 - 10/2022

Oct2022

Sep2022

Aug2022

Number of clients on Laundry Services (This service is included in housekeeping)	13	11	10
Number of clients on Shopping Services (This service is included in housekeeping)	8	6	6
Registered Nurse			
Number of clients served this month	97	110	118
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	5	12	4
Meds Supervision	32	34	34
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	25	6	20
Number of residents that received case management services	15	4	15
Number of Meetings	3	0	0
Number of residents enrolled in academic/employment workshops (FSS)	3	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	5	12	4
Number of residents health activities of daily living assessments.	5	12	4
Resident's medicine monitoring/supervision for month	32	34	34
Self-sufficiency - improved living conditions.	5	12	4
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	68	68	68
Total clients currently being served this month	15	10	15
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	26%	26%	26%
Low 50%-31% (MFI)	26%	26%	26%
Very Low 30%-0% (MFI)	47%	47%	47%
Total	100%	100%	100%
Client Demographics			
White	10	10	10
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	52	52	52
Non-Hispanic	16	16	16

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

RESOLUTION #2022-77

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 \$1,162,282.23.

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: November 17, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*
Resolution seconded by Commissioner *Asselta*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti	✓			
Brian Asselta	✓			
Michael Green	✓			
Albert Porter	✓			
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 November 17, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
LIST OF CHECKS
 11/17/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 693,607.50
3527 - 3564	LANDLORD/TENANT CHECKS AND OTHER	\$ 76,095.50
18326 - 18490	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 617,512.00
	SECTION 8 ADM FEE ACCOUNT	258.52
666 - 669	COMPUTER CHECKS- Ocean First	\$ 258.52
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
-	COMPUTER CHECKS	0.00
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2476 - 2482	COMPUTER CHECKS	26,640.86
	COCC CASH ACCOUNT	
11337 - 11438	COMPUTER CHECKS	224,035.21
11032022; 20221028 & 20221110		
	COCC EXPENDITURES	
	PAYROLL	10/28/22 - 11/10/22 130,534.11
	PAYCHEX INVOICES	10/28/22 - 11/10/22 774.40
	PAYROLL TAX LIABILITY	10/28/22 - 11/10/22 23,010.96
	HEALTH BENEFITS PAID	Nov-22 52,963.38
	PENSION PAYMENTS	Oct-22 10,457.29
	TOTAL	\$ 1,162,282.23

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3527	0ahcpv - AFFORDABLE HOUSING CORPORATION	10/24/2022	10-2022	1,837.00	
sec8hap - Section 8 HAP	3528	0ahctaaa - AFFORDABLE HOUSING CORPORATION	10/24/2022	10-2022	917.00	
sec8hap - Section 8 HAP	3529	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	10/24/2022	10-2022	9,802.00	
sec8hap - Section 8 HAP	3530	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	10/24/2022	10-2022	621.00	
sec8hap - Section 8 HAP	3531	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/24/2022	10-2022	2,649.00	
sec8hap - Section 8 HAP	3532	0caguas - CAGUAS OF MUNICIPALITY	11/1/2022	11-2022	488.00	
sec8hap - Section 8 HAP	3533	0millif - LIFESPRING OF MILLVILLE INC	11/1/2022	11-2022	577.00	
sec8hap - Section 8 HAP	3534	0osccos8 - OSCEOLA COUNTY HOUSING	11/1/2022	11-2022	960.00	
sec8hap - Section 8 HAP	3535	t0000624 - GUNN	11/1/2022	11-2022	104.00	
sec8hap - Section 8 HAP	3536	t0002385 - CARRION	11/1/2022	11-2022	42.00	
sec8hap - Section 8 HAP	3537	t0003357 - KENNEDY	11/1/2022	11-2022	64.00	
sec8hap - Section 8 HAP	3538	t0003585 - SCRUGGS	11/1/2022	11-2022	23.00	
sec8hap - Section 8 HAP	3539	t0004781 - LIDDICK	11/1/2022	11-2022	71.00	
sec8hap - Section 8 HAP	3540	t0004846 - ROTHMALLER	11/1/2022	11-2022	101.00	
sec8hap - Section 8 HAP	3541	t0005666 - BALDWIN	11/1/2022	11-2022	41.00	
sec8hap - Section 8 HAP	3542	t0005731 - HAROLD	11/1/2022	11-2022	8.00	
sec8hap - Section 8 HAP	3543	t0006020 - CARDONA	11/1/2022	11-2022	4.00	
sec8hap - Section 8 HAP	3544	t0006338 - SAEZ	11/1/2022	11-2022	3.00	
sec8hap - Section 8 HAP	3545	t0007057 - DESAI	11/1/2022	11-2022	63.00	
sec8hap - Section 8 HAP	3546	t0007113 - RIOS	11/1/2022	11-2022	4.00	
sec8hap - Section 8 HAP	3547	t0008553 - CARLO	11/1/2022	11-2022	240.00	
sec8hap - Section 8 HAP	3548	t0010026 - CARTER	11/1/2022	11-2022	14.00	
sec8hap - Section 8 HAP	3549	t0010166 - ORTIZ	11/1/2022	11-2022	195.00	
sec8hap - Section 8 HAP	3550	t0012304 - MEDINA	11/1/2022	11-2022	36.00	
sec8hap - Section 8 HAP	3551	t0012395 - DAVIS	11/1/2022	11-2022	39.00	
sec8hap - Section 8 HAP	3552	t0013702 - Medina	11/1/2022	11-2022	73.00	
sec8hap - Section 8 HAP	3553	t0015636 - WILSON	11/1/2022	11-2022	36.00	
sec8hap - Section 8 HAP	3554	t0015850 - PURNELL	11/1/2022	11-2022	65.00	
sec8hap - Section 8 HAP	3555	t0015857 - PAYNE	11/1/2022	11-2022	41.00	
sec8hap - Section 8 HAP	3556	t0015908 - BEARDSLEY	11/1/2022	11-2022	41.00	
sec8hap - Section 8 HAP	3557	vf033 - SEMINOLE COUNTY	11/1/2022	11-2022	1,298.00	
sec8hap - Section 8 HAP	3558	vf093 - ORANGE COUNTY HOUSING & C D	11/1/2022	11-2022	1,408.00	
sec8hap - Section 8 HAP	3559	0ahcpv - AFFORDABLE HOUSING CORPORATION	11/9/2022	11-2022	2,107.00	
sec8hap - Section 8 HAP	3560	0ahctaaa - AFFORDABLE HOUSING CORPORATION	11/9/2022	11-2022	3,680.00	
sec8hap - Section 8 HAP	3561	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	11/9/2022	11-2022	9,611.00	
sec8hap - Section 8 HAP	3562	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	11/9/2022	11-2022	621.00	
sec8hap - Section 8 HAP	3563	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/9/2022	11-2022	2,858.00	
sec8hap - Section 8 HAP	3564	vha - HOUSING AUTHORITY CITY OF VINELAND	11/10/2022	11-2022	35,353.50	
sec8hap - Section 8 HAP	18326	0aljess - ALJESS LLC	10/21/2022	10-2022	808.00	
sec8hap - Section 8 HAP	18327	0chuoks - OKSANA CHUMAK	10/21/2022	10-2022	1,575.00	
sec8hap - Section 8 HAP	18328	0gromad - MADHU GROUP LLC	10/21/2022	10-2022	1,130.00	
sec8hap - Section 8 HAP	18329	0howkev - KEVIN HOWARD	10/21/2022	10-2022	1,198.00	
sec8hap - Section 8 HAP	18330	0k1c1llc - KLC1 LLC	10/21/2022	10-2022	1,383.00	
sec8hap - Section 8 HAP	18331	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/21/2022	10-2022	662.00	

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	18332	Oriviri - IRIS J RIVERA	10/21/2022	10-2022	743.00	
sec8hap - Section 8 HAP	18333	Ovhosri - SRI VHOMES LLC	10/21/2022	10-2022	1,205.00	
sec8hap - Section 8 HAP	18334	O2lbtw - BTW 2 LLC	11/2/2022	11-2022	690.00	
sec8hap - Section 8 HAP	18335	O537grap - 529-537 GRAPE STREET,LLC	11/2/2022	11-2022	386.00	
sec8hap - Section 8 HAP	18336	Oabobab - BABATUNDE O ABORISADE	11/2/2022	11-2022	699.00	
sec8hap - Section 8 HAP	18337	Oabrawi - ABRAHAN & AWILDA HEREDIA	11/2/2022	11-2022	1,227.00	
sec8hap - Section 8 HAP	18338	Oacojor - ACOSTA	11/2/2022	11-2022	1,614.00	
sec8hap - Section 8 HAP	18339	Oahcpv - AFFORDABLE HOUSING CORPORATION	11/2/2022	11-2022	9,728.00	
sec8hap - Section 8 HAP	18340	Oahctaaa - AFFORDABLE HOUSING CORPORATION	11/2/2022	11-2022	87,702.00	
sec8hap - Section 8 HAP	18341	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	11/2/2022	11-2022	66,737.00	
sec8hap - Section 8 HAP	18342	Oalbreb - REBECCA C THOMPSON-ALBERT	11/2/2022	11-2022	89.00	
sec8hap - Section 8 HAP	18343	Oaljess - ALJESS LLC	11/2/2022	11-2022	1,002.00	
sec8hap - Section 8 HAP	18344	Oandcar - ANDUJAR	11/2/2022	11-2022	281.00	
sec8hap - Section 8 HAP	18345	Oandjon - JONATHAN ANDREOZZI	11/2/2022	11-2022	2,875.00	
sec8hap - Section 8 HAP	18346	Oandron - RONALD ANDRO	11/2/2022	11-2022	360.00	
sec8hap - Section 8 HAP	18347	Oaparab - AB APARTMENTS LLC	11/2/2022	11-2022	677.00	
sec8hap - Section 8 HAP	18348	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	11/2/2022	11-2022	6,863.00	
sec8hap - Section 8 HAP	18349	Oassind - INDEPENDENCE ASSOCIATES LLC	11/2/2022	11-2022	832.00	
sec8hap - Section 8 HAP	18350	Obehhar - HARRY & BARBARA BEHRENS	11/2/2022	11-2022	523.00	
sec8hap - Section 8 HAP	18351	Oberedw - EDWIN C & SAVALYN BERGAMO	11/2/2022	11-2022	1,083.00	
sec8hap - Section 8 HAP	18352	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	11/2/2022	11-2022	4,285.00	
sec8hap - Section 8 HAP	18353	Oberobe - OBED BERMUDEZ	11/2/2022	11-2022	981.00	
sec8hap - Section 8 HAP	18354	Obetalp - ALPHA BETA CAMDEN LLC	11/2/2022	11-2022	1,377.00	
sec8hap - Section 8 HAP	18355	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	11/2/2022	11-2022	713.00	
sec8hap - Section 8 HAP	18356	Obrewst - BREWSTER GARDEN APARTMENTS LLC	11/2/2022	11-2022	1,040.00	
sec8hap - Section 8 HAP	18357	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	11/2/2022	11-2022	17,335.00	
sec8hap - Section 8 HAP	18358	Obususa - USA BUSY BEE INC	11/2/2022	11-2022	911.00	
sec8hap - Section 8 HAP	18359	Ocamnil - NILZA R CAMACHO	11/2/2022	11-2022	1,080.00	
sec8hap - Section 8 HAP	18360	Ocarjos - CARVALHO	11/2/2022	11-2022	714.00	
sec8hap - Section 8 HAP	18361	Ocarmar - SIMOES	11/2/2022	11-2022	1,699.00	
sec8hap - Section 8 HAP	18362	Ocasros - CASTILLO	11/2/2022	11-2022	659.00	
sec8hap - Section 8 HAP	18363	Ocdgard - CD GARDENS INC.	11/2/2022	11-2022	2,768.00	
sec8hap - Section 8 HAP	18364	Ochainv - CHAAD INVESTMENTS LLC	11/2/2022	11-2022	621.00	
sec8hap - Section 8 HAP	18365	Ochajos - JOSEPH T CHAMBERS	11/2/2022	11-2022	950.00	
sec8hap - Section 8 HAP	18366	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	11/2/2022	11-2022	4,290.00	
sec8hap - Section 8 HAP	18367	Ochuoks - OKSANA CHUMAK	11/2/2022	11-2022	1,575.00	
sec8hap - Section 8 HAP	18368	Ocolmac - MACY A COLLINS	11/2/2022	11-2022	654.00	
sec8hap - Section 8 HAP	18369	Ocorjua - CORTES	11/2/2022	11-2022	2,425.00	
sec8hap - Section 8 HAP	18370	Ocridan - DANA CRISS	11/2/2022	11-2022	622.00	
sec8hap - Section 8 HAP	18371	Ocrofre - FREDDIE L CROSS	11/2/2022	11-2022	800.00	
sec8hap - Section 8 HAP	18372	Odamjos - DAMATO	11/2/2022	11-2022	899.00	
sec8hap - Section 8 HAP	18373	Odelsia - SIAN DELUCA	11/2/2022	11-2022	390.00	
sec8hap - Section 8 HAP	18374	Odibwil - WILLIAM V DIBIASE	11/2/2022	11-2022	1,105.00	
sec8hap - Section 8 HAP	18375	Odonde1 - DELROY T DONALDSON	11/2/2022	11-2022	603.00	

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	18376	0eas307 - 307 N EAST AVE LLC	11/2/2022	11-2022	1,055.00	
sec8hap - Section 8 HAP	18377	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	11/2/2022	11-2022	721.00	
sec8hap - Section 8 HAP	18378	0edwdip - EDWARD DIPALMA	11/2/2022	11-2022	809.00	
sec8hap - Section 8 HAP	18379	0egbmar - MARY J EGBEH	11/2/2022	11-2022	1,453.00	
sec8hap - Section 8 HAP	18380	0einmar - MARTIN JAY EINSTEIN	11/2/2022	11-2022	598.00	
sec8hap - Section 8 HAP	18381	0equacc - ACCUMULATING EQUITY PARTNERS LLC	11/2/2022	11-2022	2,344.00	
sec8hap - Section 8 HAP	18382	0estros - ESTATE OF LUIS A ROSADO-TORRES	11/2/2022	11-2022	507.00	
sec8hap - Section 8 HAP	18383	0flodor - FLOWERS	11/2/2022	11-2022	907.00	
sec8hap - Section 8 HAP	18384	0g.b.ltd - G B LTD OPER CO INC	11/2/2022	11-2022	552.00	
sec8hap - Section 8 HAP	18385	0garabn - ABNER GARCIA	11/2/2022	11-2022	492.00	
sec8hap - Section 8 HAP	18386	0garitz - ITZAMAR GARCIA	11/2/2022	11-2022	1,100.00	
sec8hap - Section 8 HAP	18387	0garsal - GARCIA	11/2/2022	11-2022	2,530.00	
sec8hap - Section 8 HAP	18388	0garspr - SPRING GARDENS VINELAND LLC	11/2/2022	11-2022	6,500.00	
sec8hap - Section 8 HAP	18389	0garvin - VINELAND GARDENS LLC	11/2/2022	11-2022	895.00	
sec8hap - Section 8 HAP	18390	0ghebre - BRENDAN G GHEEN	11/2/2022	11-2022	907.00	
sec8hap - Section 8 HAP	18391	0gibjam - GRIBBLE JR	11/2/2022	11-2022	835.00	
sec8hap - Section 8 HAP	18392	0gromad - MADHU GROUP LLC	11/2/2022	11-2022	2,200.00	
sec8hap - Section 8 HAP	18393	0hagdan - DANIEL HAGEMAN JR	11/2/2022	11-2022	2,525.00	
sec8hap - Section 8 HAP	18394	0hemtom - BTW 4 LLC	11/2/2022	11-2022	1,150.00	
sec8hap - Section 8 HAP	18395	0hereri - 123 SOUTH 4TH STREET LLC	11/2/2022	11-2022	3,905.00	
sec8hap - Section 8 HAP	18396	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	11/2/2022	11-2022	2,201.00	
sec8hap - Section 8 HAP	18397	0hfprop - HF PROPERTY MANAGEMENT	11/2/2022	11-2022	1,631.00	
sec8hap - Section 8 HAP	18398	0holasm - ASM HOLDINGS LLC	11/2/2022	11-2022	455.00	
sec8hap - Section 8 HAP	18399	0holvin - VINELAND 18 HOLDINGS LLC	11/2/2022	11-2022	579.00	
sec8hap - Section 8 HAP	18400	0homhec - HECS HOMES LLC	11/2/2022	11-2022	170.00	
sec8hap - Section 8 HAP	18401	0homoa - O&A HOME	11/2/2022	11-2022	711.00	
sec8hap - Section 8 HAP	18402	0homtar - TARKILN HOMES LLC	11/2/2022	11-2022	5,999.00	
sec8hap - Section 8 HAP	18403	0hormil - MILLVILLE HORIZON LLC	11/2/2022	11-2022	2,802.00	
sec8hap - Section 8 HAP	18404	0hougol - GOLD HOUSING PROVIDERS LLC	11/2/2022	11-2022	840.00	
sec8hap - Section 8 HAP	18405	0houriv - RIVERGROVE HOUSING PARTNERS LLC	11/2/2022	11-2022	12.00	
sec8hap - Section 8 HAP	18406	0howkev - KEVIN HOWARD	11/2/2022	11-2022	2,966.00	
sec8hap - Section 8 HAP	18407	0iaplis - LISA A IAPALUCCI	11/2/2022	11-2022	1,513.00	
sec8hap - Section 8 HAP	18408	0inters - VINELAND ASSOCIATES LLC	11/2/2022	11-2022	561.00	
sec8hap - Section 8 HAP	18409	0invegh - E. G. H. R. E. INVESTMENTS LLC	11/2/2022	11-2022	2,170.00	
sec8hap - Section 8 HAP	18410	0jhorn - JOHN HORNER	11/2/2022	11-2022	33.00	
sec8hap - Section 8 HAP	18411	0kapala - PANDA REALTY GROUP LLC	11/2/2022	11-2022	1,307.00	
sec8hap - Section 8 HAP	18412	0katjay - JAY-KAT INVESTMENTS, LLC	11/2/2022	11-2022	815.00	
sec8hap - Section 8 HAP	18413	0landic - LANDICINI 566 LLC	11/2/2022	11-2022	1,038.00	
sec8hap - Section 8 HAP	18414	0lebzai - LEBRON	11/2/2022	11-2022	2,516.00	
sec8hap - Section 8 HAP	18415	0legmay - MAYERFELD LEGACY TRUST	11/2/2022	11-2022	1,289.00	
sec8hap - Section 8 HAP	18416	0lhrent - L & H RENTALS	11/2/2022	11-2022	671.00	
sec8hap - Section 8 HAP	18417	0linrob - ROBERT LINDNER	11/2/2022	11-2022	569.00	
sec8hap - Section 8 HAP	18418	0llicig - IIG-1 LLC	11/2/2022	11-2022	893.00	
sec8hap - Section 8 HAP	18419	0locloc - LOCATION LOCATION & TIMING LLC	11/2/2022	11-2022	810.00	

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ri

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	18420	Olondav - DAVID LONGINI	11/2/2022	11-2022	515.00
sec8hap - Section 8 HAP	18421	Olopyad - YADIRA LOPEZ	11/2/2022	11-2022	625.00
sec8hap - Section 8 HAP	18422	Olospro - LOST PROPERTIES LLC	11/2/2022	11-2022	1,774.00
sec8hap - Section 8 HAP	18423	Omanmil - MILLVILLE MANOR LLC	11/2/2022	11-2022	572.00
sec8hap - Section 8 HAP	18424	Omapgre - GREENWOOD MAPLE JAY LLC	11/2/2022	11-2022	975.00
sec8hap - Section 8 HAP	18425	Omarjoe - JOEL MARTIN	11/2/2022	11-2022	788.00
sec8hap - Section 8 HAP	18426	Omelrose - MELROSE COURT LP	11/2/2022	11-2022	20,088.00
sec8hap - Section 8 HAP	18427	Omenbre - MENDEZ	11/2/2022	11-2022	304.00
sec8hap - Section 8 HAP	18428	Omillvil - MILLVILLE REALTY CORPORATION	11/2/2022	11-2022	2,420.00
sec8hap - Section 8 HAP	18429	Omiryar - MIRANDA	11/2/2022	11-2022	4,156.00
sec8hap - Section 8 HAP	18430	Omonbry - BRYAN P. MONTEMURRO	11/2/2022	11-2022	1,450.00
sec8hap - Section 8 HAP	18431	Oneeshr - SHREE NEEL LLC	11/2/2022	11-2022	2,573.00
sec8hap - Section 8 HAP	18432	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/2/2022	11-2022	27,161.00
sec8hap - Section 8 HAP	18433	Oolilui - LUIS A OLIVERAS	11/2/2022	11-2022	670.00
sec8hap - Section 8 HAP	18434	Opaeast - EAST PARK APARTMENTS	11/2/2022	11-2022	5,433.00
sec8hap - Section 8 HAP	18435	Opagang - ANGEL L PAGAN	11/2/2022	11-2022	1,260.00
sec8hap - Section 8 HAP	18436	Oparest - PARVIN ESTATES LLC	11/2/2022	11-2022	66.00
sec8hap - Section 8 HAP	18437	Oparkto - PARK TOWNE APTS LLC	11/2/2022	11-2022	12,396.00
sec8hap - Section 8 HAP	18438	Opoisil - SILVER POINT MANAGEMENT LLC	11/2/2022	11-2022	241.00
sec8hap - Section 8 HAP	18439	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	11/2/2022	11-2022	1,086.00
sec8hap - Section 8 HAP	18440	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	11/2/2022	11-2022	900.00
sec8hap - Section 8 HAP	18441	Oprofam - FAM PROPERTY MANAGEMENT LLC	11/2/2022	11-2022	1,098.00
sec8hap - Section 8 HAP	18442	Oprotim - TIMARIA PROPERTIES LLC	11/2/2022	11-2022	1,597.00
sec8hap - Section 8 HAP	18443	Opwn822 - 822 PLUM STREET LLC	11/2/2022	11-2022	1,260.00
sec8hap - Section 8 HAP	18444	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	11/2/2022	11-2022	142,391.00
sec8hap - Section 8 HAP	18445	Oramnic - NICHOLAS P RAMBONE	11/2/2022	11-2022	1,314.00
sec8hap - Section 8 HAP	18446	Orealsa - S & A REALTY ENTERPRISES LLC	11/2/2022	11-2022	668.00
sec8hap - Section 8 HAP	18447	Oreasar - SARA REAVES	11/2/2022	11-2022	631.00
sec8hap - Section 8 HAP	18448	Oregche - REGENCY CHESTNUT COURT	11/2/2022	11-2022	8,879.00
sec8hap - Section 8 HAP	18449	Oregeas - REGENCY EAST LLC	11/2/2022	11-2022	2,261.00
sec8hap - Section 8 HAP	18450	Orenaco - ACOSTA RENTAL LLC	11/2/2022	11-2022	675.00
sec8hap - Section 8 HAP	18451	Orenokg - K G RENOVATIONS LLC	11/2/2022	11-2022	1,009.00
sec8hap - Section 8 HAP	18452	Oriscam - CAMDEN RISING 2 LLC	11/2/2022	11-2022	1,117.00
sec8hap - Section 8 HAP	18453	Orivdie - DIEGO A RIVERA	11/2/2022	11-2022	442.00
sec8hap - Section 8 HAP	18454	Oriviri - IRIS J RIVERA	11/2/2022	11-2022	1,793.00
sec8hap - Section 8 HAP	18455	Orivvic - VICTORIANO RIVERA JR	11/2/2022	11-2022	328.00
sec8hap - Section 8 HAP	18456	Ormidprop - R MIDDLETON PROPERTIES LLC	11/2/2022	11-2022	848.00
sec8hap - Section 8 HAP	18457	Oroceli - ELIZABETH ROCHE	11/2/2022	11-2022	632.00
sec8hap - Section 8 HAP	18458	Orodhen - HENRY RODRIGUEZ	11/2/2022	11-2022	781.00
sec8hap - Section 8 HAP	18459	Orogsal - SALVATORE W ROGGIO	11/2/2022	11-2022	602.00
sec8hap - Section 8 HAP	18460	Oromvic - VICTOR M ROMAN	11/2/2022	11-2022	823.00
sec8hap - Section 8 HAP	18461	Orpjpro - RPJ PROPERTIES LLC	11/2/2022	11-2022	11,502.00
sec8hap - Section 8 HAP	18462	Oruppab - RUPERTO	11/2/2022	11-2022	725.00
sec8hap - Section 8 HAP	18463	Osaiger - GERALD M SAINOT JR	11/2/2022	11-2022	1,404.00

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	18464	Osaldasda - DAMIAN & ELAINE SALAS	11/2/2022	11-2022	818.00	
sec8hap - Section 8 HAP	18465	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	11/2/2022	11-2022	758.00	
sec8hap - Section 8 HAP	18466	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	11/2/2022	11-2022	467.00	
sec8hap - Section 8 HAP	18467	Oshabru - BRUCE D SHAW	11/2/2022	11-2022	1,180.00	
sec8hap - Section 8 HAP	18468	Osimseb - SIMONE	11/2/2022	11-2022	554.00	
sec8hap - Section 8 HAP	18469	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	11/2/2022	11-2022	1,284.00	
sec8hap - Section 8 HAP	18470	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	11/2/2022	11-2022	444.00	
sec8hap - Section 8 HAP	18471	Ootalb - ALBERTO SOTO	11/2/2022	11-2022	1,090.00	
sec8hap - Section 8 HAP	18472	Osqulan - LANDIS SQUARE SR APTS	11/2/2022	11-2022	1,619.00	
sec8hap - Section 8 HAP	18473	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	11/2/2022	11-2022	454.00	
sec8hap - Section 8 HAP	18474	Oswaway - WAYNE SWANSON	11/2/2022	11-2022	1,099.00	
sec8hap - Section 8 HAP	18475	Otayver - TAYLOR	11/2/2022	11-2022	618.00	
sec8hap - Section 8 HAP	18476	Othapau - ALBERTA A QUAIROLI ESTATE	11/2/2022	11-2022	1,126.00	
sec8hap - Section 8 HAP	18477	Otimesus - SUSAN V TIMMRECK	11/2/2022	11-2022	815.00	
sec8hap - Section 8 HAP	18478	Ovasdap - DAPHNE VASSALOTTI	11/2/2022	11-2022	704.00	
sec8hap - Section 8 HAP	18479	Oveljon - JONATHAN VELEZ	11/2/2022	11-2022	1,398.00	
sec8hap - Section 8 HAP	18480	Ovelmal - MALADA CRESPO VELEZ	11/2/2022	11-2022	739.00	
sec8hap - Section 8 HAP	18481	Ovhosri - SRI VHOMES LLC	11/2/2022	11-2022	1,205.00	
sec8hap - Section 8 HAP	18482	Ovinlan - VINELAND VILLAGE APTS	11/2/2022	11-2022	12,591.00	
sec8hap - Section 8 HAP	18483	Ovirulou - LOUIS A VIRUET	11/2/2022	11-2022	916.00	
sec8hap - Section 8 HAP	18484	Ovitdor - VITALO	11/2/2022	11-2022	924.00	
sec8hap - Section 8 HAP	18485	Owalnut - WALNUT REALTY ASSOCIATES LLC	11/2/2022	11-2022	7,801.00	
sec8hap - Section 8 HAP	18486	Owassey - SEYMOUR WASSERSTRUM	11/2/2022	11-2022	702.00	
sec8hap - Section 8 HAP	18487	Owatrob - ROBERT H WATSON	11/2/2022	11-2022	1,400.00	
sec8hap - Section 8 HAP	18488	Owhejon - WHEELER	11/2/2022	11-2022	494.00	
sec8hap - Section 8 HAP	18489	Owolpro - WOLF PROPERTY HOLDINGS LLC	11/2/2022	11-2022	1,266.00	
sec8hap - Section 8 HAP	18490	Owrialf - ALFRED WRIGHT	11/2/2022	11-2022	1,709.00	
					693,607.50	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admi	666	Ocaguas - CAGUAS OF MUNICIPALITY	11/1/2022	11-2022	63.04	
sec8admn - Section 8 Admi	667	Oosccos8 - OSCEOLA COUNTY HOUSING	11/1/2022	11-2022	65.16	
sec8admn - Section 8 Admi	668	vfi033 - SEMINOLE COUNTY	11/1/2022	11-2022	65.16	
sec8admn - Section 8 Admi	669	vfi093 - ORANGE COUNTY HOUSING & C D	11/1/2022	11-2022	65.16	
					258.52	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2476	sjgas - South Jersey Gas Company	10/21/2022	10-2022	1,041.88	
capgenfd - Public Housing C	2477	vmu - Vineland Municipal Utilities	10/21/2022	10-2022	4,176.93	
capgenfd - Public Housing C	2478	vmu - Vineland Municipal Utilities	10/24/2022	10-2022	5,315.91	
capgenfd - Public Housing C	2480	vmu - Vineland Municipal Utilities	11/1/2022	11-2022	192.00	
capgenfd - Public Housing C	2481	vmu - Vineland Municipal Utilities	11/7/2022	11-2022	187.16	

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,rz

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2482	vha - HOUSING AUTHORITY CITY OF VINELAND	11/9/2022	11-2022	15,726.98	
					26,640.86	

Payment Summary

30,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	11337	sjgas - South Jersey Gas Company	10/21/2022	10-2022	248.13	
cocc - Central Office Cost	11338	vmu - Vineland Municipal Utilities	10/21/2022	10-2022	2,599.16	
cocc - Central Office Cost	11339	aflac - AFLAC	10/31/2022	10-2022	247.94	
cocc - Central Office Cost	11340	axaequ - Equitable	10/31/2022	10-2022	2,445.00	
cocc - Central Office Cost	11341	cwa - Communications Workers of America	10/31/2022	10-2022	235.56	
cocc - Central Office Cost	11342	acehar - Vineland Ace Hardware East	11/7/2022	11-2022	91.13	
cocc - Central Office Cost	11343	amacap - Amazon Capital Services Inc	11/7/2022	11-2022	122.95	
cocc - Central Office Cost	11344	axaequ - Equitable	11/7/2022	11-2022	15,281.85	
cocc - Central Office Cost	11345	babbitt - Babbitt Manufacturing Co, Inc.	11/7/2022	11-2022	70.00	
cocc - Central Office Cost	11346	birfam - Bird Family Plumbing LLC	11/7/2022	11-2022	180.00	
cocc - Central Office Cost	11347	canfin - Canon Financial Services Inc	11/7/2022	11-2022	322.00	
cocc - Central Office Cost	11348	ccia - Cumberland Co Improvement Auth	11/7/2022	11-2022	165.10	
cocc - Central Office Cost	11349	cdwgov - CDW Government Inc	11/7/2022	11-2022	4,368.50	
cocc - Central Office Cost	11350	cheuni - Cheryl's Uniform Downtown	11/7/2022	11-2022	216.00	
cocc - Central Office Cost	11351	coloni - Colonial Electrical Supply	11/7/2022	11-2022	19.49	
cocc - Central Office Cost	11352	combus - COMCAST	11/7/2022	11-2022	343.35	
cocc - Central Office Cost	11353	cullig - South Jersey Culligan Water	11/7/2022	11-2022	40.96	
cocc - Central Office Cost	11354	dudley - Dudley General Contracting LLC	11/7/2022	11-2022	1,200.00	
cocc - Central Office Cost	11355	flowho - The Flower Shoppe	11/7/2022	11-2022	51.95	
cocc - Central Office Cost	11356	gatto - Gatto's Septic	11/7/2022	11-2022	880.00	
cocc - Central Office Cost	11357	graing - Grainger	11/7/2022	11-2022	299.95	
cocc - Central Office Cost	11358	hdsupp - HD Supply Facilities Maintenance LTD	11/7/2022	11-2022	705.52	
cocc - Central Office Cost	11359	himina - DELSEA LAUNDROMAT	11/7/2022	11-2022	667.50	
cocc - Central Office Cost	11360	hompro - The Home Depot Pro - SupplyWorks	11/7/2022	11-2022	1,048.00	
cocc - Central Office Cost	11361	intsys - Integrated Systems Associates Inc	11/7/2022	11-2022	1,750.00	
cocc - Central Office Cost	11362	jccupa - JC'S Custom Painting	11/7/2022	11-2022	4,723.75	
cocc - Central Office Cost	11363	mason - W B Mason Co Inc	11/7/2022	11-2022	63.84	
cocc - Central Office Cost	11364	mazza - Frank Mazza & Son Inc.	11/7/2022	11-2022	577.34	
cocc - Central Office Cost	11365	miles - Miles Technologies	11/7/2022	11-2022	6,182.32	
cocc - Central Office Cost	11366	nanmck - Nan McKay and Associates Inc	11/7/2022	11-2022	478.00	
cocc - Central Office Cost	11367	pbf - Phoenix Business Forms	11/7/2022	11-2022	296.45	
cocc - Central Office Cost	11368	pdq - PDQ Supply Inc	11/7/2022	11-2022	617.28	
cocc - Central Office Cost	11369	presso - Press of Atlantic City	11/7/2022	11-2022	556.50	
cocc - Central Office Cost	11370	ronmil - Ronald Miller	11/7/2022	11-2022	559.44	
cocc - Central Office Cost	11371	sermas - ServiceMaster To The Rescue	11/7/2022	11-2022	495.00	
cocc - Central Office Cost	11372	shred - Shred-It USA LLC	11/7/2022	11-2022	70.33	
cocc - Central Office Cost	11373	standard - Standard Elevator Corporation	11/7/2022	11-2022	2,748.00	
cocc - Central Office Cost	11374	stinson - THOMAS STINSON	11/7/2022	11-2022	50.00	
cocc - Central Office Cost	11375	totsec - Total Security Alarms, LLC.	11/7/2022	11-2022	234.00	
cocc - Central Office Cost	11376	veriw - Verizon Wireless	11/7/2022	11-2022	1,849.34	
cocc - Central Office Cost	11377	wallac - Wallace Supply Co	11/7/2022	11-2022	747.76	
cocc - Central Office Cost	11378	webers - Webers Power Equipment Inc	11/7/2022	11-2022	9,401.11	
cocc - Central Office Cost	11379	wex - WEX Bank	11/7/2022	11-2022	3,058.21	
cocc - Central Office Cost	11380	axaequ - Equitable	11/9/2022	11-2022	2,445.00	

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,rt

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11381	alieri - ERIC ALICEA	11/10/2022	11-2022	1,119.72
cocc - Central Office Cost	11382	blamrc - MICHELLE BLACHEWICZ	11/10/2022	11-2022	458.54
cocc - Central Office Cost	11383	pomale - Gloria Pomales	11/10/2022	11-2022	676.50
cocc - Central Office Cost	11384	velleo - LEONARDO VELEZ	11/10/2022	11-2022	1,333.68
cocc - Central Office Cost	11385	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	11/17/2022	11-2022	1,875.00
cocc - Central Office Cost	11386	acehar - Vineland Ace Hardware East	11/17/2022	11-2022	476.10
cocc - Central Office Cost	11387	adcass - Advanced Cabinetry & Storage Systems LLC	11/17/2022	11-2022	917.00
cocc - Central Office Cost	11388	ahcvktot - AFFORDABLE HOUSING CORPORATION	11/17/2022	11-2022	11,420.00
cocc - Central Office Cost	11389	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	11/17/2022	11-2022	10,017.00
cocc - Central Office Cost	11390	amacap - Amazon Capital Services Inc	11/17/2022	11-2022	619.07
cocc - Central Office Cost	11391	ambcom - Ambient Comfort	11/17/2022	11-2022	1,925.00
cocc - Central Office Cost	11392	avena - Linda M Avena CPA	11/17/2022	11-2022	7,083.34
cocc - Central Office Cost	11393	babbit - Babbitt Manufacturing Co, Inc.	11/17/2022	11-2022	215.00
cocc - Central Office Cost	11394	birfam - Bird Family Plumbing LLC	11/17/2022	11-2022	480.00
cocc - Central Office Cost	11395	blaine - Blaine Window Hardware Inc	11/17/2022	11-2022	42.15
cocc - Central Office Cost	11396	blocksi - TELESYSTEM	11/17/2022	11-2022	1,660.45
cocc - Central Office Cost	11397	callexp - Call Experts New Jersey	11/17/2022	11-2022	543.45
cocc - Central Office Cost	11398	canbus - Canon Solutions America Inc	11/17/2022	11-2022	147.76
cocc - Central Office Cost	11399	carahsoft - Carahsoft Technology Corporation	11/17/2022	11-2022	3,323.04
cocc - Central Office Cost	11400	ccia - Cumberland Co Improvement Auth	11/17/2022	11-2022	3,139.35
cocc - Central Office Cost	11401	centur - Century Water Conditioning & Purification Inc	11/17/2022	11-2022	1,705.00
cocc - Central Office Cost	11402	cintas - Cintas Corporation #100	11/17/2022	11-2022	976.27
cocc - Central Office Cost	11403	cnasur - CNA SURETY	11/17/2022	11-2022	359.00
cocc - Central Office Cost	11404	coloni - Colonial Electrical Supply	11/17/2022	11-2022	54.94
cocc - Central Office Cost	11405	conser - County Conservation Company LLC	11/17/2022	11-2022	279.00
cocc - Central Office Cost	11406	deljos - Joseph R Delgado Inc	11/17/2022	11-2022	763.61
cocc - Central Office Cost	11407	drainv - Copperwood Capital	11/17/2022	11-2022	649.00
cocc - Central Office Cost	11408	dudley - Dudley General Contracting LLC	11/17/2022	11-2022	1,200.00
cocc - Central Office Cost	11409	fiocch - Fiocchi Tire Center Inc	11/17/2022	11-2022	1,561.00
cocc - Central Office Cost	11410	gabage - Eisenstat Gabage and Furman PC	11/17/2022	11-2022	1,481.67
cocc - Central Office Cost	11411	graing - Grainger	11/17/2022	11-2022	1,499.32
cocc - Central Office Cost	11412	hdsupp - HD Supply Facilities Maintenance LTD	11/17/2022	11-2022	1,879.97
cocc - Central Office Cost	11413	hill - Ronald Hill	11/17/2022	11-2022	1,000.00
cocc - Central Office Cost	11414	homede - Home Depot Credit Services	11/17/2022	11-2022	118.75
cocc - Central Office Cost	11415	hompro - The Home Depot Pro - SupplyWorks	11/17/2022	11-2022	2,325.69
cocc - Central Office Cost	11416	inspira - Inspira Health Network Urgent Care, PC	11/17/2022	11-2022	120.00
cocc - Central Office Cost	11417	intsys - Integrated Systems Associates Inc	11/17/2022	11-2022	525.00
cocc - Central Office Cost	11418	jccupa - JC'S Custom Painting	11/17/2022	11-2022	2,380.00
cocc - Central Office Cost	11419	jjones - Jacqueline S Jones	11/17/2022	11-2022	4,111.87
cocc - Central Office Cost	11420	lilfor - LILLISTON FORD, INC.	11/17/2022	11-2022	293.92
cocc - Central Office Cost	11421	mason - W B Mason Co Inc	11/17/2022	11-2022	42.17
cocc - Central Office Cost	11422	maxcom - Max Communications Inc	11/17/2022	11-2022	288.95
cocc - Central Office Cost	11423	mazza - Frank Mazza & Son Inc.	11/17/2022	11-2022	3,240.50
cocc - Central Office Cost	11424	miles - Miles Technologies	11/17/2022	11-2022	7,250.00
cocc - Central Office Cost	11425	mjroof - M & J ROOFING LLC	11/17/2022	11-2022	1,700.00
cocc - Central Office Cost	11426	natten - National Tenant Network	11/17/2022	11-2022	531.00
cocc - Central Office Cost	11427	pbrese - Reserve Account	11/17/2022	11-2022	1,000.00
cocc - Central Office Cost	11428	pomale - Gloria Pomales	11/17/2022	11-2022	2,000.00
cocc - Central Office Cost	11429	rigginn - Riggins Inc	11/17/2022	11-2022	153.40
cocc - Central Office Cost	11430	sherwi - Sherwin Williams Company	11/17/2022	11-2022	1,132.79

Payment Summary

,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11431	totsec - Total Security Alarms, LLC.	11/17/2022	11-2022	188.50
cocc - Central Office Cost	11432	upssto - The UPS Store 1314	11/17/2022	11-2022	13.17
cocc - Central Office Cost	11433	vann - Vann Dodge Chrysler LLC	11/17/2022	11-2022	112.10
cocc - Central Office Cost	11434	vercon - Verizon Connect Fleet USA LLC	11/17/2022	11-2022	366.45
cocc - Central Office Cost	11435	vha - HOUSING AUTHORITY CITY OF VINELAND	11/17/2022	11-2022	7,917.00
cocc - Central Office Cost	11436	vidins - City of Vineland, Division of Code Enforcement	11/17/2022	11-2022	44,550.00
cocc - Central Office Cost	11437	weaequ - Weaver Equipment Sales & Service	11/17/2022	11-2022	2,708.62
cocc - Central Office Cost	11438	xpress - Xpress Electronic Services, Inc.	11/17/2022	11-2022	99.00
cocc - Central Office Cost	1103202	pers - Public Employees Retirement System	11/3/2022	11-2022	10,457.29
cocc - Central Office Cost	2022102	paychex - Paychex of New York LLC	10/28/2022	10-2022	387.20
cocc - Central Office Cost	2022111	paychex - Paychex of New York LLC	11/10/2022	11-2022	387.20
					224,035.21

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

RESOLUTION #2022-78

**Approving Change Orders #14 through #21 for
Kidston & Olivio Towers Interior and Plumbing Renovations**

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for contractors for Interior and Plumbing Renovations at Kidston and Olivio Towers; and

WHEREAS, the apparent lowest, responsible bidder for this project was Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 with a bid of \$2,747,981; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-38 at the August 5, 2021 board meeting; and

WHEREAS, the follow change orders are necessary:

Change Order 014 \$1,304.23 – HVAC branch duct installation on 1st Floor

Change Order 015 (\$3,576.89) – Credit for kitchen cabinets and labor not utilized at Olivio Towers.

Change Order 016 \$4,987.13 – Supply & Install trap guards at ADA risers (*B & D riser*).

Change Order 017 \$4,153.95 – Repair CMU wall and replace damaged drain line for E riser.

Change Order 018 \$6,341.22 – Additional hot water recirculating pump for A, B, C, D risers.

Change Order 019 (\$20,176.85) – Credit for unused cabinetry and sinks in ADA risers (*B & D riser*), re-used existing wall hung sinks.

Change Order 020 \$4,435.30 – 1st Floor above ceiling electrical work to correct code violations.

Change Order 021 \$25,383.39 – Plumbing work in janitor closets, x-ray floors, core drilling, installation of piping and mop sinks on 2nd, 5th, & 9th floors.

WHEREAS, the aforementioned change orders shall not exceed \$22,851.48 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change orders of \$22,851.48 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: November 17, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *green*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti	✓			
Brian Asselta	✓			
Michael Green	✓			
Albert Porter	✓			
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 November 17, 2022 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



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Change Order

PROJECT: *(Name and address)*
18-036 Kidston and Olivio Towers
Interior and Plumbing Renovations
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 014
Date: 10/31/2022

OWNER: *(Name and address)*
Vineland Housing Authority
191 W. Chestnut Ave.
Vineland, NJ 08360

ARCHITECT: *(Name and address)*
Donovan Architects, LLC
9 Tanner Street, Suite 20
Haddonfield, NJ 08033

CONTRACTOR: *(Name and address)*
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


10/31/2022 - Replace the branch duct work in the common areas of the 1st floor ceiling where the ceilings are being replaced.


The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 144,932.31
The Contract Sum prior to this Change Order was	\$ 2,892,913.31
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,304.23
The new Contract Sum including this Change Order will be	\$ 2,894,217.54

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC
 ARCHITECT *(Firm name)*

 SIGNATURE
 Michael R. Donovan, Principal
 PRINTED NAME AND TITLE
 10/31/2022
 DATE

Gary F. Gardner, Inc.
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Douglas Shendock, Vice-President
 PRINTED NAME AND TITLE
 11/3/2022
 DATE

Vineland Housing Authority
 OWNER *(Firm name)*

 SIGNATURE
 Jacqueline Jones, Executive Director
 PRINTED NAME AND TITLE
 11/29/22
 DATE



Gary F. Gardner, Inc.

P.O. Box 599
Medford, NJ 08055

P: (609) 654-5312 | F: (609) 654-1890
Business License #: 22-2188914
Contractor License #: 01028

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 21

Job Number: 418
Architect No:
Printed: 10/19/22

Division	Description	Amount
Item # 1	Replace the branch duct work in the common areas of the 1st floor ceiling where the ceilings are being replaced.	
	Materials - 4 box of 8" insulated flex and zip ties	
	Labor - 1 guy for 8 hours @ \$99.75 per hour.	
	22 00 00.S Plumbing	\$1,138.00
Burden: 0.00	S Tax: 0.00	Gen Liab: 22.76
		OH: 69.65
		Prof: 73.82
		Tot: \$1,304.23
	Grand Total	<u>\$1,304.23</u>

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Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 015 Date: 10/25/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

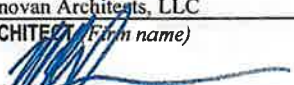
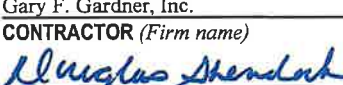
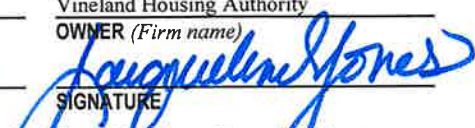
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

10/25/2022 - Demo Credit (Labor) to remove existitng Kitchenette in Olivio Tower;
Finish Carpentry Credit (Labor) to install new Kitchenette;
Countertop Credit (Material) Ceasastone Classico collection 3cm template and install included for Kitchenette.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 146,236.54
The Contract Sum prior to this Change Order was	\$ 2,894,217.54
The Contract Sum will be decreased by this Change Order in the amount of	\$ 3,576.89
The new Contract Sum including this Change Order will be	\$ 2,890,640.65
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be	

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Donovan Architects, LLC</u> ARCHITECT <i>(Firm name)</i>	<u>Gary F. Gardner, Inc.</u> CONTRACTOR <i>(Firm name)</i>	<u>Vineland Housing Authority</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
10/25/2022 DATE	11/3/2022 DATE	11/22/22 DATE



Gary F. Gardner, Inc.

P.O. Box 599
Medford, NJ 08055

P: (609) 654-5312 | F: (609) 654-1890
Business License #: 22-2188914
Contractor License #: 01028

PCO

Project Name: Kidston & Olivio Towers - Interior and Plumbing Renovations

Owner : Vineland Housing Authority
Ron Miller
191 West Chestnut Avenue
Vineland, NJ 08360

PCO # 24
Printed On: 10/19/2022
Created On: 10/19/2022
Job Number # 418
Architect # :

Architect:

Description	Bid Amount	Status	Change Date
1 Demo Credit (Labor) to remove existing Kitchenette in Olivio Tower. 4 hrs @ 52.42 per hr.	(\$231.17)	Pending	
2 Finish Carpentry Credit (Labor) to install new Kitchenette in Olivio Tower. 12 hrs @ 77.73 per hr.	(\$932.72)	Pending	
3 Counter top credit (Material) Caesastone Classico collection 3cm template and install included for Kitchenette in Olivio Tower. We are unable to return the cabinets for the Kitchenette since they were already approved and being stored at our suppliers warehouse. We will provide the cabinets to the owner since they cannot be returned. This material credit is only for the counter top.	(\$2,413.00)	Pending	
Total:			
(\$3,576.89)			

Please find above pricing as you requested. If this is acceptable, please confirm so we may proceed with a change order.

Thank You,

Jason Kaelin
Project Manager



Gary F. Gardner, Inc.

P.O. Box 599
Medford, NJ 08055

P: (609) 654-5312 | F: (609) 654-1890
Business License #: 22-2188914
Contractor License #: 01028

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 24

Job Number: 418
Architect No:
Printed: 10/19/22

Division	Description	Amount
Item # 1	Demo Credit (Labor) to remove existing Kitchenette in Olivio Tower. 4 hrs @ 52.42 per hr.	
02 41 00.L Demolition	Demo (Labor) to remove existing Kitchenette in Olivio Tower.	(\$209.68)
	4 hrs @ 52.42 per hr.	
Burden: 0.00	S Tax: 0.00	Gen Liab: 0.00
	OH: -10.48	Prof: -11.01
		Tot: (\$231.17)
	Grand Total	<u>(\$231.17)</u>
Item # 2	Finish Carpentry Credit (Labor) to install new Kitchenette in Olivio Tower. 12 hrs @ 77.73 per hr.	
06 46 00.L Finish Carpentry Labor	Finish Carpentry (Labor) to install new Kitchenette in Olivio Tower.	(\$932.72)
	12 hrs @ 77.73 per hr.	
Burden: 0.00	S Tax: 0.00	Gen Liab: 0.00
	OH: 0.00	Prof: 0.00
		Tot: (\$932.72)
	Grand Total	<u>(\$932.72)</u>
Item # 3	Counter top credit (Material) Caesastone Classico collection 3cm template and install included for Kitchenette in Olivio Tower. We are unable to return the cabinets for the Kitchenette since they were already approved and being stored at our suppliers warehouse. We will provide the cabinets to the owner since they cannot be returned. This material credit is only for the counter top.	
11 26 01.M Bathroom Cabinets/Vanities	Counter top credit (Material) Caesastone Classico collection 3cm template and install included for Kitchenette in Olivio Tower.	(\$2,413.00)
Burden: 0.00	S Tax: 0.00	Gen Liab: 0.00
	OH: 0.00	Prof: 0.00
		Tot: (\$2,413.00)
	Grand Total	<u>(\$2,413.00)</u>

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Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 016 Date: 11/07/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

11/07/2022 - Supply and install trap guards for the ADA units kitchens and lavatories.


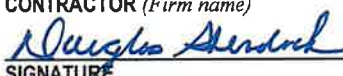

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 142,659.65
The Contract Sum prior to this Change Order was	\$ 2,890,640.65
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,987.13
The new Contract Sum including this Change Order will be	\$ 2,895,627.78

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
11/07/2022 DATE	11/8/2022 DATE	11/22/22 DATE



Gary F. Gardner, Inc.

P.O. Box 599
Medford, NJ 08055

P: (609) 654-5312 | F: (609) 654-1890
Business License #: 22-2188914
Contractor License #: 01028

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 22

Job Number: 418
Architect No:
Printed: 9/13/22

Division	Description	Amount
Item # 1	Supply and install Trap guards for the ADA units Kitchens and Lav. These were not shown on the plans.	
	Materials 1 Proflo PF200 trap cover \$71.00 x 36: \$2,556.00	
	Labor - 1 guy 30mins per trap guard @ \$99.75 per hour x 36 trap guards: \$1,795.00	
22 00 00.S Plumbing		\$4,351.50
Burden: 0.00	S Tax: 0.00	Gen Liab: 87.03
	OH: 266.31	Prof: 282.29
		Tot: \$4,987.13
	Grand Total	<u>\$4,987.13</u>



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
18-036 Kidston and Olivio Towers
Interior and Plumbing Renovations
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 017
Date: 11/07/2022

OWNER: (Name and address)
Vineland Housing Authority
191 W. Chestnut Ave.
Vineland, NJ 08360

ARCHITECT: (Name and address)
Donovan Architects, LLC
9 Tanner Street, Suite 20
Haddonfield, NJ 08033

CONTRACTOR: (Name and address)
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

11/07/2022 - Leak discovery, assessment and temporary repairs;
Repair CMU block wall where it had to be removed to repair the drain leak;
Touch up paint the area of the wall where the masonry repairs were made that are associated with the riser repairs.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 147,646.78
The Contract Sum prior to this Change Order was	\$ 2,895,627.78
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,153.95
The new Contract Sum including this Change Order will be	\$ 2,899,781.73

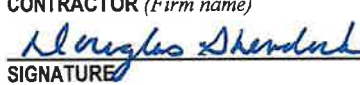
The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC
ARCHITECT (Firm name)

SIGNATURE
Michael R. Donovan, Principal
PRINTED NAME AND TITLE
11/07/2022
DATE

Gary F. Gardner, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Douglas Shendock, Vice-President
PRINTED NAME AND TITLE
11/8/2022
DATE

Vineland Housing Authority
OWNER (Firm name)

SIGNATURE
Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE
11/22/22
DATE



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO

Project Name: Kidston & Olivio Towers - Interior and Plumbing Renovations

Owner : Vineland Housing Authority
Ron Miller
191 West Chestnut Avenue
Vineland, NJ 08360

PCO # 25
Printed On: 11/03/2022
Created On: 11/01/2022
Job Number # 418
Architect # :

Architect:

Description	Bid Amount	Status	Change Date
¹ Leak discovery, assessment and temporary repairs.	\$2,972.91	Pending	
<u>Materials</u>			
1 - 10ft length of 3" schedule 80 PVC pipe, 2 no hub couplings - \$100.00			
<u>Labor</u>			
2 guys, 8 hrs @ \$99.75 per hour. camera pipe, find leak, saw cut CMU block wall and repair pipe - \$1,596.00			
<i>Repairs based of the scope of work provided in RFI #10</i>			
<u>Materials</u>			
Miscellaneous 3" fittings - \$200.00			
<u>Labor</u>			
1 guys, 8 hrs @ \$99.75 per hour - \$798.00			
² Repair CMU block wall where it had to be removed to repair the drain leak	\$808.57	Pending	
<u>Materials</u>			
Miscellaneous materials - Mortar, grout and CMU block - \$148.75			
<u>Labor</u>			
1 guy, 6 hrs @ \$92.79 per hour - \$556.76			
³ Touch up paint the area of the wall where the masonry repairs were made that are associated with the riser repairs	\$372.47	Pending	
Total:	\$4,153.95		

Please find above pricing as you requested. If this is acceptable, please confirm so we may proceed with a change order.

Thank You,

Jason Kaelin
Project Manager



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 25

Job Number: 418
Architect No:
Printed: 11/3/22

Division	Description	Amount
Item # 1	<i>Leak discovery, assessment and temporary repairs.</i>	
	<u>Materials</u>	
	1 - 10ft length of 3" schedule 80 PVC pipe, 2 no hub couplings - \$100.00	
	<u>Labor</u>	
	2 guys, 8 hrs @ \$99.75 per hour. camera pipe, find leak, saw cut CMU block wall and repair pipe - \$1,596.00	
	<i>Repairs based of the scope of work provided in RFI #10</i>	
	<u>Materials</u>	
	Miscellaneous 3" fittings - \$200.00	
	<u>Labor</u>	
	1 guys, 8 hrs @ \$99.75 per hour - \$798.00	
	22 00 00.S Plumbing	\$2,594.00
	Burden: 0.00 S Tax: 0.00 Gen Liab: 51.88 OH: 158.75 Prof: 168.28	Tot: \$2,972.91
	Grand Total	\$2,972.91
Item # 2	Repair CMU block wall where it had to be removed to repair the drain leak	
	<u>Materials</u>	
	Miscellaneous materials - Mortar, grout and CMU block - \$148.75	
	<u>Labor</u>	
	1 guy, 6 hrs @ \$92.79 per hour - \$556.76	
	04 90 00.S Masonry Restoration	\$705.51
	Burden: 0.00 S Tax: 0.00 Gen Liab: 14.11 OH: 43.18 Prof: 45.77	Tot: \$808.57
	Grand Total	\$808.57
Item # 3	Touch up paint the area of the wall where the masonry repairs were made that are associated with the riser repairs	
	09 91 00.S Painting	\$325.00
	Burden: 0.00 S Tax: 0.00 Gen Liab: 6.50 OH: 19.89 Prof: 21.08	Tot: \$372.47
	Grand Total	\$372.47

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 18-036 Kidston and Olivio Towers
 Interior and Plumbing Renovations
 1044 E Landis Ave.
 Vineland, NJ 08360

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 07/15/2021

CHANGE ORDER INFORMATION:
 Change Order Number: 018
 Date: 11/08/2022

OWNER: *(Name and address)*
 Vineland Housing Authority
 191 W. Chestnut Ave.
 Vineland, NJ 08360

ARCHITECT: *(Name and address)*
 Donovan Architects, LLC
 9 Tanner Street, Suite 20
 Haddonfield, NJ 08033

CONTRACTOR: *(Name and address)*
 Gary F. Gardner, Inc.
 624 Gravelly Hollow Road
 Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

11/07/2022 - Additional recirculating Pump w/ Digital Display; Uponor ball valves; Uponor male adaptor to correct low water temperatures on A, B, C, D risers.

The original Contract Sum was	\$	<u>2,747,981.00</u>
The net change by previously authorized Change Orders	\$	<u>151,800.73</u>
The Contract Sum prior to this Change Order was	\$	<u>2,899,781.73</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>6,341.22</u>
The new Contract Sum including this Change Order will be	\$	<u>2,906,122.95</u>

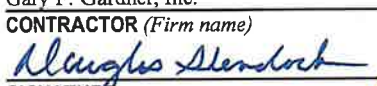
The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be

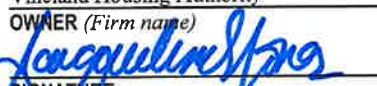
~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC
 ARCHITECT *(Firm name)*

 SIGNATURE
 Michael R. Donovan, Principal
 PRINTED NAME AND TITLE
 11/08/2022
 DATE

Gary F. Gardner, Inc.
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Douglas Shendock, Vice-President
 PRINTED NAME AND TITLE
 DATE

Vineland Housing Authority
 OWNER *(Firm name)*

 SIGNATURE
 Jacqueline Jones, Executive Director
 PRINTED NAME AND TITLE
 11/22/22
 DATE



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 28

Job Number: 418
Architect No:
Printed: 11/3/22

Division	Description	Amount
Item # 1	Materials	
	1 - T0034EPSF2 Recirc Pump w/Digital Display (1 Week lead time) - \$2,086.50	
	2 - Uponor ball valves - \$125.00	
	2 - Uponor male adaptors - \$30.00	
	Misc. Hanhing materials - \$100.00	
	<u>Please note that the pump specified by the MEP offers a digital display and one without. The digital display is a 1 week lead time and the one without the display would not arrive until sometime in February 2023.</u>	
22 00 00.S Plumbing		\$5,533.00
Burden: 0.00	S Tax: 0.00	Gen Liab: 110.66
	OH: 338.62	Prof: 358.94
		Tot: \$6,341.22
	Grand Total	<u>\$6,341.22</u>

AIA[®] Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 019 Date: 11/07/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

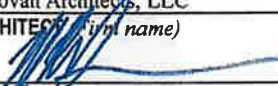

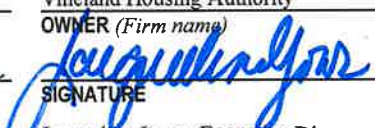
11/07/2022 - Credit for existing wall hung sinks that were reused in lieu of the sink bases. 2 wall hung sinks were replaced in the D tower, 2 sinks added and 1 carrier was replaced in B tower. The credit will be for the 14 wall hung sinks that were not replaced and the 1 carrier that needed to be replaced. Replaced 2 lav faucets in the D tower and the GC will not know how many need to be replaced in the current ADA tower until finalized. 3 additional lav faucets are being added for the final ADA tower.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 158,141.95
The Contract Sum prior to this Change Order was	\$ 2,906,122.95
The Contract Sum will be decreased by this Change Order in the amount of	\$ 20,176.85
The new Contract Sum including this Change Order will be	\$ 2,885,946.10

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
11/07/2022 DATE	11/9/2022 DATE	11/22/22 DATE



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO

Project Name: Kidston & Olivio Towers - Interior and Plumbing Renovations

Owner : Vineland Housing Authority
Ron Miller
191 West Chestnut Avenue
Vineland, NJ 08360

PCO # 29
Printed On: 11/03/2022
Created On: 11/03/2022
Job Number # 418
Architect # :

Architect:

Description	Bid Amount	Status	Change Date
<p>This is a credit for the existing wall hung sinks that were reused in lieu of the sink bases. 2 wall hung sinks were replaced in the D tower, 2 sinks and 1 carrier was replaced in B tower. The credit will be for the 14 wall hung sinks that were not replaced and the 1 carrier that needed to be replaced. We replaced 2 Lav faucets in the D tower and we will not know how many need to be replaced in the current ADA tower until we get to finals. So I will be adding 3 Lav faucets for the final ADA tower.</p> <p>Cost per sink is \$570.90 x 14 - \$7,992.60</p> <p>Cost per carrier is \$675.00 x 1 - \$675.00</p> <p>Cost per Lav faucet is \$102.50 x 13 - \$1,332.50</p>	(\$8,650.10)	Pending	
<p>2Credit for 18 ADA Barrier free complaint sink bases (page A7.0 detail 1). Dartmouth Autumn, 5/8" solid wood dovetail plywood full overlay. Cultured Marble white with integral bowl and splash (Rectangular wave bowl only)</p> <p>Cost per sink base is \$469.38 per x 18 - \$8,448.75</p>	(\$8,448.75)	Pending	
<p>3This is a credit for the Labor to install the ADA sink bases.</p> <p>1 guy, 2 hrs @ \$85.50 per hour x 18 - \$3,078.00</p>	(\$3,078.00)	Pending	
	Total:		
	(\$20,176.85)		

Please find above pricing as you requested. If this is acceptable, please confirm so we may proceed with a change order.

Thank You,

Jason Kaelin
Project Manager



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 29

Job Number: 418
Architect No:
Printed: 11/3/22

Division	Description	Amount
Item # 1	This is a credit for the existing wall hung sinks that were reused in leu of the sink bases. 2 wall hung sinks were replaced in the D tower, 2 sinks and 1 carrier was replaced in B tower. The credit will be for the 14 wall hung sinks that were not replaced and the 1 carrier that needed to be replaced. We replaced 2 Lav faucets in the D tower and we will not know how many need to be replaced in the current ADA tower until we get to finals. So I will be adding 3 Lav faucets for the final ADA tower. Cost per sink is \$570.90 x 14 - \$7,992.60 Cost per carrier is \$675.00 x 1 - \$675.00 Cost per Lav faucet is \$102.50 x 13 - \$1,332.50 22 00 00.S Plumbing	(8,650.10)
Burden: 0.00	S Tax: 0.00 Gen Liab: 0.00 OH: 0.00 Prof: 0.00	Tot: (\$8,650.10)
Grand Total		(\$8,650.10)
Item # 2	Credit for 18 ADA Barrier free complaint sink bases (page A7.0 detail 1). Dartmouth Autumn, 5/8" solid wood dovetail plywood full overlay. Cultured Marble white with integral bowl and splash (Rectangular wave bowl only) Cost per sink base is \$469.38 per x 18 - \$8,448.75 11 26 01.M Bathroom Cabinets/Vanities	(8,448.75)
Burden: 0.00	S Tax: 0.00 Gen Liab: 0.00 OH: 0.00 Prof: 0.00	Tot: (\$8,448.75)
Grand Total		(\$8,448.75)
Item # 3	This is a credit for the Labor to install the ADA sink bases. 1 guy, 2 hrs @ \$85.50 per hour x 18 - \$3,078.00 06 46 00.L Finish Carpentry Labor	(3,078.00)
Burden: 0.00	S Tax: 0.00 Gen Liab: 0.00 OH: 0.00 Prof: 0.00	Tot: (\$3,078.00)
Grand Total		(\$3,078.00)



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 020 Date: 11/08/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)



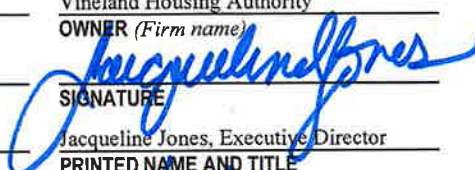
11/07/2022 - Correct code violations, Low voltage wiring at common hallway ceiling must be removed from sprinkler piping, domestic water, sanitary sewer and all other piping above ceiling. GC to rewire and/or correct all above ceiling wiring violations.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 137,965.10
The Contract Sum prior to this Change Order was	\$ 2,885,946.10
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,435.30
The new Contract Sum including this Change Order will be	\$ 2,890,381.40

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Donovan Architects, LLC</u> ARCHITECT <i>(Firm name)</i>	<u>Gary F. Gardner, Inc.</u> CONTRACTOR <i>(Firm name)</i>	<u>Vineland Housing Authority</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
11/08/2022 DATE	DATE	11/22/22 DATE



Gary F. Gardner, Inc.

P.O. Box 599 Medford, NJ 08055

22-2188914

01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 30

Job Number: 418
Architect No:
Printed: 11/3/22

Division	Description	Amount
Item # 1	Scope: Low Voltage Wiring Common Hallway Ceiling	
	<ul style="list-style-type: none">• Disconnect any supports for any low voltage wiring that is connected to existing sprinkler pipe• Re-support all low voltage wiring in hallway ceiling with new supports• Ensure that all low voltage wiring is off sprinkler pipes• Supervision• Clean up	
26 00 00.S Electrical		\$3,870.00
Burden: 0.00	S Tax: 0.00	Gen Liab: 77.40
	OH: 236.84	Prof: 251.05
		Tot: \$4,435.30
	Grand Total	\$4,435.30



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
18-036 Kidston and Olivio Towers
Interior and Plumbing Renovations
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 021
Date: 11/09/2022

OWNER: (Name and address)
Vineland Housing Authority
191 W. Chestnut Ave.
Vineland, NJ 08360

ARCHITECT: (Name and address)
Donovan Architects, LLC
9 Tanner Street, Suite 20
Haddonfield, NJ 08033

CONTRACTOR: (Name and address)
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

11/09/2022 - Plumbing work at Janitor Closets on all floors. Connect new mop service sink to new risers with branch line and connections with shut-off valves: Core drill 43 holes in 8" thick hollow core precast floor planks on 9 floors. X-Ray scanning of the areas prior to core drilling will be performed to locate pre-stress cables. Installation of 3 Mustee 63M mop sink with faucet at 2nd, 5th, and 9th floors, as per RFI #09.1 response on 08/18. Material include PVC pipe and fittings, uponor pipe and fittings, cast iron pipe, fittings, and shut-off valves, and Labor.

The original Contract Sum was	\$	2,747,981.00
The net change by previously authorized Change Orders	\$	142,400.40
The Contract Sum prior to this Change Order was	\$	2,890,381.40
The Contract Sum will be increased by this Change Order in the amount of	\$	25,383.39
The new Contract Sum including this Change Order will be	\$	2,915,764.79

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC
ARCHITECT (Firm name)

SIGNATURE

Michael R. Donovan, Principal
PRINTED NAME AND TITLE

11/09/2022
DATE

Gary F. Gardner, Inc.
CONTRACTOR (Firm name)

SIGNATURE

Douglas Shendock, Vice-President
PRINTED NAME AND TITLE

DATE

Vineland Housing Authority
OWNER (Firm name)

SIGNATURE

Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE

DATE



Gary F. Gardner, Inc.

P.O. Box 599 Medford, NJ 08055

Business License: 22-2188914

Contract License: 01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO

Project Name: Kidston & Olivio Towers - Interior and Plumbing Renovations

Owner : Vineland Housing Authority
Ron Miller
191 West Chestnut Avenue
Vineland, NJ 08360

PCO # 27
Printed On: 11/09/2022
Created On: 11/01/2022
Job Number # 418
Architect # :

Architect:

Description	Bid Amount	Status	Change Date
1 Core drill 43 holes (2" - 6") in 8" thick hollow core precast floor planks on 9 floors. X-Ray scanning of the areas prior to core drilling will be performed to locate pre-stress cables.	\$12,320.27	Pending	
2 Materials	\$10,860.46	Pending	
Mustee 63M Mop Sink with Faucet \$540.00 x 3 - \$1,620.00			
PVC pipe and fittings - \$405.00			
Uponor pipe and fittings - \$682.25			
Cast iron pipe & fittings - \$385.00			
Labor			
2 guys, 4 days @ \$99.75 per hour - \$6,384.00			
3 General Labor	\$1,056.59	Pending	
1 guy, 16 hours @ \$57.62 per hour - \$921.92			
4 Additional Supervision - 16 man hours	\$1,146.07	Pending	
Total:	\$25,383.39		

Please find above pricing as you requested. If this is acceptable, please confirm so we may proceed with a change order.

Thank You,

Jason Kaelin
Project Manager



Gary F. Gardner, Inc.
P.O. Box 599 Medford, NJ 08055

Business License: 22-2188914

Contract License: 01028

Phone #: (609) 654-5312

Fax #: (609) 654-1890

PCO Pricing Worksheet Report

Project: Kidston & Olivio Towers - Interior and Plumbing Renovati
PCO No: 27

Job Number: 418
Architect No:
Printed: 11/9/22

Division	Description	Amount
Item # 1	Core drill 43 holes (2" - 6") in 8" thick hollow core precast floor planks on 9 floors. X-Ray scanning of the areas prior to core drilling will be performed to locate pre-stress cables.	
03 80 01.S Concrete Cutting & Boring		\$10,750.00
Burden: 0.00	S Tax: 0.00	Gen Liab: 215.00
	OH: 657.90	Prof: 697.37
		Tot: \$12,320.27
	Grand Total	<u>\$12,320.27</u>
Item # 2	Materials	
	Mustee 63M Mop Sink with Faucet \$540.00 x 3 - \$1,620.00	
	PVC pipe and fittings - \$405.00	
	Uponor pipe and fittings - \$682.25	
	Cast iron pipe & fittings - \$385.00	
	Labor	
	2 guys, 4 days @ \$99.75 per hour - \$6,384.00	
22 00 00.S Plumbing		\$9,476.25
Burden: 0.00	S Tax: 0.00	Gen Liab: 189.53
	OH: 579.95	Prof: 614.74
		Tot: \$10,860.46
	Grand Total	<u>\$10,860.46</u>
Item # 3	General Labor	
	1 guy, 16 hours @ \$57.62 per hour - \$921.92	
01 31 04.L General Labor		\$921.92
Burden: 0.00	S Tax: 0.00	Gen Liab: 18.44
	OH: 56.42	Prof: 59.81
		Tot: \$1,056.59
	Grand Total	<u>\$1,056.59</u>

Item # 4

Additional Supervision - 16 man hours

01 31 01.L Superintendent/Asst. Superintendent

\$1,000.00

Burden: 0.00 **S Tax:** 0.00 **Gen Liab:** 20.00 **OH:** 61.20 **Prof:** 64.87

Tot:
\$1,146.07

Grand Total **\$1,146.07**

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

RESOLUTION #2022-79

Resolution Awarding Information Technology Services Contract

WHEREAS, the Housing Authority of the City of Vineland recognizes the need for Information Technology services; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Information Technology 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 contract to **Miles Technologies Inc.**, 100 Mount Holly Bypass; Lumberton, NJ 08048, to provide the Housing Authority of the City of Vineland with its Information Technology services commencing December 1, 2022 through November 30, 2023 for a cost of:

\$4,248 for 12 months for a total of \$50,976

WHEREAS, the Housing Authority of the City of Vineland has funding available for this project (see attached certification); and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Information Technology services contract to **Miles Technology Inc.**

ADOPTED: November 17, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Asselta*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti	✓			
Brian Asselta	✓			
Michael Green	✓			
Albert Porter	✓			
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 November 17, 2022 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:

INFORMATION TECHNOLOGIES SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4182-01-000.



Wendy Hughes
Certifying Financial Officer

11/17/22
Date

Comparison of Information Technology Firms Submitting RFP 2022-23

Evaluation Factors	Vendor Name							
	Possible Points	Miles Technology	Stellar Services, Inc.					
1. Capabilities of the Team or Firm: This criterion evaluates the capability of each respondent to assist the VHA in the above areas. This criterion will be scored based on the experience of each respondent.	35	33.00	31.00					
2. Knowledge and Skills of the Individuals to be Assigned: This criterion evaluates the knowledge and skills of the individuals who will actually be providing the various kinds of support and IT services. This criterion will be scored based on the resumes to be submitted for individuals to be assigned to provide the various kinds of Information Technology Services.	25	23.67	22.67					
3. References	15	15.00	15.00					
4. Experience with similar New Jersey Public Sector clients	15	13.67	13.00					
5. Proposed Terms: This criterion evaluates the fee for services provided.	10	7.33	8.33					
Total		92.67	90.00	0.00	0.00			

Cost Breakdown							
Monthly Rate for Managed Services		\$ 4,248.00	\$ 3,750.00				
Hourly Rate			\$ 165.00				
Security Audit							

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

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

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	ESTIMATED QTY	TOTAL PRICE
MANAGED	Provide price per month for Managed Information Technology Services	4,248	12 (MONTHS)	50,976...
HOURLY	Provide price per hour for support not covered under the monthly for Managed Information Technology Services fee		50 (HOURS)	
AUDIT	Provide price to conduct Network Audit as defined in the scope of work			

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 \$ 50,976...

TOTAL PRICE IN WRITTEN WORD FORM

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

Miles Technologies BY Robert Commack
Firm Name

100 Mt Holly Bypass, Lumberton NJ 08048
Street, Town, State, Zip Code

856 439 0999 Telephone Fax 856 712 1423

Sworn to and subscribed before me 7th
 day of November 20 22

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

Robert Commack
Signature of officer if the proposer is a corporation

V.P. IT Sales
Title

(SEAL)
BETHANY L DOOHALUK
 Notary Public - State of New Jersey
 Commission # 50136809
 My Commission Expires Sep 9, 2025

11/9/22

HOUSING AUTHORITY OF VINELAND - NOVEMBER, 2022 - EVICTIONS

1. FELICIA FORD

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for November 28, 2022.