

ENGLEWOOD HOUSING AUTHORITY
111 West Street
Englewood, New Jersey 07631
Tel.: (201) 871-3451
Fax: (201) 871-5908

RESOLUTION NO. 03-24-2014 (1)

OFFERED BY: Commissioner Raymond Aspinwall

SECONDED BY: Vice Chairman Ira Dermansky


BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ENGLEWOOD AS FOLLOWS:

To approve the February 24, 2014 Board Meeting minutes.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Arrived 7:16 P.M.</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

At the Board Meeting of March 24, 2014 (1) upon roll call of Commissioners present,
all voted "Aye" and Resolution March 24, 2014 (1) as carried.

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RESOLUTION NO. 03-24-14 (2)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING AWARD OF A CONTRACT TO
WILLIAM J. GUARINI INC. FOR PLUMBING SERVICES**

OFFERED BY: Vice Chairman Ira Dermansky
SECONDED BY: Commissioner Raymond Aspinwall

WHEREAS, the Housing Authority of the City of Englewood requires plumbing services at all Englewood Housing Authority properties; and

WHEREAS, in accordance with its procurement policy the Housing Authority did advertise a request for sealed bids and did receive 4 bids on Thursday, March 6, 2014; and

WHEREAS, **WILLIAM J. GUARINI INC.** submitted the lowest responsible bid in the sum of:

Standard Hourly Labor Rates:

- a. The sum of \$ 85.00 per Plumber per hour.
- b. The sum of \$ 65.00 per Helper per hour.

Weekend Hourly Labor Rates:

- a. The sum of \$ 127.50 per Plumber per hour.
- b. The sum of \$ 97.50 per Helper per hour.

Holiday Hourly Labor Rates:

- a. The sum of \$ 170.00 per Plumber per hour.
- b. The sum of \$ 130.00 per Helper per hour.

Overtime Hourly Labor Rates:

- a. The sum of \$ 127.50 per Plumber per hour.
- b. The sum of \$ 97.50 per Helper per hour.

Standard Parts Markup 10% for plumbing services; and

WHEREAS, based upon its evaluation and a review of references the Housing Authority staff recommends that the contract be awarded to **WILLIAM J. GUARINI INC.**

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood that a contract for plumbing services be awarded to **WILLIAM J. GUARINI INC.** for a period of two years in the amount of:

Standard Hourly Labor Rates:

- a. The sum of \$ 85.00 per Plumber per hour.
- b. The sum of \$ 65.00 per Helper per hour.

Weekend Hourly Labor Rates:

- a. The sum of \$ 127.50 per Plumber per hour.
- b. The sum of \$ 97.50 per Helper per hour.

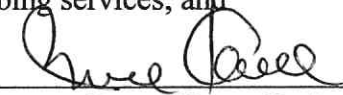
Holiday Hourly Labor Rates:

- a. The sum of \$ 170.00 per Plumber per hour.
- b. The sum of \$ 130.00 per Helper per hour.

Overtime Hourly Labor Rates:

- a. The sum of \$ 127.50 per Plumber per hour.
- b. The sum of \$ 97.50 per Helper per hour.


Standard Parts Markup 10% for plumbing services; and



Bruce Kane, Chairman

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

ATTEST:



Maria Iwano, Executive Director

**PLUMBING MAINTENANCE SERVICES
2014**

COMPANY	FEES
<p>William J. Guarini, Inc. 506 Palisade Avenue Jersey City, New Jersey 07307</p>	<p>Standard Hourly Labor Rate: \$ 85.00 per plumber per hour \$ 65.00 per helper per hour</p> <p>Weekend Hourly Labor Rate: \$ 127.50 per plumber per hour \$ 97.50 per helper per hour</p> <p>Holiday Hourly Labor Rate: \$ 170.00 per plumber per hour \$ 130.00 per helper per hour</p> <p>Overtime Hourly Labor Rates: \$ 127.50 per plumber per hour \$ 97.50 per helper per hour</p> <p>Standard Parts Markup 10%</p>
<p>JAC Mechanical Service, Inc. 3505 Route 94 Hamburg, New Jersey 07419</p>	<p>Standard Hourly Labor Rate: \$ 89.50 per plumber per hour \$ 60.00 per helper per hour</p> <p>Weekend Hourly Labor Rate: \$ 135.00 per plumber per hour \$ 90.00 per helper per hour</p> <p>Holiday Hourly Labor Rate: \$ 179.00 per plumber per hour \$ 120.00 per helper per hour</p> <p>Overtime Hourly Labor Rates: \$ 135.00 per plumber per hour \$ 80.00 per helper per hour</p> <p>Standard Parts Markup 22%</p>

<p>Magic Touch Construction Co., Inc. 59 W. Front Street Keyport, New Jersey 07735</p>	<p>Standard Hourly Labor Rate: \$ 99.00 per plumber per hour \$ 59.00 per helper per hour</p> <p>Weekend Hourly Labor Rate: \$ 148.50 per plumber per hour \$ 88.50 per helper per hour</p> <p>Holiday Hourly Labor Rate: \$ 198.00 per plumber per hour \$ 118.00 per helper per hour</p> <p>Overtime Hourly Labor Rates: \$ 148.50 per plumber per hour \$ 88.50 per helper per hour</p> <p>Standard Parts Markup 10%</p>
<p>Wickersheim & Sons 92 Fairmount Avenue Hackensack, New Jersey 07601</p>	<p>Standard Hourly Labor Rate: \$ 95.00 per plumber per hour \$ 60.00 per helper per hour</p> <p>Weekend Hourly Labor Rate: \$ 120.00 per plumber per hour \$ 70.00 per helper per hour</p> <p>Holiday Hourly Labor Rate: \$ 120.00 per plumber per hour \$ 70.00 per helper per hour</p> <p>Overtime Hourly Labor Rates: \$ 120.00 per plumber per hour \$ 70.00 per helper per hour</p> <p>Standard Parts Markup 15%</p>

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RESOLUTION NO. 03-24-14 (3)

OFFERED BY: Vice Chairman Ira Dermansky
SECONDED BY: Commissioner Raymond Aspinwall

WHEREAS, the Englewood Housing Authority has entered into a contract with Greater Englewood to administer 108 units under the Project-Based Voucher Program effective May 1, 2014; and

WHEREAS, the Englewood Housing Authority needs to update their Section 8 Administrative Plan to include provisions for the Project-Based Voucher Program by adding a sub-section titled "Project-Based Vouchers"; and

WHEREAS, the sub-section "Project-Based Program shall appear under the section "Other Housing Assistance" of our Administrative Plan; and

WHEREAS, the sub-section, "Project-Based Vouchers" shall read as follows:

"Tenant-Based vs. Project-Based Voucher Assistance (24 CFR 983.2)

PHA Policy

Except otherwise noted in this chapter, or unless specifically prohibited by PBV program regulations, the PHA policies for the tenant-based voucher program contained in this administrative plan also apply to the PBV program and participants.

"Family Right to Move (24 CFR 983.260)

(a) The family may terminate the assisted lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease.

(b) If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

(c) Before providing notice to terminate the lease under paragraph (a) of this section, a family must contact the PHA to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's lease of a PBV unit, the PHA must give the family priority to receive the next available opportunity for continued tenant-based rental assistance.

(d) If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the EHA authorize amending the Section 8 Administrative Plan to include a new sub-section "Project-Based Vouchers."



Bruce Kane, Chairman

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

ATTEST:



Maria Iwano, Executive Director

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RESOLUTION NO. 03-24-14 (4)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING AWARD OF A CONTRACT TO EFA
RESOURCES FOR SECTION 8 HOUSING AUTHORITY INSPECTOR**

OFFERED BY: Vice Chairman Ira Dermansky
SECONDED BY: Commissioner Raul Correa

WHEREAS, the Housing Authority of the City of Englewood requires a Section 8 Housing Authority Inspector; and

WHEREAS, in accordance with its procurement policy the Housing Authority did issue Requests for Proposals and did receive two on Wednesday, March 19, 2014; and

WHEREAS, the Authority reviewed the offers and determined that **EFA RESOURCES** is a responsible firm which submitted the most responsive offer in accordance with the Request for Proposal; and

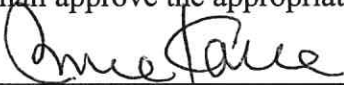
WHEREAS, based upon its evaluation and a review of references the Housing Authority staff recommends that **EFA RESOURCES** be awarded a contract for a period of 2 years in the following amounts:

	Year 1	Year 2
Annual/Initial	\$ 38.00	\$ 39.00
Reinspections	\$ 20.00	\$ 20.00
No Shows	\$ 20.00	\$ 20.00; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, that a contract for Section 8 Housing Authority Inspector be awarded to **EFA RESOURCES** for a period of 2 years in the following amounts:

	Year 1	Year 2
Annual/Initial	\$ 38.00	\$ 39.00
Reinspections	\$ 20.00	\$ 20.00
No Shows	\$ 20.00	\$ 20.00; and

BE IT FURTHER RESOLVED that legal counsel shall approve the appropriate form of contract.



Bruce Kane, Chairman

ATTEST: 

Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Ray Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

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**2014 SECTION 8 HOUSING AUTHORITY INSPECTOR
PROPOSALS**

EFA Resources
P.O. Box 351
Pompton Plains, New Jersey 07444

	Year 1	Year 2
Annual/Initial	\$ 38.00	\$ 39.00
Reinspections	\$ 20.00	\$ 20.00
No Shows	\$ 20.00	\$ 20.00

Mc Cright & Associates
928 Mc Callie Avenue
Chattanooga, Tennessee 37403

	Year 1	Year 2
Annual/Initial	\$ 50.00	\$ 52.50
Reinspections	\$ 45.00	\$ 47.25
Inclonclusive/ No Shows	\$ 25.00	\$ 26.25

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RESOLUTION NO. 03 – 24 – 14 (5)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD
APPROVING BILLS AND CLAIMS FOR THE PERIOD
OF
MARCH**

OFFERED BY: Vice Chairman Ira Dermansky
SECONDED BY: Commissioner Raymond Aspinwall


WHEREAS, the bills and claims per the attached listing (voucher numbers through)

E.H.M.S. –	001139
Foti-	001102
Section 8 -	001652
Tibbs –	001739
Revolving -	001757
W.G. -	001858

were reviewed and found acceptable as amended at the meeting.

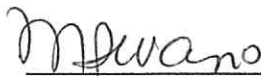
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Englewood approve disbursement and payment of all checks on the attached listing for the period of March 1st through 31st.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Englewood approve payment of all other checks identified on the attached listing for the period of March.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

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RESOLUTION NO. 03-24-14 (6)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING THE REJECTION OF PURCHASE AND
SUPPLY OF ELECTRIC**

OFFERED BY: Vice Chairman Raymond Aspinwall
SECONDED BY: Commissioner Jennifer Johnson-Rothman

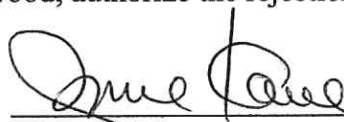
WHEREAS, the Housing Authority of the City of Englewood requires purchase and supply of electric: and

WHEREAS, according with its procurement policy of the Housing Authority did advertise a request for sealed bids and did receive one on March 7, 2014; and

WHEREAS, the only bidder **VICAL ENERGY CONSULTANTS, INC.** did not provide any guarantee based on the rate remaining the same at a later date; and

WHEREAS, the Executive Director recommends the contract should be rejected; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, authorize the rejection of purchase and supply of electric.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

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RESOLUTION NO. 03-24-14 (7)

OFFERED BY: Commissioner Ira Dermansky
SECONDED BY: Chairman Bruce Kane

WHEREAS, there is a need for the continuation of a major renovation and maintenance program at all of the Housing Authority's Low Income Public Housing Projects; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requests Capital Fund Program (CFP) budgets reflect current items of need; and


WHEREAS, at this time it is necessary to approve an ACC Amendment for the Housing Authority's 2014 Capital Fund Program Budget No. NJ39P055501-14.

NOW, THEREFORE be it resolved by the Commissioners of the Housing Authority of the City of Englewood to hereby approve an ACC amendment for the 2014 Capital Fund Program Budget No. NJ39P055501-14 on March 24, 2014.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>

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RESOLUTION NO. 03-24-2014 (8)

OFFERED BY: Vice Chairman Ira Dermansky
SECONDED BY: Commissioner Charles Cobb

BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ENGLEWOOD AS FOLLOWS:

WHEREAS, the Executive Director is recommending the Section 8 staff attend a
Housing Choice Voucher training session; and


WHEREAS, the cost of the training session is of \$150.00 per person; and

(3) NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners
authorizes the Section 8 staff of 3 to attend the HCV training.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Acting Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Charles Cobb	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Jennifer Johnson-Rothman	<u>Aye</u>