



Housing Authority of New Haven

Karen DuBois-Walton, Ph.D.
President

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, FEBRUARY 21st, 2023 at 4:00 P.M.
<https://v.ringcentral.com/join/215683616>
Dial: 1-650-419-1505
Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the minutes from January 17, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. **Resolution 02-09/23-R;** Resolution Authorizing the Write-Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

P&D COMMITTEE:

2. **Resolution 02-10/23-R;** Resolution authorizing Change Orders #12 through #18 to BRD Builders, LLC Essex Exterior Envelope and Dwelling Unit Improvements Contract in the Combined Amount Not to Exceed \$395,885.42 Bringing the Adjusted Contract Value From \$2,402,216.65 to \$2,798,102.07 and Authorizing a Change in Contract Time From June 5, 2023 To October 31, 2023
3. **Resolution 02-11/23-R;** Resolution Authorizing Change Order #3 to A. Prete Construction Company, Inc. Contract for Scattered Site Home Exterior and Interior Renovations-Group B in the Amount Not to Exceed \$70,690.68 Extending Contract Time Until May 4, 2023
4. **Resolution 02-12/23-R;** Resolution of Official Intent To Reimburse Expenditures With The Proceeds Of Tax-Exempt Bonds
5. **Resolution 02-13/23-R;** Resolution To Make Declaration Of Official Intent For Reimbursement Bonds For The Eastview Terrace Phase I Development

SERVICES COMMITTEE:

6. **Resolution 02-14/23-R;** Resolution Authorizing Change Order Number Two (2) To The Contract With F.W. Webb Wholesale Company For Plumbing & Heating Parts & Equipment For An Additional Amount Of \$58,000.00 Bringing The Total Not To Exceed Contract Amount From \$89,711.00 To \$147,711.00

ADJOURNMENT

MINUTES
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JANUARY 17TH 2022 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Erik Clemons, Commissioner
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Karen DuBois-Walton, Secretary
Shenae Draughn
John Rafferty
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The special Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:05 p.m.

At Roll Call, Karen DuBois-Walton was present in person in the boardroom along with Chairman Kilpatrick, Commissioner Keene, Commissioner Clemons and Commissioner Witherspoon.

Approval of the Minutes from the Tuesday, December 20, 2022 Regular Meeting:

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Witherspoon.

Bills and Communications:

Aged Accounts Payable Report totaling \$ 248,370.47 (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the January 17, 2023 Board of Commissioners meeting.

Bank Book Check Register totaling \$ 3,835,800.33 (listed on page 13). This list consists of invoices that have been paid from December 1 – December 31, 2022. A. Prete Construction Company, Inc (\$ 963,182) for Scattered Site, Crawford Manor & RAD III; JLY Enterprises LLC (\$ 59,276) for Scattered Sites Renovations; Housing Insurance (\$ 698,181) for insurance annual premiums; Banton Construction Company (\$24,555) for Robert T Wolfe Phase 2; City of New Haven (\$89,882) for Trash, Fuel, LCI and Youth at work program; HD Supply Facilities Maintenance, Ltd (\$43,932) agency-wide supplies; Home Depot (\$ 59,998) agency-wide materials; Anthem Blue Cross/Blue Shield (\$214,437) for medical insurance; United Illuminating (\$ 163,265) for various sites; Southern Connecticut Gas (\$ 47,566) for agency-wide gas service; Regional Water Authority (\$ 63,006) For agency-wide services; Water Pollution Control (\$208,801) for agency-wide services.

The total of both registers is \$ 4,084,170.80

Read into the record by Karen DuBois-Walton
Accepted as stated

Public Comments: None

President's Report

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: January 17th, 2023

RE: President's January 2023 Report

I. Administrative

Happy New Year! As we move into a New Year we are moving forward with renewed focus that our work should:

- **House more families (more quickly) in the highest quality housing in communities of their choice**
- **Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices**
- **Be cost effective and cost efficient in our delivery of services and in ways that maximize impact in our communities (jobs, contracting, economic development, etc.)**
- **Spark policy change that creates growth in the housing market especially for families in need of affordable housing.**

We anticipate building on progress made and addressing areas in need of improvement in partnership with the Board of Commissioners. As we seek to focus public attention on meaningful affordable housing investments, we continue our statewide advocacy this session with our PHA jurisdiction bill and the new Housing Growth Fund bill both which work in concert to create more opportunity for families. On the city level, we are launching an educational series entitled "Breaking Ground" which seeks to address the reasons for housing costs, the connections between housing, health and economic growth and how local and state policy interact. Stay tuned for more on this exciting series.

Time Extension Granted per Resolution #02-25/10-R

- **Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023.
(PO# 21814-13464)**
- **Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023.
(PO# 22219-13719)**
- **No Cost Time Extension for Robert T. Wolfe PH1—Common Area Improvements: Change Order #9, contract extended to January 31, 2023 to accommodate long lead time items.**
- **No Cost Time Extension for Robert T. Wolfe PH2: Life Health and Safety Upgrades--contract extended to January 30, 2023 to complete unforeseen mold abatement and related construction.**

- **No Cost Time Extension for Essex Fence and Basement Abatement to June 5, 2023 to replace fencing after Essex Envelope and Bathroom and Flooring Upgrades and maintain new warranty.**
- **No Cost Time Extension for 546 Woodward Avenue Reroofing until December 30, 2022 for structural repairs; completion prior to winter weather.**
- **No Cost Time Extension for Westville Manor Snow Removal Contract with 212 Exchange Street until March 31 2023**
- **No Cost Time Extension for McConaughy Snow Removal Contract with Nobe Construction until March 31, 2023**
- **No Cost time extension with AM PM Door & Installation for door repair services from December 31 to March 31, 2023 in order to re-procure services PO # 21154-13106 .**
- **No Cost time extension with Off The Wall Graffiti Removal for graffiti removal services from December 19, 2022 to March 31, 2023 PO # 21864-13495.**
- **New-Contract extension with Home Depot Pro Institution for inventory warehouse management December 31, 2022, to September 30, 2023 (PO# 22329-13790)**

II. Finance

November 2022 YTD Financials

The financial report covers one months (October 1 through November 30) of data. Total Revenues are \$18,858,318 and Total Expenses are \$17,111,974 (including depreciation expense of \$340,695). The excess of revenue over expenses is reduced by \$(855,599) capitalized expenditures. Depreciation expense add-back is \$340,695. The HANH Net Surplus of \$1,231,441 was as follows:

MTW Programs

➤ Low Income Public Housing

Net surplus is \$481,877 versus a budget net deficit of \$(145,532) for an overall favorable variance of \$627,409

➤ Section 8 Housing Choice Voucher

Net deficit is \$(116,806) versus a budget deficit of \$(128,692). The favorable variance is \$11,886.

Non-MTW Programs

➤ Business Activities showed deficit of \$(99,262) compared with a budgeted deficit of \$(134,844), resulting in a favorable variance of \$35,582.

➤ Central Office Cost Center shows a net surplus of \$965,632 compared to a budgeted surplus of \$409,068 resulting in a favorable variance of \$556,565.

November 2022														
	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance		
70500 TENANT REVENUE	208,233	324,979	116,746	16,000	-	(16,000)	-	-	-	224,233	324,979	100,746		
70600 HUD REVENUE	18,909,912	16,664,098	(2,245,815)	44,444	42,098	(2,346)	-	-	-	18,954,356	16,706,196	(2,248,160)		
70000 OTHER REVENUE	133,333	137,903	4,570	3,357,713	3,341,188	(16,525)	(1,740,704)	(1,651,948)	88,756	1,750,342	1,827,143	76,801		
70000 TOTAL REVENUE	19,251,479	17,126,980	(2,124,498)	3,418,157	3,383,286	(34,871)	(1,740,704)	(1,651,948)	88,756	20,928,931	18,858,318	(2,070,613)		
91000 OPERATING ADMINISTRATIVE	2,426,790	2,230,589	(196,201)	1,398,182	1,052,361	(345,821)	(1,740,704)	(1,651,948)	88,756	2,084,268	1,631,002	(453,266)		
92500 TENANTS SERVICES	38,373	7,642	(30,730)	423,117	199,701	(223,416)	-	-	-	461,490	207,343	(254,147)		
93000 UTILITIES	303,848	300,686	(3,162)	67,168	62,276	(4,891)	-	-	-	371,016	362,962	(8,054)		
94000 MAINTENANCE	639,804	910,357	270,553	136,116	91,006	(45,111)	-	-	-	775,921	1,001,363	225,442		
95000 PROTECTIVE SERVICES	32,769	27,958	(4,811)	4,828	2,781	(2,047)	-	-	-	37,597	30,738	(6,858)		
96000 GENERAL EXPENSE	256,447	-	(256,447)	71,303	66,031	(5,272)	-	-	-	327,750	66,031	(261,718)		
96100 INSURANCE PREMIUMS	131,522	106,353	(25,168)	806	-	(806)	-	-	-	132,328	106,353	(25,975)		
96200 OTHER	60,456	313,456	252,999	-	-	-	-	-	-	60,456	313,456	252,999		
96800 SEVERANCE EXPENSE	-	-	-	1,420,833	1,416,664	(4,169)	-	-	-	1,420,833	1,416,664	(4,169)		
96900 TOTAL OPERATING EXPENSES	3,890,009	3,897,041	7,033	3,522,354	2,890,820	(631,534)	(1,740,704)	(1,651,948)	88,756	5,671,658	5,135,913	(535,746)		
97100 EXTRAORDINARY MAINTENANCE	253,494	20,991	(232,503)	5,403	-	(5,403)	-	-	-	258,897	20,991	(237,906)		
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-		
97300 HAP EXPENSE	12,573,277	11,614,375	(958,902)	-	-	-	-	-	-	12,573,277	11,614,375	(958,902)		
97400 DEPRECIATION EXPENSE	523,306	287,509	(235,797)	52,259	53,187	927	-	-	-	575,565	340,695	(234,870)		
90000 OTHER EXPENSES	13,350,077	11,922,874	(1,427,202)	57,662	53,187	(4,475)	-	-	-	13,407,739	11,976,061	(1,431,678)		
TOTAL EXPENSES	17,240,085	15,819,916	(1,420,170)	3,580,016	2,944,006	(636,010)	(1,740,704)	(1,651,948)	88,756	19,079,397	17,111,974	(1,967,423)		
RAD/DEV - MTW Fund Expenditures	(1,252,638)	(827,399)	425,239	(1,172,462)	(28,200)	1,144,262				(2,425,100)	(855,599)	1,569,501		
Investment in the financing of affordable housing Dev	-	-	-	-	-	-				-	-	-		
Reserve for interest on N/R	-	-	-	-	-	-				-	-	-		
10010 Operating Transfer In	350,510	84,430	(266,080)	1,556,286	402,104	(1,154,182)	-	-	-	1,906,796	486,534	(1,420,262)		
10020 Operating Transfer Out	(1,906,796)	(486,534)	1,420,262	-	-	-	-	-	-	(1,906,796)	(486,534)	1,420,262		
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(797,530)	77,562	875,092	221,964	813,184	591,219	-	-	-	(575,565)	890,746	1,466,311		
ADJ FOR DEPREICAITON EXPENSE	523,306	287,509	(235,797)	52,259	53,187	927	-	-	-	575,565	340,695	(234,870)		
350 SURPLUS / (DEFICIT)	(274,224)	365,071	639,295	274,224	866,370	592,146	-	-	-	(0)	1,231,441	1,231,441		

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for December 2022 is 91.5%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of December 2022 is 61.7%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

Total Collected

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57
April	83.27%	53.41%	-29.86%
May	82.07%	67.34%	-14.73%
June	73.96%	60.22%	-13.74%
July	75.22%	59.09%	-16.13%
August	68.87%	58.41%	-10.46%
September	72.80%	59.0%	-13.8%
October	71.75%	59.0%	-12.75%
November	70.47%	60.0%	-10.47%
December	62.56%	61.77%	-0.79%
Average	78.07%	61.04%	-17.02

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **VO – FSS Participant has been given the green light to pursue a mortgage as she is employed by Derby School District & Dollar Tree. She has saved well over \$16k and has a credit score of 789.**
- **AD – CARES Participant successfully completed CNA and EKG programs**

FSS Resident Highlights:

FSS/CARES Programs saw 2 residents successfully complete the program –

- **SM: Successfully graduated from FSS Program as of 12/20/2022. She enrolled in the program in 2017 with a yearly salary of \$0. The FSS program assisted her with achieving her goals in several ways. During her time in the program, she started her own cleaning business and was able to raise her income; she now brings in \$222,000 per year. Escrow benefits in the amount of \$6,125 will be disbursed. (See attached letter from Ms. Marshall)**
- **CS – Successfully graduated from FSS Program as of 12/9/2022 as she maintained suitable employment & financial wellness. She graduated with suitable employment as she continues working for Yale NH Hospital and her wages increased from \$24,923 to \$59,186. Escrow benefits in the amount of \$7,551 will be disbursed.**

ECC Believes Program Highlights

- **Christmas Gifts were secured for 28 ECC/HANH youth through church partnerships, including Youth Without Limits and Bridges of Hope. Both organizations also hosted holiday celebrations for residents.**
- **Hosted a Blessing Bag Event at Mill River Crossing 16 ECC/HANH teen youth participated to create 43 Blessing Bags containing toiletries and other basic needs to be distributed by YLC members to ECC/HANH Elderly Disabled residents.**
- **CED also partnered with NH Promise and hosted an information session on Saturday, December 17th. NH Promise and ECC/HANH will be hosting monthly seminars for residents.**
- **The YLC welcomed a new member T. Cook who participated in the Blessing Bag event and returned to assist with Diaper Bank distribution.**

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022, and the full amount was awarded, October 3, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We are now working directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded \$986,260 in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional \$3,700,000, in May 2021.

What we have completed to date:

- Obligated all \$986,260, 2017 LBP Grant funding by 9/6/2022 deadline.
- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- Immediate action--Completed:
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - Interim Controls: Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress

- Highest priority Scattered site properties (10 houses-17 units)
- McConaughy Terrace exterior source of lead dust--our largest Family development (201 units).
- Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (201 units).
- Design, Abatement and Construction Complete for Lead Abatement in the following properties:
 - 10 houses (17 units lead safe) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (32 units lead safe) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- Redesign: Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead.
- Other Housing Related Hazards: ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- Group B: 3 Single-Family Houses in the Scattered Site West portfolio (Construction start on site, September 2, 2022, completion February 28, 2023)
- Group C: 8 Units in 4 houses in the Scattered Site East portfolio--Solicitations went out for Bid, July 2022 for Construction Completion February 28, 2023:
- Group A: 1 house, Scattered Sites East portfolio, Lead, mold and asbestos abatement with site safety and historic preservation requirements; Solicitation out for Bid September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid is being presented to the BOC, December, 2022.
- Group D: 21 houses in the Scattered Sites East portfolio (houses currently without children under the age of 6 years but needing lead abatement for future family rentals). Design documents under review, for solicitation in January 2023.

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.; In Robert T. Wolfe Apartments, a resident reported a child with an elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and received environmental clearance by an accredited Environmental consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents,

especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, throughout the portfolio, not using the Lead Grant monies.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

P&M Projects 2020-2022

- **Scattered Sites: Heating and Gas Conversion: Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.**
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement: ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is installed. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April, 2022. Time extended due to long lead times on equipment. Contract work is completed.**
- **Robert T. Wolfe Renovations: A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry work is largely completed pending delivery of a long lead-time item., now scheduled for completion in January. The project was rebid. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 1st floor. Additional life health and safety items have been identified, and are being addressed concurrently. These additional conditions are the result of new and worse conditions from over the two year period while Covid restrictions on entering units were in place. Phase II**

contract work will be completed in January 30, 2023, time extended due to unforeseen conditions.

- **McConaughy Terrace: Sanitary and Storm Sewer Improvements;** Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension was given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- **Physical Needs Assessments: P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.**
- **Essex Envelope and Site Fencing: Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation was 100% complete, July 22, 2022; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement. Contract end date will align with Essex Envelope project.**
- **Essex Envelope and Bathroom and Flooring Upgrades: This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site has begun on the roofs and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules some exterior work will begin which does not require resident relocation. Scheduled for construction completion, June 5, 2023.**
- **ECC Design Standard Specifications: P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.**
- **425B Eastern Street: P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction**

is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project closed out, and insurance betterment payment received.

- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids are due January 4, 2023.
- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project was out for quotes, due 7/20/22. Contract is awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project scheduled for punchlist and will be in the closeout phase as of December 19, 2022.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is underway.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract has been finalized with a structural engineering firm, and project has begun.
- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently scheduled for substantial completion review.

VI. The Glendower Group

- **Farnam Courts Phase II**
 - For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
 - Glendower Farnam Courts 4%, LLC (closest to Farnam 1), consists of 45 units and Glendower Farnam Courts 9%, LLC consists of 66 units including 52 affordable, a community building, and a park.
 - 100% drawing completed on January 24, 2020.
 - Haynes Construction has been selected to be the General Contractor for Phase II.
- **Farnam Courts Phase II 4%**
 - Successfully closed on July 7, 2020.
 - Notice to proceed issued to begin work on July 13, 2020.
 - Construction completed and keys turned over on 10/13/21.
 - Closeout process ongoing. Waiting on Environmental closeout reports and updated O&M Manuals with survey.
 - Conversion targeted for the 1st quarter of 2023.
- **Farnam Courts Phase II 9%**
 - Successfully closed on December 17, 2020
 - Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
 - Demolition of former Farnam buildings completed.
 - Phase 2b building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.
 - Conversion targeted for the 1st quarter of 2023.
- **Westville Manor**
 - The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
 - The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
 - The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
 - It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.
 - The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
 - It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be

RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.

- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
- Anticipated closing in 4th quarter of 2023.

▪ **RAD Portfolio Award**

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
 - **Group I: Motley, Bush, Harvey and Newhall Garden**
 - Development completed and leased.
 - **Group IIA: Waverly and Stanley Justice and Fulton Park**
 - Development completed and leased.
 - **Group IIB: Valley Townhomes**
 - Submitted financing template to the Resource desk on November 2, 2021
 - HUD concept call completed on October 7, 2021.
 - Closing anticipated to be the December 2022. Targeting October 2022 CHFA board approval.
 - Closing completed on December 23, 2022.
 - Demolition began on January 6, 2023.
 - Final construction completion March 2024
 - **Group III: McQueeney, and Celentano**
 - Closed February 27, 2020.
 - Construction began on March 9, 2020.
 - Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing anticipated to be completed by June 1, 2022.
 - **Group IV: Ruoppolo and Fairmont,**
 - Closed on March 11, 2021.
 - Construction began March 15, 2021
 - Final completion for Fairmont Heights May 31, 2022
 - Final completion for Ruoppolo Manor May 31, 2022.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
 - Conversion targeted for second quarter 2023.

▪ **McConaughy Terrace**

- For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- 90% drawing completed on October 31, 2021 for the 9% phase.

- LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
 - Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
 - Closing anticipated to be in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 3rd quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 26 to be market rate.
 - Closing targeted for the 3rd quarter of 2023
- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Contract Award to Tri-Con Construction Managers, LLC for Cornell Scott Ridge I, 437 M & N Eastern Street Fire Damage Repairs in the Amount Not to Exceed \$251,990.00 for Completion in 180 Calendar Days from Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-01/23-S

TIMING: Immediately

DISCUSSION: On June 11, 2022, a fire occurred at Cornell Scott Ridge I that damaged apartments M and N. ECC/HANH worked with architectural and environmental consultants to review the damage and prepare a scope of work.

On October 17, 2022, ECC/HANH issued Solicitation #PM-22-IFB-662 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs. Bids were due November 22, 2022. ECC/HANH received and reviewed one bid. To elicit greater competition, ECC/HANH re-bid the project and issued Solicitation #PM-22-IFB-700. Bids were due January 4, 2023. ECC/HANH received and reviewed five (5) bids.

ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the most responsive and responsible bid in the amount of \$251,990.00 for completion in 180 calendar days from Notice to Proceed.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs for completion in 180 calendar days from Notice to Proceed.

FISCAL IMPACT: \$251,990.00

SOURCE OF FUNDS: Fire Insurance; CFP 2022

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number 01-01/23-S

RESOLUTION AUTHORIZING CONTRACT AWARD TO TRI-CON CONSTRUCTION MANAGERS, LLC FOR CORNELL SCOTT RIDGE I, 437 M & N EASTERN STREET FIRE DAMAGE REPAIRS IN THE AMOUNT NOT TO EXCEED \$251,990.00 FOR COMPLETION IN 180 CALENDAR DAYS FROM NOTICE TO PROCEED

WHEREAS, on June 11, 2022, a fire occurred at Cornell Scott Ridge I that damaged apartments M and N; and

WHEREAS, ECC/HANH worked with architectural and environmental consultants to review the damage and prepare a scope of work; and

WHEREAS, on October 17, 2022, ECC/HANH issued Solicitation #PM-22-IFB-662 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs; and

WHEREAS, bids were due November 22, 2022; and

WHEREAS, ECC/HANH received and reviewed one bid; and

WHEREAS, to elicit greater competition, ECC/HANH re-bid the project and issued Solicitation #PM-22-IFB-700; and

WHEREAS, bids were due January 4, 2023; and

WHEREAS, ECC/HANH received and reviewed five (5) bids; and

WHEREAS, ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the most responsive and responsible bid in the amount of \$251,990.00 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs for completion in 180 calendar days from Notice to Proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) The award of contract #PM-22-C-700 to Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs for completion in 180 calendar days from Notice to Proceed is hereby authorized.**
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.**

- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

**REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL**

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: BOARD OF COMMMISIIONERS

DATE: JANUARY 17, 2023

FROM: KAREN DUBOIS-WALTON, PH.D.

RE: RESOLUTION RATIFYING A MEMORANDUM OF UNDERSTANDING WITH QUEACH CORP TO PROVIDE 65 UNITS OF HOUSING DEVELOPMENT WITH 52 AFFORDABLE ELDERLY AND DISABLED AT STONE STREET IN NEW HAVEN, CT

ACTION: Recommend that the Board of Commissioners adopt Resolution # 01-02/23-S

TIMING: Immediately

DISCUSSION: The purpose of the partnership between Queach and HANH (together being the "Partners") is to create quality affordable housing in the City of New Haven (the "Project") on land currently owned by Queach. The objective is to provide the maximum number of units per zoning that are financially feasible through the 2023 CHFA 9% LIHTC proforma and also creating a unit mix that targets the goals and point categories outlined in the QAP. The Project is designed to meet financial objectives and align with CHFA social, economic, construction and sustainability guidelines.

The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve he defaulting party's interest in the Partnership following a right to cure period.

Queach shall take the lead in any and all actions necessary for discharging the responsibilities and services necessary for the development of the Project, including but not limited to securing financing and negotiating the terms of said financing, the selection of all project professionals, the establishment of budgets and timetables, the management of the design and construction of the Project, the hiring of said property manager to oversee the lease up and management of the Project to be presented for Glendower's approval.

In furtherance of the development of the Project and in exchange for a membership interest in the Managing Member, HANH will allocate to the Project and shall facilitate the implementation of thirty-eight (38) Project Vouchers.

Subject to the consent and approval of Project lenders and investors, in consideration for HANH's services as set forth herein, the New Owner shall pay to HANH 25% of the total Development Fee, which is anticipated to be an amount equal to \$326,100.00 cash at closing with the balance to be paid through development operating cashflow.

The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period.

FISCAL IMPACT: \$326,100.00 cash project income at closing. Balance of the 25% to be paid from cashflow

SOURCE OF

FUNDS: N/A

STAFF: Shenae Draughn, Executive Vice President

**ELM CITY COMMUNITIES
Housing Authority of the City of New Haven**

Resolution# 01-02/23-S

**RESOLUTION RATIFYING A MEMORANDUM OF UNDERSTANDING WITH QUEACH CORP TO
PROVIDE 65 UNITS OF HOUSING DEVELOPMENT WITH 52 AFFORDABLE ELDERLY AND
DISABLED AT STONE STREET IN NEW HAVEN, CT**

WHEREAS, the purpose of the partnership between Queach and HANH (together being the "Partners") is to create quality affordable housing in the City of New Haven (the "Project") on land currently owned by Queach. The objective is to provide the maximum number of units per zoning that are financially feasible

through the 2023 CHFA 9% LIHTC proforma and also creating a unit mix that targets the goals and point categories outlined in the QAP; and

WHEREAS, the development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period; and

WHEREAS, Queach shall take the lead in any and all actions necessary for discharging the responsibilities and services necessary for the development of the Project, including but not limited to securing financing and negotiating the terms of said financing, the selection of all project professionals, the establishment of budgets and timetables, the management of the design and construction of the Project, the hiring of said property manager to oversee the lease up and management of the Project to be presented for Glendower's approval; and

WHEREAS, in furtherance of the development of the Project and in exchange for a membership interest in the Managing Member, HANH will allocate to the Project and shall facilitate the implementation of thirty-eight (38) Project Vouchers for the Project; and

WHEREAS, subject to the consent and approval of Project lenders and investors, in consideration for HANH's services as set forth herein, the New Owner shall pay to HANH 25% of the total Development Fee, which is anticipated to be an amount equal to \$326,100.00 up front at closing and the balance to be paid from cashflow; and

WHEREAS, **The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN:

- 1. The Memorandum of Understanding with Queach Corp, including all actions undertaken by the Authority thereunder, including project income fee, be and hereby is authorized and directed; and**
- 2. The President be and hereby is authorized, empowered, and directed to execute and deliver the Memorandum and such instruments and documents necessary and appropriate in connection herewith, upon such terms and conditions as set forth in Exhibit A, and upon such additional terms and conditions the President, in consultation with the Chairman of the Board of Commissioners, determine reasonable and in the best interests of the Authority; and**
- 3. The President be and hereby is authorized, empowered, and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of foregoing.**
- 4. This resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on January 17, 2023.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:

MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: RESOLUTION AUTHORIZING MTW COMMITMENT IN THE AMOUNT OF UP TO \$3,500,000 FOR THE 34 LEVEL STREET HUD 202 ELDERLY HOUSING DEVELOPMENT

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-03/23-S

TIMING: Immediately

DISCUSSION: To further the goals of the West Rock redevelopment plan, the Housing Authority of the City of New Haven purchased 34 Level Street on February 27, 2020. The property is currently a vacant skilled nursing facility. The subject is comprised of a 43,339 square foot building, constructed on a 6.00-acre site, in New Haven, Connecticut. The improvements were built in 1958, and are in very poor condition, with no functional utility for the current use. The property has been vacant since the nursing home was closed in 2010.

The current redevelopment plan is to demolish the existing building(s) and redevelop a portion of the subject property as a 51-unit elderly development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Through this redevelopment Glendower is planning to construct a 51-unit HUD 202 Elderly Housing Development with the following characteristics:

- **Housing that is physically designed to promote the long-term wellness of elderly persons and allow them to age in place; and**
- **Provision of a robust package of services that support the health and social well-being of elderly persons; and**

- The leverage of Capital Advance funds with other financing sources to maximize the number of units created per dollar of HUD funding.

The submission of a 202 Supportive Housing for the Elderly Program application to the US Department of Housing and Urban Development will be submitted no later than January 25, 2023. The proposed use of \$3,500,000 in MTW costs will leverage in excess of \$15,000,000 of non-HANH funds. This is a leverage ratio of approximately 5:1. The total development costs for this proposed 51-unit development is estimated at \$18,717,225. In addition to the requested MTW funds of up to \$3,500,000, sources are anticipated to include the following approximate amounts: \$4,052,688 in HUD 202 Capital Advance funds, \$6,922,300 in 4% LIHTC equity, \$3,547,237 in private lending, and \$25,000 in owner equity.

Should Glendower be successful in obtaining award for the HUD 202 Elderly Program, the Authority MTW contribution shall be in the amount of up to \$3,500,000. The \$3.5MM is the most effective amount to maximize HUD 202 application scoring.

FISCAL IMPACT: Up to \$3,500,000 out of MTW Funds

STAFF: Edward LaChance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #01-03/23-S

**RESOLUTION AUTHORIZING MTW COMMITMENT IN THE AMOUNT OF UP TO \$3,500,000 FOR
THE 34 LEVEL STREET HUD 202 ELDERLY HOUSING DEVELOPMENT**

WHEREAS, to further the goals of the West Rock redevelopment plan the Housing Authority of the City of New Haven purchased 34 Level Street on February 27, 2020; and

WHEREAS, the property is currently a vacant skilled nursing facility. The subject is comprised of a 43,339 square foot building, constructed on a 6.00-acre site, in New Haven, Connecticut. The improvements were built in 1958, and are in very poor condition, with no functional utility for the current use. The property has been vacant since the nursing home was closed in 2010; and

WHEREAS, The redevelopment plan is to demolish the existing building(s) and redevelop a portion of the subject property as a 50 unit elderly development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Through this redevelopment Glendower is planning to construct a 50-unit HUD 202 Elderly Housing Development with the following characteristics:

- **Housing that is physically designed to promote the long-term wellness of elderly persons and allow them to age in place; and**
- **Provision of a robust package of services that support the health and social well-being of elderly persons; and**
- **The leverage of Capital Advance funds with other financing sources to maximize the number of units created per dollar of HUD funding; and**

WHEREAS, Glendower is seeking authority for the submission of 202 Supportive Housing for the Elderly Program application to the US Department of Housing and Urban Development that is due January 25, 2023.

WHEREAS, The total development costs for this proposed 51-unit development is anticipated to be \$18,717,225. In addition to the requested MTW funds of up to \$3,500,000, sources include the approximate amounts of \$4,052,688 in HUD 202 Capital Advance funds, \$6,922,300 in 4% LIHTC equity, \$3,547,237 in private lending, and \$25,000 in owner equity. The proposed use of \$3,000,000 in MTW costs will leverage in excess of \$15,000,000 of non-HANH funds. This is a leverage ratio of 5:1.

WHEREAS, should Glendower be successful in obtaining award for the Elderly Program the Authority MTW contribution shall be in the amount of up to \$3,500,000.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

1. **The firm commitment of up to \$3,500,000 for the 34 Level Street Elderly Development project is hereby confirmed and acknowledged; and**
2. **The Executive Director be and is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.**

3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: **RESOLUTION AUTHORIZING AN EXCLUSIVE EIGHTEEN (18) MONTH OPTION TO PURCHASE AGREEMENT BETWEEN THE AUTHORITY D/B/A ELM CITY COMMUNITIES ("ECC") AND THE GLENDOWER GROUP, INC., ("GLENDOWER") WITH RESPECT TO REAL PROPERTY IDENTIFIED AS 34 LEVEL STREET, NEW HAVEN, CONNECTICUT, TO PERMIT GLENDOWER TO APPLY FOR, AMONG OTHER THINGS, HUD SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY CAPITAL ADVANCE FUNDING**

ACTION Recommend that the Board of Commissioners adopt Resolution #01-04/23-S

TIMING: Immediately

BACKGROUND/

DISCUSSION: This Resolution authorizes ECC to grant Glendower or an instrumentality or affiliate of either Glendower or ECC, an exclusive option agreement (the "Option Agreement") to purchase the 34 Level Street property, to permit Glendower to apply to HUD for funding under the Section 202 Supportive Housing for the Elderly Program, as well as other possible funders. The term of the option is for eighteen (18) months, and may be terminated by ECC if HUD fails to award funding under the Section 202 Supportive Housing for the Elderly Program or HUD determines that the Property is environmentally unacceptable. The option payment by Glendower to ECC is \$1.00. If Glendower decides to exercise its right to purchase 34 Level Street pursuant to the Option Agreement, the purchase price for the property will be \$1,170,000.00.

FISCAL IMPACT: Payment of Option Payment of \$1.00.
Payment of Purchase Price by Glendower to ECC of \$1,170,000.00

STAFF: Shenae Draughn, Senior Vice President

**ELM CITY COMMUNITIES
Housing Authority of the City of New Haven**

Resolution # 01-04/23-S

RESOLUTION AUTHORIZING AN EXCLUSIVE EIGHTEEN (18) MONTH OPTION TO PURCHASE AGREEMENT BETWEEN THE AUTHORITY D/B/A ELM CITY COMMUNITIES ("ECC") AND THE GLENDOWER GROUP, INC., ("GLENDOWER") WITH RESPECT TO REAL PROPERTY IDENTIFIED AS 34 LEVEL STREET, NEW HAVEN, CONNECTICUT, TO PERMIT GLENDOWER TO APPLY FOR, AMONG OTHER THINGS, HUD SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY CAPITAL ADVANCE FUNDING

WHEREAS, this Resolution is to authorize the grant to Glendower or an instrumentality or affiliate of either Glendower or ECC, an exclusive option agreement (the "Option Agreement") to purchase the 34 Level Street property; and

WHEREAS, the option is necessary to permit Glendower to apply to HUD for funding under the Section 202 Supportive Housing for the Elderly Program, as well as other possible funders; and

WHEREAS, the proposed term of the option is for eighteen (18) months; and

WHEREAS, the option may be terminated by ECC if HUD fails to award funding under the Section 202 Supportive Housing for the Elderly Program or HUD determines that the Property is environmentally unacceptable; and

WHEREAS, the proposed option payment by Glendower to ECC is \$1.00; and

WHEREAS, if Glendower decides to exercise its right to purchase 34 Level Street pursuant to the Option Agreement, the purchase price for the property will be \$1,170,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, that:

- 1. The grant of an exclusive option agreement as described hereinabove by ECC to Glendower, to purchase 34 Level Street be and hereby is authorized; and**
- 2. The President be and hereby is authorized and directed to execute and deliver an Option Agreement in the form attached hereto as Exhibit A, and upon such other terms and conditions as the President, in consultation with legal counsel to ECC, determines necessary and appropriate and in the best interests of ECC; and**
- 3. This Resolution shall take effect immediately.**

[CERTIFICATION FOLLOWS]

I hereby certify that the above Resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
McCarter & English, LLP
General Counsel

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Form of Option Agreement

EXCLUSIVE OPTION TO PURCHASE AGREEMENT

THIS EXCLUSIVE OPTION TO PURCHASE AGREEMENT (hereinafter referred to as the "Option Agreement"), is made as of the ____ day of _____, 2021 by and between the HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, a public body corporate and politic with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 (the "Authority"), and THE GLENDOWER GROUP, INC., a Connecticut limited liability company with an office located at 360 Orange Street, New Haven, Connecticut 06511 (the "Company"), its successors and assigns.

WHEREAS, the Authority is the owner of that certain real property and improvements located thereon identified as 34 Level Street, New Haven, Connecticut, all as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Company desires to purchase the Property from the Authority to permit the Company to redevelop the Property, which redevelopment is planned to, upon completion, include approximately fifty (50) affordable residential housing units (the "Development"); and

WHEREAS, the Company intends, among other things, to apply to the United States Department of Housing and Urban Development ("HUD") for a Capital Advance under the HUD Section 202 Supportive Housing for Elderly Program to construct approximately fifty (50) residential units (the "Section 202 units"), which, if approved by HUD, will be built, owned, and operated by the Company or an affiliate thereof; and

WHEREAS, the Company will also apply for, among other things, low-income housing tax credits to, in part, fund the construction of the Development; and

WHEREAS, the Authority desires to grant to the Company, and the Company desires to receive the grant of, an exclusive option to purchase the Property; and

WHEREAS, the term of the option to purchase the Property shall be a for a period of eighteen (18) months; and

WHEREAS, the option payment to be paid by the Company for the option granted hereunder shall be \$1.00.00; and

WHEREAS, in the event that Glendower exercises its option to purchase the Property, the purchase price for the Property shall be \$1,170,000.00; and

WHEREAS, the Authority may terminate Glendower's option to purchase the Property if Glendower fails to receive an award for funding from HUD as described hereinabove, or if HUD determines that the Property is environmentally unacceptable.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Authority and Glendower do hereby agree as follows:

- 1. Grant of Option; Option Payment.** The Authority hereby grants to the Company, and the Company hereby accepts the grant of the exclusive right and option to purchase the Property upon the general terms and conditions set forth hereinbelow. For the grant of the Option, Company shall pay Authority One Thousand and No/100 Dollars (\$1,000.00).
- 2. Agreement to Sell.** Upon the Company's exercise of the option to purchase granted hereunder, Authority and Company hereby agree to enter into a purchase agreement (the "Purchase Agreement") for the Property. The Purchase Agreement will contain the terms outlined in Section 3 of this Option Agreement, and shall otherwise be agreed to by the Authority and the Company, subject to HUD's approval and all third-party investors and lenders.
- 3. Agreement Terms.** The Agreement shall contain the following terms:

A. **Purchase Price.** One Million One Hundred Seventy Thousand and No/100 Dollars (\$1,170,000), but not to exceed seventy-five (75) percent of the "as-is" appraised value of the Property, payable on financial closing.

B. **Warranty Deed; Marketable Title.** Title shall conveyed by Authority to Company by good and sufficient warranty deed conveying record and marketable title as defined by the Connecticut Standards of Title.

C. **Closing Date.** The closing date shall be on a date established by Company.

D. **Adjustments.** Real property taxes and assessments, and all other costs of the Property shall be adjusted in the manner as is customary in New Haven County, New Haven, Connecticut.

4. ***Term of Option Agreement.*** This Option Agreement shall expire eighteen (18) months from the date Glendower submits an application for a Section 202 Capital Advance to HUD for the Property under the 2020 NOFA; provided, however, that the Authority may sooner terminate the option to purchase if HUD does not award Glendower a Capital Advance according to the 2020 NOFA or HUD determines that the Property is environmentally unacceptable

5. ***Costs and Expenses.*** All costs and expenses of title examination, and preparation and recording of the deed (other than for the Authority's review of same), shall be paid by the Company.

7. ***Possession.*** Possession of the Property shall be delivered to the Company immediately at closing on the purchase subject to the terms and conditions of the Purchase Agreement.

8. ***Risk of Loss or Damage.*** All risk of loss or damage to the Property by fire or other casualty shall remain with the Authority until Closing..

9. ***Notices.*** All notices, requests, demands, approvals, or other communications given hereunder or in connection with this Option Agreement shall be in writing. They shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

If to Authority:

Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511
Attn: Karen DuBois-Walton, President

With a copy to:

McCarter & English. LLP
185 Asylum Street
Hartford, CT 06103
Attn: Rolan Joni Young, Esq.

If to Company:

The Glendower Group, Inc.
360 Orange Street
New Haven, CT 06511
Attn: Karen DuBois-Walton, President

With a copy to:

**McCarter & English. LLP
185 Asylum Street
Hartford, CT 06103
Attn: Rolan Joni Young, Esq.**

10. *Assignment.* This Option Agreement shall be assigned by Company to an affiliate or instrumentality of the Authority or the Company, without the prior written consent of the Authority. Except as provided hereinbefore, this Option Agreement may not be assigned by the Company except upon the prior written consent of the Authority.

11. *Counterparts.* This Option Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

12. *Interpretation and Governing Law.* This Option Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both parties. This Option Agreement shall be construed, interpreted, and governed by the laws of the State of Connecticut and the United States.

13. *Severability.* If any portion of this Option Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, in such case, such portion shall be deemed severed from this Option Agreement, and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Option Agreement.

14. *Parties Bound.* No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

15. *Modification of Option Agreement.* This Option Agreement may be amended or modified only in writing and executed by each of the parties hereto.

16. *Conflict of Interest.* The Company has no conflict of interest and shall inform the Authority of any subsequent potential conflict of interest that would: (1) cause the Authority to violate its obligations under applicable regulations, its Annual Contributions Contract with HUD, or 24 CFR Part 85, or (2) impair Company's ability to effectuate orderly progress of the Redevelopment.

17. *Successors.* The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors, and assigns.

18. *Headings.* The headings in this Option Agreement are inserted for convenience only and shall not be used to define, limit, or describe the Option Agreement's scope or any of the obligations herein.

19. *Construction.* Whenever in this Option Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

20. *Disclaimer.* The Option Agreement is made on an "as is" basis, and the Company expressly acknowledges that in consideration of the agreements of the Authority set forth herein, except as otherwise specified herein or in the Purchase Agreement, the Authority **MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY.** The Company acknowledges, warrants, and represents to the Authority that the Authority has made no

representations, agents, or employees to induce the Company to enter into this transaction other than as expressly stated herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Authority and Company have each duly executed, or caused to be executed, this Option Agreement as of the date first written below.

WITNESSED:

AUTHORITY:
HOUSING AUTHORITY OF THE
CITY OF NEW HAVEN

By: _____
Karen DuBois-Walton
President

COMPANY:
THE GLENDOWER GROUP, INC.

By: _____
Karen DuBois-Walton
Its President

STATE OF CONNECTICUT)

)

ss. _____

COUNTY OF NEW HAVEN)

On this the ___ day of _____, 2021, before me, the undersigned officer, personally appeared Karen DuBois-Walton, who acknowledged herself to be the President of the Housing Authority of the City of New Haven, a public body corporate and politic, and she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as her free act and deed and the free act and deed of the Housing Authority of the City of New Haven, by signing the name of the Housing Authority of the City of New Haven by herself as President.

In witness whereof I hereunto set my hand.

Printed Name:
Notary Public/ My Commission Expires:
Commissioner of Superior Court

STATE OF CONNECTICUT)

)

ss. _____

COUNTY OF NEW HAVEN)

On this the ___ day of _____, 2021, before me, the undersigned officer, personally appeared Karen DuBois-Walton, who acknowledged herself to be the President of The Glendower Group, Inc., a corporation, and she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as her free act and deed and the free act and deed of the corporation, by signing the name of the corporation by herself as such officer.

In witness whereof I hereunto set my hand.

Printed Name:
Notary Public/ My Commission Expires:
Commissioner of Superior Court

Motion to approve resolution was moved by Commissioner Witherspoon and by Commissioner Keene second. Motion passed unanimously.

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023 and ending January 31, 2026, with an option to renew for two (2) additional years

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-05/23-S

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor.

HANH publicly solicited for this service two times over the past two months. The first solicitation was sent out on November 7, 2022, with a return date of December 5, 2022. There was one response received and due to the lack of competition the solicitation was sent back out to bid.

The second solicitation was sent out on December 14, 2022, with a return date of December 29, 2022. Again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award. Home Services & More, LLC, submitted the lowest responsible bid in the amount of \$114,980.50 yearly.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. HANH is now seeking approval to enter into a Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years.

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2023

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2024

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #01-05/23-S

Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023 and ending January 31, 2026, with an option to renew for two (2) additional years

WHEREAS, the Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, HANH publicly solicited for this service two times over the past two months. The first solicitation was sent out on November 7, 2022, with a return date of December 5, 2022. There was one response received and due to the lack of competition the solicitation was sent back out to bid; and

WHEREAS, the second solicitation was sent out on December 14, 2022, with a return date of December 29, 2022. Again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award. Home Services & More, LLC, submitted the lowest responsible bid in the amount of \$114,980.50; and

WHEREAS, HANH is now seeking approval to enter into a Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026 with an option to renew for two (2) additional years; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

- 1. Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$ 344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years is approved.**
- 2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. The resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, January 17, 2023.

**Karen DuBois-Walton, Ph. D.
Secretary/President**

Date

**REVIEWED:
McCarter and English**

**By: _____
Rolan Joni Young, Esq.
A Partner**

Motion to approve resolution was moved by Commissioner Keene and by Commissioner Witherspoon second. Motion passed unanimously.

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-06/23-S

TIMING: Immediately

DISCUSSION: Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023, with the option to renew for an additional two (2) year period.

Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00.

HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

FISCAL IMPACT: \$91,000.00 Budgeted Operating Funds

FISCAL IMPACT: \$67,404.43 Insurance Reimbursement Funds

STAFF: Karen Coleman, Housing Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-06/23-S

Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and adding additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

WHEREAS, Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total Contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023 with the option to renew for an additional two (2) year period; and

WHEREAS, Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's Contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00; and

WHEREAS, HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and adding additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1. Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period is authorized.**
- 2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. The resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Clemons and by Commissioner Keene second. Motion passed unanimously.

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Executive Director

RE: Resolution Authorizing Contract Award to New Haven Village Suites for Temporary Emergency Relocation Hotel Services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-07/23-S

TIMING: Immediately

DISCUSSION: Elm City Communities (ECC) / The Housing Authority of the City of New Haven (HANH) has identified a need for Temporary Emergency Relocation for hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe.

ECC/HANH publicly solicited for this service twice. The first solicitation was sent out on June 27, 2022, with a return date of August 11, 2022. There was no response, therefore, the solicitation was sent back out to bid.

The second solicitation was sent out on September 21, 2022, with a return date of November 2, 2022. There was one response received. ECC/HANH is recommending a contract award with New Haven Village Suites, submitted the lowest responsible bid in the amount of \$49,425.00.

In accordance with resolution 10-129/18-R for Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (which is higher) and which results in a total contact greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$49, 425.00 Budgeted Operating Fund FY 2023
\$49, 425.00 Budgeted Operating Fund FY 2024
\$49, 425.00 Budgeted Operating Fund FY 2025
\$49, 425.00 Budgeted Operating Fund FY 2026
\$49, 425.00 Budgeted Operating Fund FY 2027
\$49, 425.00 Budgeted Operating Fund FY 2028

STAFF: Karen Coleman, Housing Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-07/23-S

**Resolution Authorizing Contract Award to New Haven Village Suites for Temporary
Emergency Relocation Hotel Services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites,
Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5)
years beginning February 1, 2023, and ending January 31, 2028**

WHEREAS, Elm City Communities (ECC) / The Housing Authority of the City of New Haven (HANH) has identified a need for Temporary Emergency Relocation hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe; and

WHEREAS, ECC/HANH publicly solicit for this service twice. The first solicitation was sent out on June 27, 2022, with a return date of August 11, 2022. There was no response, therefore, the solicitation was sent back out to bid; and

WHEREAS, the second solicitation was sent out on September 21, 2022, with a return date of November 2, 2022. There was one response received. ECC/HANH is recommending a contract award with New Haven Village Suites, submitted the lowest responsible bid in the amount of \$49, 425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. Resolution Authorizing Contract award to New Haven Village Suites for Temporary Emergency Relocation hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028 is approved.
2. The President be and hereby is authorized, empowered, and directed to execute and deliver an agreement and expend the authorized funds.
3. The President be and hereby is authorized, empowered, and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
4. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/Executive Director

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Keene and by Commissioner Witherspoon second. Motion passed unanimously.

MEMORANDUM

TO: All Members, Board of Commissioners

FROM: Karen DuBois-Walton, President

DATE: January 17, 2023

RE: Resolution Authorizing Approval of Change Order Number Two (2) to add additional funding to the contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14

ACTION: Recommend that the Board of Commissioners Adopt Resolution# 01-08/23-S

TIMING: Immediately

BACKGROUND: On February 20, 2018 the board approved Resolution Number 02-18/18-R to enter into a contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher-Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$796,390.40 for one year commencing on March 1, 2018 through February 28, 2019 with (4) one-year options to renew.

The intent of the contract was to secure pricing for job titles within the agency to fill in on an as needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects.

HANH exercised the 2nd and 3rd year options via the Presidents report for time extension only.

On December 1, 2020 the Board approved Resolution Number 12-106/20-S for Change Order Number One (1) to exercise the 4th and 5th year options commencing March 1, 2021 and ending on February 28, 2023 and adding more funding to the contract with Reitman Personnel for Temporary Staffing in the amount of \$500,000 for the 3rd, 4th and 5th year options to the contract for a contract not to exceed amount of \$1,296,390.40.

This resolution is asking for Board approval for Change Order Number Two (2) to add additional funding to the contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 to pay outstanding invoices incurred during the contract terms for a contract not to exceed amount of \$1,358,734.14.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

HANH is now seeking approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level

Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14.

Fiscal Impact: \$62,343.74 funded by ECC's Operating Budgets

Staff: Iris M. Collazo, Vice President of Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-08/23-S

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDER NUMBER TWO (2) TO ADD ADDITIONAL FUNDING TO THE CONTRACT WITH REITMAN PERSONNEL FOR TEMPORARY STAFFING FOR SEVERAL POSITIONS TO INCLUDE ADMINISTRATIVE, MAINTENANCE AND HIGHER-LEVEL STAFFING SERVICES TO HANH, GLENDOWER AND 360 MANAGEMENT GROUP IN THE AMOUNT OF \$62,343.74 FOR A CONTRACT NOT TO EXCEED AMOUNT OF \$1,358,734.14

WHEREAS, On February 20, 2018 the board approved Resolution Number 02-18/18-R to enter into a contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher-Level Staffing services to HANH, Glendower and 360 Management Group, and

WHEREAS, The intent of the contract was to secure pricing for job titles within the agency to fill in on an as needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects; and

WHEREAS, The contract approval was in the amount of \$796,390.40 for one year commencing on March 1, 2018 through February 28, 2019 with (4) one-year options to renew; and

WHEREAS, HANH exercised the 2nd and 3rd year options via the Presidents report for time extension only; and

WHEREAS, On December 1, 2020 the board approved Resolution Number 12-106/20-S for Change Order Number One (1) to exercise the 4th and 5th year options commencing March 1, 2021 and ending on February 28, 2023 and adding more funding to the contract with Reitman Personnel for Temporary Staffing in the amount of \$500,000 for the 3rd, 4th and 5th year options to the contract for a contract not to exceed amount of \$1,296,390.40.

WHEREAS, This resolution is asking for Board approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14.

WHEREAS, In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

- 1. Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14, is approved.**

2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Keene and by Commissioner Witherspoon second. Motion passed unanimously.

Adjournment: Motion to adjourn was made at 4:37 p.m. by Chairman Kilpatrick and seconded by Commissioner Keene. Motion passed unanimously.

ADJOURNMENT

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: February 21, 2023

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 55,166.82** (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the February 21, 2023 Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,651,523.32** (listed on page 14). This list consists of invoices that have been paid from January 1 – January 31, 2023. BRD Builders, LLC (\$ 413,729) for Essex dwelling improvements; Christopher Williams Architects, LLC (\$ 17,120) for Crawford Manor; Lothrop Associates, LLP (\$ 27,573) for IQC A&E Lead at Scattered Sites; A. Prete Construction Company, Inc (\$ 326,677) for Scattered Site & Crawford Manor; JLY Enterprises LLC (\$ 99,380) for Scattered Sites Renovations; Banton Construction Company (\$121,248) for Robert T Wolfe Phase 2; City of New Haven (\$68,257) for Trash, Fuel and two months of LCI; HD Supply Facilities Maintenance, Ltd (\$65,687) agency-wide supplies; Home Depot (\$ 94,594) agency-wide materials; Anthem Blue Cross/Blue Shield (\$256,113) for medical insurance & Vision/Dental; United Illuminating (\$ 218,700) for various sites; Southern Connecticut Gas (\$ 147,817) for agency-wide gas service; Regional Water Authority (\$ 107,791) For agency-wide services; Water Pollution Control (\$113,074) for agency-wide services; Emphasys Computer Solutions (\$ 181,062) for Annual Fee and Training.

The total of both registers is **\$ 3,706,690.14**
Attachments

Aged Accounts Payable Report

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Inv. Date</u>	<u>Due Date</u>		<u>Amount Due</u>
Supreme Corporation	<u>404770</u>	01/27/2023	02/26/2023	\$	85.00
Christopher Williams Architects, LLC	<u>#22 IQC A&E</u> <u>CARBON M</u>	01/09/2023	02/08/2023	\$	339.00
Hands On Moving, LLC	<u>82657-2458</u>	12/21/2022	01/20/2023	\$	250.00
Supreme Corporation	<u>404950</u>	01/27/2023	02/26/2023	\$	125.00
212 Exchange Street LLC	<u>2312</u>	01/27/2023	02/26/2023	\$	1,360.00
Ace Van & Storage, Inc.	<u>32282</u>	11/03/2022	02/14/2023	\$	1,365.00
Ace Van & Storage, Inc.	<u>32375</u>	11/28/2022	02/14/2023	\$	1,200.00
Ace Van & Storage, Inc.	<u>32471</u>	12/29/2022	02/14/2023	\$	1,200.00
Ace Van & Storage, Inc.	<u>32550</u>	01/26/2023	02/14/2023	\$	1,700.00
Ace Van & Storage, Inc.	<u>32555</u>	01/31/2023	02/14/2023	\$	1,000.00
Christopher Williams Architects, LLC	<u>#22 IQC A&E</u> <u>CARBON M</u>	01/09/2023	02/08/2023	\$	339.00
Supreme Corporation	<u>404698</u>	01/27/2023	02/26/2023	\$	85.00
Supreme Corporation	<u>404087</u>	01/27/2023	02/26/2023	\$	65.00
Christopher Williams Architects, LLC	<u>#22 IQC A&E</u> <u>CARBON M</u>	01/09/2023	02/08/2023	\$	2,035.00
Christopher Williams Architects, LLC	<u>#22 IQC A&E</u> <u>CARBON M</u>	01/09/2023	02/08/2023	\$	4,579.00
Christopher Williams Architects, LLC	<u>#22 IQC A&E</u> <u>CARBON M</u>	01/09/2023	02/08/2023	\$	9,666.00
Reitman Personnel Services, Inc.	<u>80,860</u>	01/27/2023	02/26/2023	\$	841.72
212 Exchange Street LLC	<u>2311</u>	12/31/2022	01/30/2023	\$	1,740.00
Christopher Williams Architects, LLC	<u>#25 IQC A&E</u> <u>MOLD</u>	01/31/2023	03/02/2023	\$	11,196.00
Crumbie Law Group, LLC	<u>1745</u>	12/01/2022	12/31/2022	\$	5,851.33
Crumbie Law Group, LLC	<u>1837A</u>	12/31/2022	01/30/2023	\$	5,851.33
Regional Water Authority	<u>283/859 CCF</u> <u>1189</u>	01/31/2023	03/02/2023	\$	1,134.16
Tise Design Associates, Inc	<u>St. Lukes-</u> <u>120622</u>	12/06/2022	01/05/2023	\$	1,275.00
Tise Design Associates, Inc	<u>YC-010323</u>	01/03/2023	02/02/2023	\$	1,884.28
\$ 55,166.82					



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	178272	0	01/01/2023	\$ (78.00)	Posted		Adrienne Simpson
DD	178273	28897	01/01/2023	\$ (36.00)	Posted		Afrika Lynette Canady
Check	178274	0	01/01/2023	\$ (56.00)	Posted		Alice J. Foskey
DD	178275	28898	01/01/2023	\$ (123.00)	Posted		Ana Falero
Check	178276	0	01/01/2023	\$ (19.00)	Posted		Arriana Santana
Check	178277	0	01/01/2023	\$ (52.00)	Posted		Artavia Boone
Check	178278	0	01/01/2023	\$ (52.00)	Posted		Ayshnee Butler
DD	178279	28899	01/01/2023	\$ (132.00)	Posted		Brenda Leisa Dickey
Check	178280	0	01/01/2023	\$ (132.00)	Posted		Brenda Sparks
Check	178281	0	01/01/2023	\$ (52.00)	Posted		Candi Foley
Check	178282	0	01/01/2023	\$ (169.00)	Posted		Carle Washington
Check	178283	0	01/01/2023	\$ (52.00)	Posted		Carmen Lozada
Check	178284	0	01/01/2023	\$ (169.00)	Posted		Cassandra Moore
Check	178285	0	01/01/2023	\$ (56.00)	Posted		Chantel Whitehead
Check	178286	0	01/01/2023	\$ (264.00)	Posted		Chevonne Boone
Check	178287	0	01/01/2023	\$ (106.00)	Posted		Ciera S Lewis
Check	178288	0	01/01/2023	\$ (56.00)	Posted		Clorissa Rivera
Check	178289	0	01/01/2023	\$ (132.00)	Posted		Connie Mills
Check	178290	0	01/01/2023	\$ (49.00)	Posted		Curnijah Howard
DD	178291	28900	01/01/2023	\$ (52.00)	Posted		Dione Bennett
Check	178292	0	01/01/2023	\$ (56.00)	Posted		Donna Willett
Check	178293	0	01/01/2023	\$ (49.00)	Posted		Ericka Alis Cannon
Check	178294	0	01/01/2023	\$ (169.00)	Posted		Faith H Thompson
Check	178295	0	01/01/2023	\$ (132.00)	Posted		Gerardo Flores
Check	178296	0	01/01/2023	\$ (130.00)	Posted		Helen Suggs
Check	178297	0	01/01/2023	\$ (156.00)	Posted		Hope Brodie
Check	178298	0	01/01/2023	\$ (99.00)	Posted		Inira Allen
Check	178299	0	01/01/2023	\$ (156.00)	Posted		Iris Hernandez-Cepeda
DD	178300	28901	01/01/2023	\$ (169.00)	Posted		Iris Nereida Santana
DD	178301	28902	01/01/2023	\$ (169.00)	Posted		Isabel Fuentes
Check	178302	0	01/01/2023	\$ (120.00)	Posted		Jacqueline Banks
Check	178303	0	01/01/2023	\$ (49.00)	Posted		Jada Nyla Burnett
Check	178304	0	01/01/2023	\$ (23.00)	Posted		Jasmine Mcghee
Check	178305	0	01/01/2023	\$ (56.00)	Posted		Jessica Gentile
Check	178306	0	01/01/2023	\$ (56.00)	Posted		Jessica S Johnson
Check	178307	0	01/01/2023	\$ (56.00)	Posted		Jonte Sykes
Check	178308	0	01/01/2023	\$ (132.00)	Posted		Joslyn Lockwood
Check	178309	0	01/01/2023	\$ (47.00)	Posted		Kiara Carmichael
Check	178310	0	01/01/2023	\$ (169.00)	Posted		Latoya D Garrett
Check	178311	0	01/01/2023	\$ (49.00)	Posted		Leslie Mckiver
Check	178312	0	01/01/2023	\$ (52.00)	Posted		Marcilena Perez
Check	178313	0	01/01/2023	\$ (47.00)	Posted		Margie Roman
Check	178314	0	01/01/2023	\$ (56.00)	Posted		Maria L Correa
Check	178315	0	01/01/2023	\$ (159.00)	Posted		Maria R Langston
DD	178316	28903	01/01/2023	\$ (112.00)	Posted		Mary A Lopez
Check	178317	0	01/01/2023	\$ (4.00)	Posted		Maryann Jones
Check	178318	0	01/01/2023	\$ (16.00)	Posted		Mayra Quiles
Check	178319	0	01/01/2023	\$ (780.00)	Posted		Mecca Malia Anderson
Check	178320	0	01/01/2023	\$ (56.00)	Posted		Migdalia Flores
Check	178321	0	01/01/2023	\$ (128.00)	Posted		Nancy Marilyn Estrada
Check	178322	0	01/01/2023	\$ (102.00)	Posted		Natalie Rodriguez
Check	178323	0	01/01/2023	\$ (52.00)	Posted		Natasha White
Check	178324	0	01/01/2023	\$ (56.00)	Posted		Natasha C Clay
Check	178325	0	01/01/2023	\$ (99.00)	Posted		Natasha Laureano
Check	178326	0	01/01/2023	\$ (56.00)	Posted		Nykia Lashelle Wilder

Check	178327	0	01/01/2023	\$ (160.00)	Posted	Olga Mojica
Check	178328	0	01/01/2023	\$ (43.00)	Posted	Olivia Camp
DD	178329	28904	01/01/2023	\$ (56.00)	Posted	Pamela Greene
Check	178330	0	01/01/2023	\$ (48.00)	Posted	Patty Burruss
Check	178331	0	01/01/2023	\$ (16.00)	Posted	Paula A Barnes
Check	178332	0	01/01/2023	\$ (159.00)	Posted	Perry Flowers
Check	178333	0	01/01/2023	\$ (82.00)	Posted	Preziosa Flores
Check	178334	0	01/01/2023	\$ (1.00)	Posted	Raquel Austin
Check	178335	0	01/01/2023	\$ (82.00)	Posted	Rehossem Djirangaye
Check	178336	0	01/01/2023	\$ (47.00)	Posted	Reneta Mitchell
Check	178337	0	01/01/2023	\$ (18.00)	Posted	Robyn Louise Green
Check	178338	0	01/01/2023	\$ (169.00)	Posted	Rosa Santiago
DD	178339	28905	01/01/2023	\$ (37.00)	Posted	Rosaura Luciano
Check	178340	0	01/01/2023	\$ (49.00)	Posted	Roscheyla Prieto-Quinones
Check	178341	0	01/01/2023	\$ (16.00)	Posted	Sandy M Gaskin
Check	178342	0	01/01/2023	\$ (123.00)	Posted	Sarah M Kendrick
Check	178343	0	01/01/2023	\$ (98.00)	Posted	Sean Michael Flowers
Check	178344	0	01/01/2023	\$ (312.00)	Posted	Shalanda Rena Wiggins
Check	178345	0	01/01/2023	\$ (52.00)	Posted	Shamira White
Check	178346	0	01/01/2023	\$ (156.00)	Posted	Shana Johnson
Check	178347	0	01/01/2023	\$ (74.00)	Posted	Shanay Nicole Bartlett
Check	178348	0	01/01/2023	\$ (56.00)	Posted	Shanice M. Calloway
Check	178349	0	01/01/2023	\$ (156.00)	Posted	Shaquonda Rashaya Hunte
Check	178350	0	01/01/2023	\$ (23.00)	Posted	Sharron E Fogle
Check	178351	0	01/01/2023	\$ (56.00)	Posted	Shatora McCotter
Check	178352	0	01/01/2023	\$ (52.00)	Posted	Sheila K Grant
Check	178353	0	01/01/2023	\$ (52.00)	Posted	Sherita Tucker
Check	178354	0	01/01/2023	\$ (19.00)	Posted	Sor Perez
Check	178355	0	01/01/2023	\$ (19.00)	Posted	Stephanie Santiago
DD	178356	28906	01/01/2023	\$ (99.00)	Posted	Susan Davis
Check	178357	0	01/01/2023	\$ (49.00)	Posted	Synitra Culbreath
Check	178358	0	01/01/2023	\$ (104.00)	Posted	Taccarra Smith
Check	178359	0	01/01/2023	\$ (56.00)	Posted	Tamika Bennett
Check	178360	0	01/01/2023	\$ (245.00)	Posted	Tamika Bratton
Check	178361	0	01/01/2023	\$ (19.00)	Posted	Tania Montanez
Check	178362	0	01/01/2023	\$ (25.00)	Posted	Tanya A. Solomon
Check	178363	0	01/01/2023	\$ (235.00)	Posted	Tanya Carmon
Check	178364	0	01/01/2023	\$ (49.00)	Posted	Tatiana Bojka
Check	178365	0	01/01/2023	\$ (88.00)	Posted	Teneshia Monique Harrington
Check	178366	0	01/01/2023	\$ (99.00)	Posted	Terese Edwina Stevenson
DD	178367	28907	01/01/2023	\$ (76.00)	Posted	Thelma Goodwin
Check	178368	0	01/01/2023	\$ (128.00)	Posted	Trenna Soares
Check	178369	0	01/01/2023	\$ (128.00)	Posted	Trevon Highsmith
Check	178370	0	01/01/2023	\$ (52.00)	Posted	Tyrell J Pearson
Check	178371	0	01/01/2023	\$ (56.00)	Posted	Tyshonna Hobby
DD	178372	28908	01/01/2023	\$ (104.00)	Posted	Valeka Williams
Check	178373	0	01/01/2023	\$ (112.00)	Posted	Vanessa Myers
Check	178374	0	01/01/2023	\$ (106.00)	Posted	Victoria C Allen
DD	178375	28909	01/01/2023	\$ (41.00)	Posted	Yolanda Marte
Check	178376	0	01/01/2023	\$ (47.00)	Posted	Yvette Gray
Check	178377	0	01/01/2023	\$ (19.00)	Posted	Zaira Leticia Salinas Ramos
Check	178378	0	01/01/2023	\$ (56.00)	Posted	Zulady Alicea-Reyes
Check	178456	0	01/03/2023	\$ (735.00)	Posted	AM/PM Glass & Metal Fab., LLC
DD	0	28930	01/03/2023	\$ (516.42)	Posted	Amanda McCrea
DD	0	28931	01/03/2023	\$ (529.44)	Posted	Ashley Shemone Keen
DD	0	28924	01/03/2023	\$ (2,431.00)	Posted	Berchem Moses PC
DD	0	28923	01/03/2023	\$ (2,092.75)	Posted	Cohen Key Shop
Check	178452	0	01/03/2023	\$ (2,682.17)	Posted	F.W. Webb Company
Check	178457	0	01/03/2023	\$ (4,410.60)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	28925	01/03/2023	\$ (400.00)	Posted	Holly A Bryk
Check	178454	0	01/03/2023	\$ (8,436.70)	Posted	Home Depot
Check	178453	0	01/03/2023	\$ 478.00	Posted	Home Depot
Check	178473	0	01/03/2023	\$ (726.12)	Posted	Home Depot
Check	178474	0	01/03/2023	\$ (261.96)	Posted	Home Depot

DD	0	28926	01/03/2023	\$ (380.00)	Posted		Home Services & More, LLC
DD	0	28932	01/03/2023	\$ (529.44)	Posted		Jasmine Yvonne Johnson
Check	178475	0	01/03/2023	\$ (529.44)	Posted		Jazmin Boria
DD	0	28933	01/03/2023	\$ (529.44)	Posted		Jerry L. Blue
Check	178458	0	01/03/2023	\$ -	Posted	01/03/2023	Johnson Controls Inc
Check	178460	0	01/03/2023	\$ (1,119.49)	Posted		Johnson Controls Inc
Check	178461	0	01/03/2023	\$ (393.52)	Posted		Johnson Controls Inc
Check	178476	0	01/03/2023	\$ (516.42)	Posted		Keara Locke
DD	0	28927	01/03/2023	\$ (2,013.44)	Posted		Maria Carmona
Check	178477	0	01/03/2023	\$ (10,356.00)	Posted		New Haven Village Suites
DD	0	28929	01/03/2023	\$ (6,427.60)	Posted		Ringcentral, Inc
DD	0	28934	01/03/2023	\$ (516.42)	Posted		Rosa Maria Gonzalez
DD	0	28935	01/03/2023	\$ (516.42)	Posted		Sarah Esther Garcia
DD	0	28936	01/03/2023	\$ (529.44)	Posted		Schatara McKiver
DD	0	28937	01/03/2023	\$ (529.44)	Posted		Shayla Foreman
Check	178459	0	01/03/2023	\$ (510.00)	Posted		Supreme Corporation
DD	0	28928	01/03/2023	\$ (5,250.00)	Posted		The Narrative Project, LLC
Check	178478	0	01/03/2023	\$ (75.00)	Posted		Trishia A. Arnone
Check	178472	0	01/03/2023	\$ (4,587.09)	Posted		United Illuminating
Check	178471	0	01/03/2023	\$ (1,051.49)	Posted		United Illuminating
Check	178470	0	01/03/2023	\$ (5,625.30)	Posted		United Illuminating
Check	178469	0	01/03/2023	\$ (2,572.75)	Posted		United Illuminating
Check	178468	0	01/03/2023	\$ (1,100.86)	Posted		United Illuminating
Check	178467	0	01/03/2023	\$ (103.07)	Posted		United Illuminating
Check	178466	0	01/03/2023	\$ (55.61)	Posted		United Illuminating
Check	178465	0	01/03/2023	\$ (4,634.00)	Posted		United Illuminating
Check	178462	0	01/03/2023	\$ (3,347.96)	Posted		Verizon Wireless
Check	178463	0	01/03/2023	\$ (1,384.49)	Posted		Verizon Wireless
Check	178464	0	01/03/2023	\$ (3,193.16)	Posted		Verizon Wireless
Check	178455	0	01/03/2023	\$ (1,426.92)	Posted		W.B. Mason Company Inc
Check	178531	0	01/04/2023	\$ (917.00)	Posted		AM/PM Glass & Metal Fab., LLC
DD	0	28938	01/04/2023	\$ (727.35)	Posted		Cohen Key Shop
DD	0	28941	01/04/2023	\$ (105.00)	Posted		Eagle Leasing Company
DD	0	28939	01/04/2023	\$ (808.30)	Posted		Housing Authority of the City of New Haven
DD	0	28940	01/04/2023	\$ (2,700.00)	Posted		Housing Development Fund, Inc.
Check	178483	0	01/04/2023	\$ (1,115.00)	Posted		IREM-Institute of Real Estate Management
Check	178532	0	01/04/2023	\$ (4,581.00)	Posted		Lavonta Bryant
Check	178527	0	01/04/2023	\$ (515.00)	Posted		Marcum LLP
Check	178533	0	01/04/2023	\$ (2,834.14)	Posted		Ricoh USA Inc
Check	178479	0	01/04/2023	\$ (294.15)	Posted		Southern Connecticut Gas
Check	178480	0	01/04/2023	\$ (458.79)	Posted		Southern Connecticut Gas
Check	178484	0	01/04/2023	\$ (2,121.42)	Posted		Southern Connecticut Gas
Check	178485	0	01/04/2023	\$ (2,078.29)	Posted		Southern Connecticut Gas
Check	178486	0	01/04/2023	\$ (791.73)	Posted		Southern Connecticut Gas
Check	178487	0	01/04/2023	\$ (212.51)	Posted		Southern Connecticut Gas
Check	178488	0	01/04/2023	\$ (119.49)	Posted		Southern Connecticut Gas
Check	178489	0	01/04/2023	\$ (4,103.81)	Posted		Southern Connecticut Gas
Check	178490	0	01/04/2023	\$ (5,936.91)	Posted		Southern Connecticut Gas
Check	178491	0	01/04/2023	\$ (660.07)	Posted		Southern Connecticut Gas
Check	178492	0	01/04/2023	\$ (5,319.05)	Posted		Southern Connecticut Gas
Check	178493	0	01/04/2023	\$ (102.24)	Posted		Southern Connecticut Gas
Check	178494	0	01/04/2023	\$ (1,362.24)	Posted		Southern Connecticut Gas
Check	178495	0	01/04/2023	\$ (1,344.64)	Posted		Southern Connecticut Gas
Check	178496	0	01/04/2023	\$ -	Posted	02/01/2023	Southern Connecticut Gas
Check	178528	0	01/04/2023	\$ (504.48)	Posted		Standard Insurance Company.
Check	178482	0	01/04/2023	\$ (5,565.00)	Posted		Tonisha L Gray
Check	178481	0	01/04/2023	\$ (664.32)	Posted		United Illuminating
Check	178510	0	01/04/2023	\$ (549.71)	Posted		United Illuminating
Check	178509	0	01/04/2023	\$ (276.34)	Posted		United Illuminating
Check	178508	0	01/04/2023	\$ (1,206.48)	Posted		United Illuminating
Check	178507	0	01/04/2023	\$ (390.32)	Posted		United Illuminating
Check	178506	0	01/04/2023	\$ (599.23)	Posted		United Illuminating
Check	178505	0	01/04/2023	\$ (796.64)	Posted		United Illuminating
Check	178504	0	01/04/2023	\$ (918.37)	Posted		United Illuminating

Check	178497	0	01/04/2023	\$	(280.33)	Posted		United Illuminating
Check	178498	0	01/04/2023	\$	(1,643.02)	Posted		United Illuminating
Check	178499	0	01/04/2023	\$	-	Posted	02/01/2023	United Illuminating
Check	178500	0	01/04/2023	\$	(943.48)	Posted		United Illuminating
Check	178501	0	01/04/2023	\$	(1,461.02)	Posted		United Illuminating
Check	178502	0	01/04/2023	\$	(1,538.42)	Posted		United Illuminating
Check	178503	0	01/04/2023	\$	(1,033.98)	Posted		United Illuminating
Check	178529	0	01/04/2023	\$	(2,920.51)	Posted		Verizon Wireless
Check	178526	0	01/04/2023	\$	(442.02)	Posted		Water Pollution Control
Check	178525	0	01/04/2023	\$	(2,175.87)	Posted		Water Pollution Control
Check	178524	0	01/04/2023	\$	(1,914.31)	Posted		Water Pollution Control
Check	178523	0	01/04/2023	\$	(64.22)	Posted		Water Pollution Control
Check	178522	0	01/04/2023	\$	(2,443.36)	Posted		Water Pollution Control
Check	178521	0	01/04/2023	\$	(2,264.67)	Posted		Water Pollution Control
Check	178520	0	01/04/2023	\$	(2,662.89)	Posted		Water Pollution Control
Check	178519	0	01/04/2023	\$	(2,106.40)	Posted		Water Pollution Control
Check	178518	0	01/04/2023	\$	(8,978.33)	Posted		Water Pollution Control
Check	178517	0	01/04/2023	\$	(9,606.31)	Posted		Water Pollution Control
Check	178516	0	01/04/2023	\$	(625.82)	Posted		Water Pollution Control
Check	178515	0	01/04/2023	\$	(237.80)	Posted		Water Pollution Control
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Check	178513	0	01/04/2023	\$	(739.70)	Posted		Water Pollution Control
Check	178512	0	01/04/2023	\$	(2,859.95)	Posted		Water Pollution Control
Check	178511	0	01/04/2023	\$	(3,665.89)	Posted		Water Pollution Control
Check	178530	0	01/04/2023	\$	(3,665.11)	Posted		Yale Termite & Pest Elimination Corp.
Check	178534	0	01/04/2023	\$	(3,135.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178535	0	01/05/2023	\$	(905.50)	Posted		Aflac
Check	178536	0	01/05/2023	\$	(1,625.00)	Posted		AM/PM Glass & Metal Fab., LLC
Check	178537	0	01/05/2023	\$	(35.10)	Posted		Aramark Refreshment Services
DD	0	28942	01/05/2023	\$	(1,711.09)	Posted		Black Rock Truck Group, Inc
DD	0	28943	01/05/2023	\$	(2,210.15)	Posted		Cohen Key Shop
Check	178538	0	01/05/2023	\$	(18,311.72)	Posted		Colonial Life & Accident Insurance
Check	178577	0	01/05/2023	\$	(5,000.00)	Posted		Columbus House, Inc
Check	178539	0	01/05/2023	\$	(151.85)	Posted		Comcast Cable
Check	178540	0	01/05/2023	\$	(4,096.63)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178585	0	01/05/2023	\$	(2,006.82)	Posted		Home Depot
Check	178587	0	01/05/2023	\$	(2,156.40)	Posted		Home Depot
Check	178588	0	01/05/2023	\$	(1,709.43)	Posted		Home Depot
Check	178589	0	01/05/2023	\$	(850.90)	Posted		Home Depot
Check	178590	0	01/05/2023	\$	(799.49)	Posted		Home Depot
DD	0	28944	01/05/2023	\$	(190.00)	Posted		Home Services & More, LLC
Check	178578	0	01/05/2023	\$	(1,500.00)	Posted		Marcum LLP
Check	178580	0	01/05/2023	\$	(9,527.00)	Posted		Marcum LLP
Check	178541	0	01/05/2023	\$	(805.00)	Posted		Novogradac & Company LLP
Check	178542	0	01/05/2023	\$	(468.66)	Posted		Online Information Services, Inc
Check	178543	0	01/05/2023	\$	(9,933.12)	Posted		Regional Water Authority
Check	178544	0	01/05/2023	\$	(1,028.37)	Posted		Regional Water Authority
Check	178545	0	01/05/2023	\$	(1,531.19)	Posted		Regional Water Authority
Check	178546	0	01/05/2023	\$	(7,332.73)	Posted		Regional Water Authority
Check	178547	0	01/05/2023	\$	(4,549.53)	Posted		Regional Water Authority
Check	178548	0	01/05/2023	\$	(877.42)	Posted		Regional Water Authority
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Check	178550	0	01/05/2023	\$	(410.64)	Posted		Regional Water Authority
Check	178551	0	01/05/2023	\$	(598.40)	Posted		Regional Water Authority
Check	178552	0	01/05/2023	\$	(632.28)	Posted		Regional Water Authority
Check	178553	0	01/05/2023	\$	(983.82)	Posted		Regional Water Authority
Check	178554	0	01/05/2023	\$	(1,467.84)	Posted		Regional Water Authority
Check	178555	0	01/05/2023	\$	(1,282.31)	Posted		Regional Water Authority
DD	0	28945	01/05/2023	\$	(133.84)	Posted		Ringcentral, Inc
Check	178572	0	01/05/2023	\$	(1,574.12)	Posted		Southern Connecticut Gas
Check	178571	0	01/05/2023	\$	(4,035.55)	Posted		Southern Connecticut Gas
Check	178570	0	01/05/2023	\$	(3,442.37)	Posted		Southern Connecticut Gas
Check	178569	0	01/05/2023	\$	(13,916.87)	Posted		Southern Connecticut Gas
Check	178568	0	01/05/2023	\$	(5,191.24)	Posted		Southern Connecticut Gas

Check	178567	0	01/05/2023	\$ (1,177.73)	Posted		Southern Connecticut Gas
Check	178566	0	01/05/2023	\$ (1,399.63)	Posted		Southern Connecticut Gas
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Check	178573	0	01/05/2023	\$ (119.20)	Posted		Sunwealth Project Pool 14 LLC
Check	178575	0	01/05/2023	\$ (553.64)	Posted		United Illuminating
Check	178574	0	01/05/2023	\$ (9,166.80)	Posted		United Illuminating
Check	178576	0	01/05/2023	\$ (3,064.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178579	0	01/05/2023	\$ (6,676.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178581	0	01/05/2023	\$ (1,853.19)	Posted		Yale Termite & Pest Elimination Corp.
Check	178582	0	01/05/2023	\$ (1,525.30)	Posted		Yale Termite & Pest Elimination Corp.
Check	178583	0	01/05/2023	\$ (2,311.16)	Posted		Yale Termite & Pest Elimination Corp.
Check	178584	0	01/05/2023	\$ (2,964.83)	Posted		Yale Termite & Pest Elimination Corp.
Check	178586	0	01/05/2023	\$ (492.94)	Posted		Yale Termite & Pest Elimination Corp.
Check	178621	0	01/06/2023	\$ (12,245.00)	Posted		Ace Van & Storage, Inc.
Check	178628	0	01/06/2023	\$ (675.00)	Posted		Ace Van & Storage, Inc.
DD	0	28946	01/06/2023	\$ -	Posted	01/06/2023	Afscme Local 713/afscme Council 4
DD	0	28971	01/06/2023	\$ (2,714.00)	Posted		Afscme Local 713/afscme Council 4
Check	178591	0	01/06/2023	\$ (184.00)	Posted		Afscme Local 818
DD	0	28947	01/06/2023	\$ (10.00)	Posted		AFSCME PEOPLE Committee
DD	0	28972	01/06/2023	\$ (56.00)	Posted		AFSCME PEOPLE Committee
DD	0	28973	01/06/2023	\$ (200.00)	Posted		Al Mccoy Langston
DD	0	28974	01/06/2023	\$ -	Posted	01/12/2023	Alberta W Golden
DD	0	28975	01/06/2023	\$ (200.00)	Posted		Alicia M Spencer
Check	178629	0	01/06/2023	\$ (200.00)	Posted		Angela Dixon
Check	178630	0	01/06/2023	\$ (200.00)	Posted		Annette Yancey
Check	178592	0	01/06/2023	\$ (569.86)	Posted		Aramark Refreshment Services
Check	178631	0	01/06/2023	\$ (200.00)	Posted		Avis Grant
Check	178632	0	01/06/2023	\$ (238.00)	Posted		Best Western Executive Hotel
Check	178633	0	01/06/2023	\$ (200.00)	Posted		Billy Ray Mathews
DD	0	28948	01/06/2023	\$ (19,025.90)	Posted		Brookside 2 Associates LLC
DD	0	28949	01/06/2023	\$ (24,748.42)	Posted		Brookside I Associates LLC
Check	178622	0	01/06/2023	\$ -	Posted	02/02/2023	Can I Live, Inc
DD	0	28960	01/06/2023	\$ (11,420.00)	Posted		Christopher Williams Architects, LLC
Check	178634	0	01/06/2023	\$ (200.00)	Posted		Christy A Pedini
Check	178593	0	01/06/2023	\$ (52.26)	Posted		Cincinnati Copiers, Inc
DD	0	28961	01/06/2023	\$ (555.20)	Posted		Cohen Key Shop
Check	178609	0	01/06/2023	\$ (330.20)	Posted		Comcast Cable
Check	178608	0	01/06/2023	\$ (255.12)	Posted		Comcast Cable
Check	178607	0	01/06/2023	\$ (169.39)	Posted		Comcast Cable
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Check	178605	0	01/06/2023	\$ (208.81)	Posted		Comcast Cable
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Check	178597	0	01/06/2023	\$ (194.85)	Posted		Comcast Cable
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Check	178611	0	01/06/2023	\$ (98.12)	Posted		Comcast Cable
Check	178612	0	01/06/2023	\$ (98.12)	Posted		Comcast Cable

Check	178635	0	01/06/2023	\$ (200.00)	Posted	David Anderson
DD	0	28976	01/06/2023	\$ (200.00)	Posted	Deborah Hudson
DD	0	28977	01/06/2023	\$ (200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	28962	01/06/2023	\$ (1,232.55)	Posted	DLT Solutions,LLC
DD	0	28978	01/06/2023	\$ (200.00)	Posted	Donna Santiago
DD	0	28979	01/06/2023	\$ (200.00)	Posted	Doris J Doward
DD	0	28963	01/06/2023	\$ (2,970.00)	Posted	Enviromed Services, Inc.
Check	178636	0	01/06/2023	\$ (200.00)	Posted	Eric D Jowers
Check	178637	0	01/06/2023	\$ (2,493.51)	Posted	Frontier Communications of Company
Check	178655	0	01/06/2023	\$ (1,600.71)	Posted	Frontier Communications of Company
Check	178623	0	01/06/2023	\$ (17,245.59)	Posted	Fuss & O'Neill, Inc.
Check	178638	0	01/06/2023	\$ (200.00)	Posted	Gail Pressley
Check	178613	0	01/06/2023	\$ (43,367.65)	Posted	HD Supply Facilities Maintenance, Ltd
Check	178624	0	01/06/2023	\$ (7,920.55)	Posted	HD Supply Facilities Maintenance, Ltd
Check	178625	0	01/06/2023	\$ (3,553.40)	Posted	Home Depot
DD	0	28964	01/06/2023	\$ (190.00)	Posted	Home Services & More, LLC
DD	0	28950	01/06/2023	\$ (35.00)	Posted	Infoshred, LLC
DD	0	28965	01/06/2023	\$ (25.00)	Posted	Infoshred, LLC
Check	178639	0	01/06/2023	\$ (200.00)	Posted	Janet Poole
DD	0	28980	01/06/2023	\$ (200.00)	Posted	Jonathan Stewart
Check	178640	0	01/06/2023	\$ (200.00)	Posted	Judy Cosby
DD	0	28981	01/06/2023	\$ (200.00)	Posted	Keith Davis
DD	0	28951	01/06/2023	\$ (8,333.33)	Posted	Kelly Group Consultants LLC
DD	0	28952	01/06/2023	\$ (565.00)	Posted	La Voz Hispana Newsprint
Check	178641	0	01/06/2023	\$ (200.00)	Posted	Lagreta Riles
DD	0	28982	01/06/2023	\$ (200.00)	Posted	Larry Mcneil
DD	0	28983	01/06/2023	\$ (200.00)	Posted	Lavern Davis
Check	178614	0	01/06/2023	\$ (537.79)	Posted	Legal Shield
Check	178642	0	01/06/2023	\$ (435.20)	Posted	Legal Shield
DD	0	28984	01/06/2023	\$ (200.00)	Posted	Linda Cross
DD	0	28966	01/06/2023	\$ (27,573.05)	Posted	Lothrop Associates, LLP
Check	178643	0	01/06/2023	\$ (200.00)	Posted	Luz E Torres
Check	178644	0	01/06/2023	\$ (200.00)	Posted	Major Banks
Check	178645	0	01/06/2023	\$ (200.00)	Posted	Marta Laboy
Check	178646	0	01/06/2023	\$ (200.00)	Posted	Miguel Avila
DD	0	28967	01/06/2023	\$ (1,200.00)	Posted	Moore's Yard Care
Check	178615	0	01/06/2023	\$ (3,302.00)	Posted	New Haven Parking Authority
Check	178616	0	01/06/2023	\$ (720.00)	Posted	New Haven Parking Authority
DD	0	28968	01/06/2023	\$ (4,280.00)	Posted	Nobe Construction Company
Check	178647	0	01/06/2023	\$ (200.00)	Posted	Noraima Avila
DD	0	28969	01/06/2023	\$ (240.84)	Posted	Northwest Interpreters, Inc.
Check	178648	0	01/06/2023	\$ (200.00)	Posted	Olivia Lewis
DD	0	28985	01/06/2023	\$ (200.00)	Posted	Patricia Thorpe
DD	0	28986	01/06/2023	\$ (200.00)	Posted	Paul A Kates
DD	0	28953	01/06/2023	\$ (1,980.00)	Posted	Penfield Communications
DD	0	28987	01/06/2023	\$ (200.00)	Posted	Perry Lamar Gary
Check	178649	0	01/06/2023	\$ (200.00)	Posted	Ralph Berryman
Check	178626	0	01/06/2023	\$ (1,823.36)	Posted	Regional Water Authority
DD	0	28954	01/06/2023	\$ (12,656.34)	Posted	Rockview 1 Associates LLC
Check	178650	0	01/06/2023	\$ (200.00)	Posted	Russell Roberson
Check	178651	0	01/06/2023	\$ (200.00)	Posted	Sean Holland
DD	0	28988	01/06/2023	\$ (631.86)	Posted	Stanton Equipment Inc.
Check	178652	0	01/06/2023	\$ (200.00)	Posted	Stevie Jackson
Check	178617	0	01/06/2023	\$ (2,340.00)	Posted	Tarin Evans
DD	0	28989	01/06/2023	\$ (200.00)	Posted	Teresa Nela Caporale
Check	178653	0	01/06/2023	\$ (3,527.66)	Posted	Torello Tire Inc.
DD	0	28955	01/06/2023	\$ (21,960.36)	Posted	Trinity New Haven Housing LP
DD	0	28956	01/06/2023	\$ (8,547.44)	Posted	Trinity New Haven Housing Three LP
DD	0	28957	01/06/2023	\$ (19,104.09)	Posted	Trinity New Haven Housing Two Limited Partnership
DD	0	28958	01/06/2023	\$ (16,380.74)	Posted	Trinity Rowe Limited Partnership
DD	0	28959	01/06/2023	\$ (1,956.88)	Posted	United Mechanical Resources Inc.
DD	0	28970	01/06/2023	\$ (3,396.96)	Posted	United Mechanical Resources Inc.
Check	178618	0	01/06/2023	\$ (86.00)	Posted	United Way of Greater New Haven
Check	178627	0	01/06/2023	\$ (356.16)	Posted	W.B. Mason Company Inc

DD	0	28990	01/06/2023	\$ (200.00)	Posted		Willard E. Ford
Check	178619	0	01/06/2023	\$ (3,794.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178654	0	01/06/2023	\$ (1,506.12)	Posted		Yale Termite & Pest Elimination Corp.
Check	178656	0	01/06/2023	\$ (7,183.59)	Posted		Yale Termite & Pest Elimination Corp.
Check	178620	0	01/06/2023	\$ -	Posted	01/06/2023	Yarisbel Diaz
DD	0	28992	01/09/2023	\$ (1,480.00)	Posted		212 Exchange Street LLC
DD	0	28995	01/09/2023	\$ (5,414.72)	Posted		360 Management Group. Co.
DD	0	28994	01/09/2023	\$ (4,341.60)	Posted		360 Management Group. Co.
DD	0	28993	01/09/2023	\$ (2,839.12)	Posted		360 Management Group. Co.
Check	178667	0	01/09/2023	\$ (1,596.84)	Posted		Apollo Distributing Company
Check	178666	0	01/09/2023	\$ (353,903.91)	Posted		BRD Builders, LLC
DD	0	28996	01/09/2023	\$ (27,396.56)	Posted		Cdw Government Inc
Check	178659	0	01/09/2023	\$ (9,834.98)	Posted		City of New Haven
Check	178658	0	01/09/2023	\$ (27,238.91)	Posted		City of New Haven
Check	178657	0	01/09/2023	\$ (2,427.87)	Posted		City of New Haven
DD	0	28997	01/09/2023	\$ (1,600.00)	Posted		Ed The Treeman
DD	0	28998	01/09/2023	\$ (1,612.50)	Posted		Emphasys Computer Solutions
Check	178668	0	01/09/2023	\$ (3,381.33)	Posted		F.W. Webb Company
Check	178669	0	01/09/2023	\$ (2,633.55)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178660	0	01/09/2023	\$ (3,714.58)	Posted		Hearst Media Services Connecticut, LLC
Check	178687	0	01/09/2023	\$ (200.00)	Posted		Hector A Lozada-Osorio
DD	0	28991	01/09/2023	\$ (40.00)	Posted		Holly A Bryk
DD	0	28999	01/09/2023	\$ (40.00)	Posted		Holly A Bryk
Check	178665	0	01/09/2023	\$ (40,447.38)	Posted		Home Depot
Check	178664	0	01/09/2023	\$ (5,055.06)	Posted		Home Depot
Check	178688	0	01/09/2023	\$ (9,432.99)	Posted		Home Depot
DD	0	29000	01/09/2023	\$ (375.00)	Posted		Housing Insurance Services, Inc.
Check	178670	0	01/09/2023	\$ (260.56)	Posted		Johnson Controls Inc
Check	178689	0	01/09/2023	\$ (200.00)	Posted		Maritza Baez
Check	178661	0	01/09/2023	\$ (14,300.00)	Posted		Nan Mckay & Associates
Check	178671	0	01/09/2023	\$ (6,960.73)	Posted		New Reach, Inc.
Check	178662	0	01/09/2023	\$ (240.90)	Posted		Online Information Services, Inc
DD	0	29003	01/09/2023	\$ (200.00)	Posted		Pedro Octavio Jimenez
DD	0	29001	01/09/2023	\$ (2,544.00)	Posted		Pride Cleaning Pros, LLC
Check	178672	0	01/09/2023	\$ (25,750.59)	Posted		Questica, Inc.
Check	178690	0	01/09/2023	\$ (200.00)	Posted		Roberto Roman-Negron
Check	178691	0	01/09/2023	\$ (200.00)	Posted		Shantour Jackson
Check	178675	0	01/09/2023	\$ (291.25)	Posted		Skyview Ridgefield LLC
Check	178663	0	01/09/2023	\$ (495.04)	Posted		T-Mobile
DD	0	29002	01/09/2023	\$ (18,565.65)	Posted		The Computer Company Inc
Check	178673	0	01/09/2023	\$ (3,476.21)	Posted		Torello Tire Inc.
Check	178674	0	01/09/2023	\$ (335.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178676	0	01/09/2023	\$ (4,474.62)	Posted		Yale Termite & Pest Elimination Corp.
Check	178677	0	01/09/2023	\$ (950.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178678	0	01/09/2023	\$ (188.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178679	0	01/09/2023	\$ (479.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178680	0	01/09/2023	\$ (1,922.56)	Posted		Yale Termite & Pest Elimination Corp.
Check	178681	0	01/09/2023	\$ (1,991.01)	Posted		Yale Termite & Pest Elimination Corp.
Check	178682	0	01/09/2023	\$ (27.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178683	0	01/09/2023	\$ (3,788.75)	Posted		Yale Termite & Pest Elimination Corp.
Check	178684	0	01/09/2023	\$ (1,866.20)	Posted		Yale Termite & Pest Elimination Corp.
Check	178685	0	01/09/2023	\$ (650.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	178686	0	01/09/2023	\$ (3,117.60)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	29005	01/10/2023	\$ (2,521.46)	Posted		360 Management Group. Co.
DD	0	29006	01/10/2023	\$ (136,352.72)	Posted		A. Prete Construction Company, Inc
Check	178701	0	01/10/2023	\$ (6,596.37)	Posted		Anthem Blue Cross/Blue Shield
Check	178702	0	01/10/2023	\$ (12,627.99)	Posted		Anthem Blue Cross/Blue Shield
Check	178696	0	01/10/2023	\$ (27,238.91)	Posted		City of New Haven
Check	178703	0	01/10/2023	\$ (1,070.55)	Posted		Comcast Cable
Check	178700	0	01/10/2023	\$ (2,400.00)	Posted		Craig March
DD	0	29011	01/10/2023	\$ (5,855.46)	Posted		CWPM, LLC
Check	178706	0	01/10/2023	\$ (36.50)	Posted		Daniel Ramos
DD	0	29007	01/10/2023	\$ (3,190.00)	Posted		Enviromed Services, Inc.
Check	178707	0	01/10/2023	\$ (2.19)	Posted		Federal Express Corp.

Check	178704	0	01/10/2023	\$ (2,639.78)	Posted		Frontier Communications of Company
DD	0	29010	01/10/2023	\$ (1,870.50)	Posted		Gilson Software Solutions - PHA, LLC.
DD	0	29008	01/10/2023	\$ (9,018.29)	Posted		Haz-Pros Inc
Check	178705	0	01/10/2023	\$ (320.40)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178708	0	01/10/2023	\$ (2,273.34)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178695	0	01/10/2023	\$ (321.36)	Posted		Home Depot
DD	0	29004	01/10/2023	\$ (156.00)	Posted		Housing Authority of the City of New Haven
Check	178709	0	01/10/2023	\$ (67.99)	Posted		Jairo H. Uribe
DD	0	29009	01/10/2023	\$ (99,380.50)	Posted		JLY Enterprises LLC
Check	178710	0	01/10/2023	\$ (2,391.12)	Posted		Johns Refuse & Recycling, LLC
Check	178711	0	01/10/2023	\$ (392.89)	Posted		Marilyn Dawson
Check	178712	0	01/10/2023	\$ (381.16)	Posted		Regional Water Authority
Check	178713	0	01/10/2023	\$ (573.69)	Posted		Regional Water Authority
Check	178716	0	01/10/2023	\$ (1,627.69)	Posted		Regional Water Authority
Check	178717	0	01/10/2023	\$ (152.98)	Posted		Regional Water Authority
Check	178718	0	01/10/2023	\$ (5,980.35)	Posted		Regional Water Authority
Check	178719	0	01/10/2023	\$ (3,466.93)	Posted		Regional Water Authority
Check	178720	0	01/10/2023	\$ (117.26)	Posted		Regional Water Authority
Check	178721	0	01/10/2023	\$ (1,421.92)	Posted		Regional Water Authority
Check	178697	0	01/10/2023	\$ (118.38)	Posted		Southern Connecticut Gas
Check	178698	0	01/10/2023	\$ (792.04)	Posted		Southern Connecticut Gas
Check	178694	0	01/10/2023	\$ (428.96)	Posted		State Of Connecticut
Check	178699	0	01/10/2023	\$ (1,165.28)	Posted		United Illuminating
Check	178714	0	01/10/2023	\$ (1,349.40)	Posted		United Illuminating
Check	178715	0	01/10/2023	\$ (40.79)	Posted		United Illuminating
Check	178722	0	01/10/2023	\$ (4,238.03)	Posted		United Illuminating
Check	178723	0	01/10/2023	\$ (174.64)	Posted		United Illuminating
Check	178724	0	01/10/2023	\$ (1,086.07)	Posted		United Illuminating
Check	178725	0	01/10/2023	\$ (217.40)	Posted		United Illuminating
Check	178692	0	01/10/2023	\$ (80.48)	Posted		Yale Termite & Pest Elimination Corp.
Check	178693	0	01/10/2023	\$ (579.26)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	29012	01/11/2023	\$ -	Posted	01/11/2023	Alberta Witherspoon
Check	178732	0	01/11/2023	\$ (200.00)	Posted		Alberta Witherspoon
Check	178726	0	01/11/2023	\$ (200.00)	Posted		Brenda J Harris
Check	178727	0	01/11/2023	\$ (200.00)	Posted		Bruce Gatling
Check	178733	0	01/11/2023	\$ (10,015.50)	Posted		Eagle Elevator Company, Inc.
Check	178728	0	01/11/2023	\$ (200.00)	Posted		Giovanna Latina
Check	178734	0	01/11/2023	\$ (1,032.84)	Posted		Keara Locke
Check	178729	0	01/11/2023	\$ (200.00)	Posted		Kelly Nichols
Check	178730	0	01/11/2023	\$ (200.00)	Posted		Patricia Mabry
Check	178731	0	01/11/2023	\$ (200.00)	Posted		Patricia Mackay
Check	178737	0	01/11/2023	\$ (1,100.38)	Posted		Regional Water Authority
Check	178736	0	01/11/2023	\$ (128.48)	Posted		Regional Water Authority
Check	178735	0	01/11/2023	\$ (1,188.49)	Posted		Regional Water Authority
Check	178738	0	01/11/2023	\$ (1,156.15)	Posted		Spuds Your Way
DD	0	29022	01/12/2023	\$ (174,498.45)	Posted		360 Management Group. Co.
DD	0	29030	01/12/2023	\$ (200.00)	Posted		Alberta W Golden
Check	178749	0	01/12/2023	\$ (12,627.99)	Posted		Anthem Blue Cross/Blue Shield
Check	178739	0	01/12/2023	\$ (119.78)	Posted		Aramark Refreshment Services
Check	178794	0	01/12/2023	\$ (1,432.25)	Posted		Autoscribe Corporation
Check	178740	0	01/12/2023	\$ (13,961.55)	Posted		AVT Construction Inc
Check	178741	0	01/12/2023	\$ (476.00)	Posted		Best Western Executive Hotel
DD	0	29027	01/12/2023	\$ (59,825.06)	Posted		BRD Builders, LLC
DD	0	29028	01/12/2023	\$ (3,600.00)	Posted		Christopher Williams Architects, LLC
DD	0	29013	01/12/2023	\$ (592.50)	Posted		Cohen Key Shop
DD	0	29014	01/12/2023	\$ (18,854.16)	Posted		CWPM, LLC
DD	0	29023	01/12/2023	\$ (13,656.95)	Posted		CWPM, LLC
DD	0	29015	01/12/2023	\$ (120.00)	Posted		Holly A Bryk
DD	0	29016	01/12/2023	\$ (2,940.50)	Posted		Home Services & More, LLC
DD	0	29024	01/12/2023	\$ (387.00)	Posted		Home Services & More, LLC
Check	178793	0	01/12/2023	\$ (156.92)	Posted		Iris M. Rodriguez
Check	178742	0	01/12/2023	\$ (1,317.90)	Posted		Johnson Controls US Holdings LLC
Check	178750	0	01/12/2023	\$ (23.63)	Posted		Johnson Controls US Holdings LLC
DD	0	29017	01/12/2023	\$ (1,220.00)	Posted		Kone Inc.

DD	0	29025	01/12/2023	\$ (2,078.70)	Posted		Kone Inc.
DD	0	29018	01/12/2023	\$ (3,390.00)	Posted		La Voz Hispana Newsprint
Check	178743	0	01/12/2023	\$ (1,887.00)	Posted		Marshall & Sterling Inc
Check	178751	0	01/12/2023	\$ -	Posted	01/13/2023	Metropolitan Life Insurance Company USA
DD	0	29019	01/12/2023	\$ (360.76)	Posted		Northwest Interpreters, Inc.
DD	0	29020	01/12/2023	\$ (25,505.78)	Posted		Otis Elevator Company
DD	0	29026	01/12/2023	\$ (14,850.00)	Posted		Otis Elevator Company
Check	178752	0	01/12/2023	\$ (212.00)	Posted		Postmaster
Check	178790	0	01/12/2023	\$ (2,643.75)	Posted		Questica, Inc.
Check	178753	0	01/12/2023	\$ (2,875.77)	Posted		Regional Water Authority
Check	178754	0	01/12/2023	\$ (1,194.48)	Posted		Regional Water Authority
Check	178755	0	01/12/2023	\$ (97.07)	Posted		Regional Water Authority
Check	178756	0	01/12/2023	\$ (471.97)	Posted		Regional Water Authority
Check	178757	0	01/12/2023	\$ (714.43)	Posted		Regional Water Authority
Check	178758	0	01/12/2023	\$ (143.09)	Posted		Regional Water Authority
Check	178759	0	01/12/2023	\$ (4,968.63)	Posted		Regional Water Authority
Check	178760	0	01/12/2023	\$ (1,807.48)	Posted		Regional Water Authority
DD	0	29029	01/12/2023	\$ (15,000.00)	Posted		Resurgens Risk Management, Inc
Check	178747	0	01/12/2023	\$ (768.76)	Posted		Southern Connecticut Gas
Check	178746	0	01/12/2023	\$ (743.21)	Posted		Southern Connecticut Gas
Check	178745	0	01/12/2023	\$ (9,756.77)	Posted		Southern Connecticut Gas
Check	178744	0	01/12/2023	\$ (15.64)	Posted		Southern Connecticut Gas
Check	178761	0	01/12/2023	\$ (1,533.92)	Posted		Southern Connecticut Gas
Check	178762	0	01/12/2023	\$ (202.23)	Posted		Southern Connecticut Gas
Check	178763	0	01/12/2023	\$ (1,102.63)	Posted		Southern Connecticut Gas
Check	178764	0	01/12/2023	\$ (2,713.67)	Posted		Southern Connecticut Gas
Check	178765	0	01/12/2023	\$ (233.02)	Posted		Southern Connecticut Gas
Check	178766	0	01/12/2023	\$ (1,689.99)	Posted		Southern Connecticut Gas
Check	178767	0	01/12/2023	\$ (4,782.19)	Posted		Southern Connecticut Gas
Check	178768	0	01/12/2023	\$ (85.00)	Posted		Supreme Corporation
DD	0	29021	01/12/2023	\$ (12,225.00)	Posted		The Computer Company Inc
Check	178748	0	01/12/2023	\$ (2,594.72)	Posted		Torello Tire Inc.
Check	178791	0	01/12/2023	\$ (490.06)	Posted		Torello Tire Inc.
Check	178769	0	01/12/2023	\$ (5,254.61)	Posted		United Illuminating
Check	178770	0	01/12/2023	\$ (12.84)	Posted		United Illuminating
Check	178771	0	01/12/2023	\$ (22.43)	Posted		United Illuminating
Check	178772	0	01/12/2023	\$ (1,207.66)	Posted		United Illuminating
Check	178773	0	01/12/2023	\$ (371.67)	Posted		United Illuminating
Check	178774	0	01/12/2023	\$ (1,019.81)	Posted		United Illuminating
Check	178775	0	01/12/2023	\$ (1,148.20)	Posted		United Illuminating
Check	178776	0	01/12/2023	\$ (936.76)	Posted		United Illuminating
Check	178777	0	01/12/2023	\$ (746.77)	Posted		United Illuminating
Check	178778	0	01/12/2023	\$ (866.14)	Posted		United Illuminating
Check	178779	0	01/12/2023	\$ (373.29)	Posted		United Illuminating
Check	178780	0	01/12/2023	\$ (1,122.59)	Posted		United Illuminating
Check	178781	0	01/12/2023	\$ (157.38)	Posted		United Illuminating
Check	178782	0	01/12/2023	\$ (710.11)	Posted		United Illuminating
Check	178783	0	01/12/2023	\$ (2,262.92)	Posted		United Illuminating
Check	178784	0	01/12/2023	\$ (310.71)	Posted		United Illuminating
Check	178785	0	01/12/2023	\$ (3,573.78)	Posted		United Illuminating
Check	178786	0	01/12/2023	\$ (4,375.77)	Posted		United Illuminating
Check	178787	0	01/12/2023	\$ (6,762.34)	Posted		United Illuminating
Check	178788	0	01/12/2023	\$ (2,017.28)	Posted		United Illuminating
Check	178789	0	01/12/2023	\$ (220.70)	Posted		United Illuminating
Check	178792	0	01/12/2023	\$ (156.48)	Posted		Yale Termite & Pest Elimination Corp.
Check	178796	0	01/13/2023	\$ (25.00)	Posted		Allyna Cousins
Check	178795	0	01/13/2023	\$ (679.95)	Posted		Metropolitan Life Insurance Company USA
DD	0	29046	01/17/2023	\$ (4,068.66)	Posted		360 Management Group. Co.
DD	0	29035	01/17/2023	\$ (50.00)	Posted		Al Mccoy Langston
DD	0	29031	01/17/2023	\$ (278.76)	Posted		Alberta Witherspoon
Check	178856	0	01/17/2023	\$ (50.00)	Posted		Alicia Braddy
Check	178828	0	01/17/2023	\$ (100.00)	Posted		Alma Mathis
Check	178829	0	01/17/2023	\$ (150.00)	Posted		Angel Cox
Check	178857	0	01/17/2023	\$ (50.00)	Posted		Ann McGow

Check	178858	0	01/17/2023	\$	(50.00)	Posted	Anna Robinson
Check	178859	0	01/17/2023	\$	(50.00)	Posted	Anthony Brown
Check	178830	0	01/17/2023	\$	(50.00)	Posted	Anthony Morris
Check	178860	0	01/17/2023	\$	(50.00)	Posted	Antonio Gonzalez
Check	178909	0	01/17/2023	\$	(51.12)	Posted	Aramark Refreshment Services
Check	178809	0	01/17/2023	\$	(50.00)	Posted	Arthur Edward Cherry
Check	178831	0	01/17/2023	\$	(50.00)	Posted	Arthur L Cooper
Check	178888	0	01/17/2023	\$	(50.00)	Posted	Ashley Alphonso Von Britton
Check	178861	0	01/17/2023	\$	(50.00)	Posted	Benetza Rivera-Delvalle
DD	0	29041	01/17/2023	\$	(806.50)	Posted	Berchem Moses PC
Check	178832	0	01/17/2023	\$	(50.00)	Posted	Billy Ray Mathews
Check	178810	0	01/17/2023	\$	(50.00)	Posted	Broderick Randall
Check	178862	0	01/17/2023	\$	(50.00)	Posted	Carlos Miranda
Check	178863	0	01/17/2023	\$	(50.00)	Posted	Carmen Rivera
Check	178800	0	01/17/2023	\$	(50.00)	Posted	Cherisse Simmons
Check	178833	0	01/17/2023	\$	(50.00)	Posted	Christine Augustine
Check	178834	0	01/17/2023	\$	(50.00)	Posted	Christopher Allen Reynolds
Check	178864	0	01/17/2023	\$	(50.00)	Posted	Christopher Enrico Frumento
Check	178865	0	01/17/2023	\$	(50.00)	Posted	Clifford Brodie
Check	178835	0	01/17/2023	\$	(50.00)	Posted	Cory N Celentano
Check	178866	0	01/17/2023	\$	(100.00)	Posted	Darris Snow
Check	178867	0	01/17/2023	\$	(50.00)	Posted	David Anderson
Check	178868	0	01/17/2023	\$	(50.00)	Posted	David Taylor
Check	178801	0	01/17/2023	\$	(100.00)	Posted	David William Patrick Roy
Check	178797	0	01/17/2023	\$	(167.88)	Posted	Dayna Elizabeth Keene
Check	178836	0	01/17/2023	\$	(50.00)	Posted	Deborah Rivera
Check	178911	0	01/17/2023	\$	(2,219.15)	Posted	Delta Dental of New Jersey, Inc
Check	178910	0	01/17/2023	\$	(2,219.15)	Posted	Delta Dental of New Jersey, Inc
Check	178837	0	01/17/2023	\$	(50.00)	Posted	Denise Clark
Check	178869	0	01/17/2023	\$	(50.00)	Posted	Denise Redente
Check	178811	0	01/17/2023	\$	(50.00)	Posted	Devon Earl Jones
Check	178802	0	01/17/2023	\$	(100.00)	Posted	Diane Garvin
Check	178812	0	01/17/2023	\$	(100.00)	Posted	Dolly Zengotita
Check	178870	0	01/17/2023	\$	(50.00)	Posted	Domenia Dickey
Check	178838	0	01/17/2023	\$	(50.00)	Posted	Dominick Carrera
Check	178813	0	01/17/2023	\$	(50.00)	Posted	Donna Ratchford
DD	0	29036	01/17/2023	\$	(50.00)	Posted	Donna Santiago
Check	178871	0	01/17/2023	\$	(50.00)	Posted	Dorothy Collins
Check	178839	0	01/17/2023	\$	(100.00)	Posted	Dulce M Lopez
Check	178872	0	01/17/2023	\$	(50.00)	Posted	Duron D Gaskins
DD	0	29045	01/17/2023	\$	(115.00)	Posted	Eagle Leasing Company
Check	178798	0	01/17/2023	\$	(284.40)	Posted	Elmer Rivera
Check	178840	0	01/17/2023	\$	(100.00)	Posted	Ernest Junior Williams
Check	178892	0	01/17/2023	\$	(200.00)	Posted	Eryka L Claudio
Check	178873	0	01/17/2023	\$	(50.00)	Posted	Ezekiel Carr
Check	178841	0	01/17/2023	\$	(50.00)	Posted	Felix Molina-Portelles
Check	178814	0	01/17/2023	\$	(50.00)	Posted	Glenda Streater
Check	178815	0	01/17/2023	\$	(50.00)	Posted	Glory Jean Perkins
Check	178912	0	01/17/2023	\$	(664.05)	Posted	HD Supply Facilities Maintenance, Ltd
Check	178889	0	01/17/2023	\$	(50.00)	Posted	Heriberto Santiago
Check	178890	0	01/17/2023	\$	(50.00)	Posted	Iris Gonzalez
Check	178803	0	01/17/2023	\$	(50.00)	Posted	Jack D Brown
Check	178842	0	01/17/2023	\$	(50.00)	Posted	James Lance
Check	178816	0	01/17/2023	\$	(50.00)	Posted	James Sayles
Check	178817	0	01/17/2023	\$	(50.00)	Posted	James Scott Senesac
DD	0	29033	01/17/2023	\$	(50.00)	Posted	John C Huckabey
Check	178804	0	01/17/2023	\$	(50.00)	Posted	Johnny Reddick
DD	0	29037	01/17/2023	\$	(50.00)	Posted	Jonathan Stewart
Check	178843	0	01/17/2023	\$	(50.00)	Posted	Jonathan Vidal
Check	178844	0	01/17/2023	\$	(100.00)	Posted	Jorge Landin-Martin
Check	178845	0	01/17/2023	\$	(50.00)	Posted	Jose Cobian
Check	178805	0	01/17/2023	\$	(50.00)	Posted	Jose F Ortiz
Check	178818	0	01/17/2023	\$	(50.00)	Posted	Jose J Garcia
Check	178819	0	01/17/2023	\$	(100.00)	Posted	Jose Rosado

Check	178874	0	01/17/2023	\$ (50.00)	Posted		Joseph K Higgins
Check	178820	0	01/17/2023	\$ (50.00)	Posted		Judy Cosby
Check	178821	0	01/17/2023	\$ (50.00)	Posted		Julius Dennis
Check	178875	0	01/17/2023	\$ (50.00)	Posted		Kimberly Hayes
Check	178846	0	01/17/2023	\$ (50.00)	Posted		Kimberly Rivera
Check	178847	0	01/17/2023	\$ (50.00)	Posted		Lagreta Riles
Check	178876	0	01/17/2023	\$ (50.00)	Posted		Larry Smith
Check	178877	0	01/17/2023	\$ (50.00)	Posted		Lashaun Lawrence
Check	178893	0	01/17/2023	\$ (100.00)	Posted		League of Women Voters of New Haven, Inc.
Check	178878	0	01/17/2023	\$ (50.00)	Posted		Lee C Moore
Check	178848	0	01/17/2023	\$ (50.00)	Posted		Lucy Wadia
Check	178822	0	01/17/2023	\$ (50.00)	Posted		Luis Alberto Torres
DD	0	29039	01/17/2023	\$ (100.00)	Posted		Luis Alfredo Muniz Rosado
Check	178849	0	01/17/2023	\$ (50.00)	Posted		Major Fleming
DD	0	29042	01/17/2023	\$ (380.08)	Posted		Maria Carmona
Check	178850	0	01/17/2023	\$ (100.00)	Posted		Marta Ivelisse Gil Brown
Check	178823	0	01/17/2023	\$ (50.00)	Posted		Michael Reynolds
Check	178879	0	01/17/2023	\$ (50.00)	Posted		Mohammed Elanaya
Check	178880	0	01/17/2023	\$ (50.00)	Posted		Moises Rodriguez
DD	0	29043	01/17/2023	\$ (2,400.00)	Posted		Moore's Yard Care
Check	178851	0	01/17/2023	\$ (50.00)	Posted		Noko Dorsey
Check	178894	0	01/17/2023	\$ (12,565.50)	Posted		Northeast Generator
DD	0	29044	01/17/2023	\$ (889.84)	Posted		Northwest Interpreters, Inc.
DD	0	29038	01/17/2023	\$ (50.00)	Posted		Oscar Brown
Check	178914	0	01/17/2023	\$ (35,973.18)	Posted		Oxford Health Plans, LLC
Check	178913	0	01/17/2023	\$ (27,045.51)	Posted		Oxford Health Plans, LLC
Check	178824	0	01/17/2023	\$ (50.00)	Posted		Pablo Couvertier Machicote
Check	178806	0	01/17/2023	\$ (100.00)	Posted		Patricia Kelly
DD	0	29032	01/17/2023	\$ -	Posted	01/25/2023	Paul Crocker
DD	0	29040	01/17/2023	\$ (50.00)	Posted		Perry Lamar Gary
Check	178881	0	01/17/2023	\$ -	Posted	01/18/2023	Radames Ruiz
Check	178882	0	01/17/2023	\$ (50.00)	Posted		Redmond Moore
Check	178908	0	01/17/2023	\$ (24,310.00)	Posted		Resource Service LLC
DD	0	29034	01/17/2023	\$ -	Posted	01/19/2023	Richard Taylor
Check	178883	0	01/17/2023	\$ (100.00)	Posted		Ronald S Coe
Check	178852	0	01/17/2023	\$ (50.00)	Posted		Rosa Alvarado
Check	178807	0	01/17/2023	\$ -	Posted	01/18/2023	Rosa M Gerena
Check	178808	0	01/17/2023	\$ (50.00)	Posted		Rosario Palmieri
Check	178853	0	01/17/2023	\$ (100.00)	Posted		Saul Colon
Check	178825	0	01/17/2023	\$ (50.00)	Posted		Scott Bird
Check	178854	0	01/17/2023	\$ (50.00)	Posted		Shontorr Brookshire
Check	178884	0	01/17/2023	\$ (50.00)	Posted		Sigfredo Melendez
Check	178885	0	01/17/2023	\$ (50.00)	Posted		Todd Morris
Check	178906	0	01/17/2023	\$ (661.19)	Posted		United Illuminating
Check	178905	0	01/17/2023	\$ (18.17)	Posted		United Illuminating
Check	178904	0	01/17/2023	\$ (21.37)	Posted		United Illuminating
Check	178903	0	01/17/2023	\$ (493.24)	Posted		United Illuminating
Check	178902	0	01/17/2023	\$ (22,855.87)	Posted		United Illuminating
Check	178901	0	01/17/2023	\$ (3,887.35)	Posted		United Illuminating
Check	178900	0	01/17/2023	\$ (1,928.66)	Posted		United Illuminating
Check	178899	0	01/17/2023	\$ (24,029.64)	Posted		United Illuminating
Check	178898	0	01/17/2023	\$ (1,796.42)	Posted		United Illuminating
Check	178897	0	01/17/2023	\$ (671.68)	Posted		United Illuminating
Check	178896	0	01/17/2023	\$ (365.00)	Posted		United Illuminating
Check	178895	0	01/17/2023	\$ (1,208.95)	Posted		United Illuminating
Check	178826	0	01/17/2023	\$ (50.00)	Posted		Victor Rosario
Check	178907	0	01/17/2023	\$ (639.98)	Posted		W.B. Mason Company Inc
Check	178886	0	01/17/2023	\$ -	Posted	01/17/2023	Walfrido C Gonzalez
Check	178891	0	01/17/2023	\$ -	Posted	01/18/2023	Walfrido C Gonzalez
Check	178887	0	01/17/2023	\$ (100.00)	Posted		Walter Germe
Check	178827	0	01/17/2023	\$ (50.00)	Posted		Wilfredo Franco
Check	178855	0	01/17/2023	\$ (50.00)	Posted		William Grier
Check	178799	0	01/17/2023	\$ (280.47)	Posted		William Kilpatrick
Check	178915	0	01/18/2023	\$ (89.00)	Posted		Juan Burgos

Check	178917	0	01/19/2023	\$ (50.00)	Posted	Richard Taylor
Check	178916	0	01/19/2023	\$ (41,047.64)	Posted	United Illuminating
DD	0	29048	01/20/2023	\$ (46,501.58)	Posted	360 Management Group. Co.
Check	178969	0	01/20/2023	\$ (600.00)	Posted	Ace Van & Storage, Inc.
Check	178970	0	01/20/2023	\$ (24,403.07)	Posted	Advance Security Integration LLC dba Security 101
DD	0	29053	01/20/2023	\$ (129.72)	Posted	Alberta Witherspoon
Check	178977	0	01/20/2023	\$ (224,261.41)	Posted	Anthem Blue Cross/Blue Shield
Check	178971	0	01/20/2023	\$ (214.60)	Posted	Aramark Refreshment Services
Check	178942	0	01/20/2023	\$ (25.00)	Posted	Christopher Allen Reynolds
Check	178976	0	01/20/2023	\$ (1,517.00)	Posted	City of New Haven
Check	178948	0	01/20/2023	\$ (890.97)	Posted	Comcast Cable
Check	178978	0	01/20/2023	\$ (13,833.92)	Posted	Comcast Cable
Check	178979	0	01/20/2023	\$ (151.76)	Posted	Corporate Mailing Services LLC
Check	178943	0	01/20/2023	\$ (25.00)	Posted	David Anderson
Check	178944	0	01/20/2023	\$ (50.00)	Posted	David William Patrick Roy
Check	178980	0	01/20/2023	\$ (81.61)	Posted	Dayna Elizabeth Keene
Check	178947	0	01/20/2023	\$ (125.00)	Posted	Delia E Torres
DD	0	29054	01/20/2023	\$ (179,450.00)	Posted	Emphasys Computer Solutions
DD	0	29055	01/20/2023	\$ (280.00)	Posted	Holly A Bryk
Check	178974	0	01/20/2023	\$ (3,464.57)	Posted	Home Depot
Check	178975	0	01/20/2023	\$ (7,968.39)	Posted	Home Depot
DD	0	29049	01/20/2023	\$ (285.00)	Posted	Home Services & More, LLC
DD	0	29050	01/20/2023	\$ (1,874.72)	Posted	Infoshred, LLC
Check	178945	0	01/20/2023	\$ (50.00)	Posted	Jaqueline Poulin-Palumbo
Check	178918	0	01/20/2023	\$ (175.00)	Posted	Jessica Rayne Hoheb
Check	178949	0	01/20/2023	\$ (75,025.00)	Posted	Johnson Controls Fire Protection LP
Check	178950	0	01/20/2023	\$ (10,900.00)	Posted	Johnson Controls Fire Protection LP
Check	178951	0	01/20/2023	\$ (32,060.00)	Posted	Johnson Controls Fire Protection LP
Check	178952	0	01/20/2023	\$ (106.67)	Posted	Johnson Controls Inc
Check	178953	0	01/20/2023	\$ (406.01)	Posted	Johnson Controls US Holdings LLC
DD	0	29056	01/20/2023	\$ (2,799.69)	Posted	Kronos Incorporated
DD	0	29051	01/20/2023	\$ (2,460.00)	Posted	Otis Elevator Company
DD	0	29047	01/20/2023	\$ (2,640.00)	Posted	Penfield Communications
Check	178981	0	01/20/2023	\$ (4,150.00)	Posted	Quadient Finance USA, INC
Check	178923	0	01/20/2023	\$ (1,961.65)	Posted	Southern Connecticut Gas
Check	178922	0	01/20/2023	\$ (742.97)	Posted	Southern Connecticut Gas
Check	178921	0	01/20/2023	\$ (376.07)	Posted	Southern Connecticut Gas
Check	178920	0	01/20/2023	\$ (1,115.30)	Posted	Southern Connecticut Gas
Check	178919	0	01/20/2023	\$ (370.99)	Posted	Southern Connecticut Gas
Check	178954	0	01/20/2023	\$ (1,310.25)	Posted	Southern Connecticut Gas
Check	178955	0	01/20/2023	\$ (1,574.12)	Posted	Southern Connecticut Gas
Check	178956	0	01/20/2023	\$ (6,048.99)	Posted	Southern Connecticut Gas
Check	178995	0	01/20/2023	\$ (469.61)	Posted	Southern Connecticut Gas
Check	178994	0	01/20/2023	\$ (15.54)	Posted	Southern Connecticut Gas
Check	178993	0	01/20/2023	\$ (139.92)	Posted	Southern Connecticut Gas
Check	178992	0	01/20/2023	\$ (2,424.26)	Posted	Southern Connecticut Gas
Check	178991	0	01/20/2023	\$ (168.63)	Posted	Southern Connecticut Gas
Check	178990	0	01/20/2023	\$ (312.09)	Posted	Southern Connecticut Gas
Check	178989	0	01/20/2023	\$ (64.50)	Posted	Southern Connecticut Gas
Check	178988	0	01/20/2023	\$ (7,080.84)	Posted	Southern Connecticut Gas
Check	178987	0	01/20/2023	\$ (1,358.20)	Posted	Southern Connecticut Gas
Check	178986	0	01/20/2023	\$ (750.87)	Posted	Southern Connecticut Gas
Check	178985	0	01/20/2023	\$ (1,210.26)	Posted	Southern Connecticut Gas
Check	178984	0	01/20/2023	\$ (379.93)	Posted	Southern Connecticut Gas
Check	178983	0	01/20/2023	\$ (211.65)	Posted	Southern Connecticut Gas
Check	178982	0	01/20/2023	\$ (2,214.61)	Posted	Southern Connecticut Gas
Check	178957	0	01/20/2023	\$ (1,756.36)	Posted	Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178972	0	01/20/2023	\$ (421.61)	Posted	Standard Insurance Company.
Check	178941	0	01/20/2023	\$ (7,029.54)	Posted	United Illuminating
Check	178940	0	01/20/2023	\$ (28.55)	Posted	United Illuminating
Check	178939	0	01/20/2023	\$ (427.34)	Posted	United Illuminating
Check	178938	0	01/20/2023	\$ (447.67)	Posted	United Illuminating
Check	178937	0	01/20/2023	\$ (1,144.69)	Posted	United Illuminating
Check	178936	0	01/20/2023	\$ (304.05)	Posted	United Illuminating

Check	178935	0	01/20/2023	\$ (54.77)	Posted		United Illuminating
Check	178934	0	01/20/2023	\$ (67.17)	Posted		United Illuminating
Check	178933	0	01/20/2023	\$ (192.29)	Posted		United Illuminating
Check	178932	0	01/20/2023	\$ (2,709.04)	Posted		United Illuminating
Check	178931	0	01/20/2023	\$ (1,698.98)	Posted		United Illuminating
Check	178930	0	01/20/2023	\$ (2,709.81)	Posted		United Illuminating
Check	178929	0	01/20/2023	\$ (3,405.94)	Posted		United Illuminating
Check	178928	0	01/20/2023	\$ (17.29)	Posted		United Illuminating
Check	178927	0	01/20/2023	\$ (16.89)	Posted		United Illuminating
Check	178926	0	01/20/2023	\$ (96.34)	Posted		United Illuminating
Check	178925	0	01/20/2023	\$ (754.73)	Posted		United Illuminating
Check	178924	0	01/20/2023	\$ (2,391.37)	Posted		United Illuminating
Check	178958	0	01/20/2023	\$ (1,170.54)	Posted		United Illuminating
Check	178959	0	01/20/2023	\$ (753.96)	Posted		United Illuminating
Check	178960	0	01/20/2023	\$ (382.09)	Posted		United Illuminating
Check	178961	0	01/20/2023	\$ (637.66)	Posted		United Illuminating
Check	178962	0	01/20/2023	\$ (1,085.48)	Posted		United Illuminating
Check	178963	0	01/20/2023	\$ (334.47)	Posted		United Illuminating
Check	178964	0	01/20/2023	\$ (613.13)	Posted		United Illuminating
Check	178965	0	01/20/2023	\$ (1,356.09)	Posted		United Illuminating
Check	178966	0	01/20/2023	\$ (319.20)	Posted		United Illuminating
Check	178967	0	01/20/2023	\$ (200.55)	Posted		United Illuminating
Check	178968	0	01/20/2023	\$ (753.39)	Posted		United Illuminating
Check	179004	0	01/20/2023	\$ (265.09)	Posted		United Illuminating
Check	179003	0	01/20/2023	\$ (50.79)	Posted		United Illuminating
Check	179002	0	01/20/2023	\$ (165.57)	Posted		United Illuminating
Check	179001	0	01/20/2023	\$ (121.31)	Posted		United Illuminating
Check	179000	0	01/20/2023	\$ (898.14)	Posted		United Illuminating
Check	178999	0	01/20/2023	\$ (14.89)	Posted		United Illuminating
Check	178998	0	01/20/2023	\$ (1,123.88)	Posted		United Illuminating
Check	178997	0	01/20/2023	\$ (1,234.62)	Posted		United Illuminating
Check	178996	0	01/20/2023	\$ (1,240.27)	Posted		United Illuminating
DD	0	29052	01/20/2023	\$ (7,294.52)	Posted		United Mechanical Resources Inc.
Check	178946	0	01/20/2023	\$ (25.00)	Posted		Victor Rosario
Check	178973	0	01/20/2023	\$ (931.24)	Posted		W.B. Mason Company Inc
Check	179005	0	01/20/2023	\$ (197.00)	Posted		Yale New Haven Hospital
Check	179006	0	01/25/2023	\$ (52.26)	Posted		Cincinnati Copiers, Inc
Check	179007	0	01/25/2023	\$ (605.00)	Posted		Conn NAHRO
Check	179008	0	01/25/2023	\$ (157.35)	Posted		De Lage Landen Financial Services, Inc
Check	179009	0	01/25/2023	\$ (25,827.80)	Posted		Housing Authority Risk Retention Group, Inc
Check	179010	0	01/25/2023	\$ (11,164.92)	Posted		Nahro
Check	179011	0	01/25/2023	\$ -	Posted	01/30/2023	Paul Crocker
DD	0	29061	01/27/2023	\$ (190,324.39)	Posted		A. Prete Construction Company, Inc
Check	179069	0	01/27/2023	\$ (250.00)	Posted		Ace Van & Storage, Inc.
DD	0	29062	01/27/2023	\$ (121,248.24)	Posted		Banton Construction Company
DD	0	29063	01/27/2023	\$ (2,100.00)	Posted		Christopher Williams Architects, LLC
Check	179015	0	01/27/2023	\$ (161.85)	Posted		Comcast Cable
Check	179012	0	01/27/2023	\$ (258.13)	Posted		Comcast Cable
Check	179013	0	01/27/2023	\$ (198.35)	Posted		Comcast Cable
Check	179014	0	01/27/2023	\$ (172.23)	Posted		Comcast Cable
DD	0	29064	01/27/2023	\$ (7,899.00)	Posted		Enviromed Services, Inc.
Check	179039	0	01/27/2023	\$ (1,165.62)	Posted		Frontier Communications of Company
Check	179066	0	01/27/2023	\$ (2,803.97)	Posted		Frontier Communications of Company
DD	0	29065	01/27/2023	\$ (11,374.00)	Posted		Haz-Pros Inc
Check	179016	0	01/27/2023	\$ (111.27)	Posted		Home Depot
Check	179067	0	01/27/2023	\$ (3,029.78)	Posted		Home Depot
Check	179068	0	01/27/2023	\$ (4,740.28)	Posted		Home Depot
DD	0	29057	01/27/2023	\$ (15,051.92)	Posted		Home Services & More, LLC
DD	0	29059	01/27/2023	\$ (7,424.50)	Posted		Home Services & More, LLC
Check	179029	0	01/27/2023	\$ (44.64)	Posted		Regional Water Authority
Check	179028	0	01/27/2023	\$ (1,654.50)	Posted		Regional Water Authority
Check	179027	0	01/27/2023	\$ (2,291.56)	Posted		Regional Water Authority
Check	179026	0	01/27/2023	\$ (3,187.22)	Posted		Regional Water Authority
Check	179025	0	01/27/2023	\$ (2,946.59)	Posted		Regional Water Authority

Check	179024	0	01/27/2023	\$ (582.92)	Posted	Regional Water Authority
Check	179023	0	01/27/2023	\$ (330.13)	Posted	Regional Water Authority
Check	179022	0	01/27/2023	\$ (7,315.75)	Posted	Regional Water Authority
Check	179021	0	01/27/2023	\$ (1,080.57)	Posted	Regional Water Authority
Check	179020	0	01/27/2023	\$ (865.44)	Posted	Regional Water Authority
Check	179019	0	01/27/2023	\$ (3,738.09)	Posted	Regional Water Authority
Check	179018	0	01/27/2023	\$ (3,110.36)	Posted	Regional Water Authority
Check	179017	0	01/27/2023	\$ (1,102.27)	Posted	Regional Water Authority
Check	179040	0	01/27/2023	\$ (664.31)	Posted	Regional Water Authority
Check	179041	0	01/27/2023	\$ (1,469.11)	Posted	Regional Water Authority
Check	179042	0	01/27/2023	\$ (383.90)	Posted	Regional Water Authority
Check	179043	0	01/27/2023	\$ (559.19)	Posted	Regional Water Authority
Check	179044	0	01/27/2023	\$ (785.20)	Posted	Regional Water Authority
Check	179045	0	01/27/2023	\$ (530.10)	Posted	Regional Water Authority
Check	179046	0	01/27/2023	\$ (267.37)	Posted	Regional Water Authority
Check	179047	0	01/27/2023	\$ (1,474.40)	Posted	Regional Water Authority
Check	179048	0	01/27/2023	\$ (2,338.03)	Posted	Regional Water Authority
Check	179049	0	01/27/2023	\$ (406.51)	Posted	Regional Water Authority
Check	179050	0	01/27/2023	\$ (125.66)	Posted	Regional Water Authority
Check	179051	0	01/27/2023	\$ (1,822.20)	Posted	Regional Water Authority
Check	179052	0	01/27/2023	\$ (4,362.30)	Posted	Regional Water Authority
Check	179053	0	01/27/2023	\$ (82.60)	Posted	Regional Water Authority
Check	179054	0	01/27/2023	\$ (2,229.69)	Posted	Regional Water Authority
DD	0	29058	01/27/2023	\$ (6,583.60)	Posted	Reitman Personnel Services, Inc.
Check	179030	0	01/27/2023	\$ (142.87)	Posted	Southern Connecticut Gas
DD	0	29060	01/27/2023	\$ (9,885.87)	Posted	United Mechanical Resources Inc.
Check	179038	0	01/27/2023	\$ (2,206.84)	Posted	Water Pollution Control
Check	179037	0	01/27/2023	\$ (4,101.03)	Posted	Water Pollution Control
Check	179036	0	01/27/2023	\$ (4,277.87)	Posted	Water Pollution Control
Check	179035	0	01/27/2023	\$ (6,051.34)	Posted	Water Pollution Control
Check	179034	0	01/27/2023	\$ (5,664.57)	Posted	Water Pollution Control
Check	179033	0	01/27/2023	\$ (850.86)	Posted	Water Pollution Control
Check	179032	0	01/27/2023	\$ (435.49)	Posted	Water Pollution Control
Check	179031	0	01/27/2023	\$ (24,288.18)	Posted	Water Pollution Control
Check	179055	0	01/27/2023	\$ (737.29)	Posted	Water Pollution Control
Check	179056	0	01/27/2023	\$ (1,914.31)	Posted	Water Pollution Control
Check	179057	0	01/27/2023	\$ (3,740.20)	Posted	Water Pollution Control
Check	179058	0	01/27/2023	\$ (2,175.87)	Posted	Water Pollution Control
Check	179059	0	01/27/2023	\$ (6,419.07)	Posted	Water Pollution Control
Check	179060	0	01/27/2023	\$ (1,828.80)	Posted	Water Pollution Control
Check	179061	0	01/27/2023	\$ (2,133.48)	Posted	Water Pollution Control
Check	179062	0	01/27/2023	\$ (1,959.04)	Posted	Water Pollution Control
Check	179063	0	01/27/2023	\$ (1,366.04)	Posted	Water Pollution Control
Check	179064	0	01/27/2023	\$ (280.35)	Posted	Water Pollution Control
Check	179065	0	01/27/2023	\$ (16,594.01)	Posted	Yale Termite & Pest Elimination Corp.
Check	179184	0	01/30/2023	\$ (100.00)	Posted	Candi Foley
Check	179188	0	01/30/2023	\$ (983.00)	Posted	Hamden Housing Authority
Check	179185	0	01/30/2023	\$ (250.00)	Posted	Jontia Toney
Check	179182	0	01/30/2023	\$ (50.00)	Posted	Paul Crocker Jr.
Check	179186	0	01/30/2023	\$ (3,890.00)	Posted	UtiLotus LLC
Check	179183	0	01/30/2023	\$ (3,385.93)	Posted	Verizon Wireless
Check	179187	0	01/30/2023	\$ (1,722.39)	Posted	West Haven Housing Authority - Section 8 Program
DD	0	29079	01/31/2023	\$ -	Posted	360 Management Group. Co.
Check	179190	0	01/31/2023	\$ (9,238.91)	Posted	360 Management Group. Co.
Check	179189	0	01/31/2023	\$ (20,028.32)	Posted	360 Management Group. Co.
Check	179191	0	01/31/2023	\$ (98.66)	Posted	Federal Express Corp.
Check	179193	0	01/31/2023	\$ (3,458.84)	Posted	Verizon Wireless
Check	179192	0	01/31/2023	\$ (1,578.90)	Posted	Verizon Wireless

Total Payments Issued

\$ (3,651,523.32)

President's Report

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: February 21st, 2023

RE: President's February 2023 Report

I. Administrative

Happy Black History Month! Today we recognize that over 50% of the families that we serve identify as Black and we celebrate the heritage, culture and contributions today and every day.

- Previously, I shared the organizing goals that our team is working toward. House more families (more quickly) in the highest quality housing in communities of their choice
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices
- Be cost effective and cost efficient in our delivery of services and in ways that maximize impact in our communities (jobs, contracting, economic development, etc.)
- Spark policy change that creates growth in the housing market especially for families in need of affordable housing.

We recognize that meeting these goals requires working as one team and ensuring that team members have what they need to succeed. We have been undertaking comprehensive work around talent acquisition and talent management and have rooted this work in our four core values: we care, we are community, we innovate, we create opportunity and is being built in a restorative frame. In future meetings we plan to bring this frame to the Board.

Congratulations to the entire team, led by the Glendower Group team on the Valley St closing and conversion. Driving by the site you can now see the mobilization of the construction team as demolition is underway.

I previously shared information about our upcoming Housing series. We have announced three upcoming dates:

- March 2
- March 30
- April 13

Sessions will be held at the Dixwell Q House and are open to the public. Join us to discuss housing affordability, the relationships between housing, transit, energy, health and economic development and understanding which level of government controls what.

Continuing our legislative work, we are engaged in conversations with legislators and the Governor's office around our housing affordability legislative agenda that includes addressing exclusionary zoning and land use policies, investing in the municipalities that are doing their part to build more housing and ensuring the quality of housing and other tenant protections. As session progresses, we invite all to add their voices by submitting written testimony or joining committee meetings.

I had the pleasure of being on CT NPR's Disrupted with Khalilah Brown-Dean to discuss equitable urban revitalization and the work of the Glendower Group. Take a moment to listen to the interview here: <https://www.ctpublic.org/show/disrupted/2023-01-25/exploring-revitalization-projects-in-hartford-and-new-haven?fbclid=IwAR1pytBQtAoKQogsR6SX9QDwPEH02f3KpmFHncE5AQXuCjvUbjpbPpVToig>.

Mandatory Fair Housing Training occurred for all agency employees during the month of February.

The agency has received notice of a CHRO case involving a former employee. Legal counsel has been assigned by our insurer and the case is pending.

Time Extension Granted per Resolution #02-25/10-R

- **Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023. (PO# 21814-13464)**
- **Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023. (PO# 22219-13719)**
- **No Cost Time Extension for Robert T. Wolfe PH1—Common Area Improvements: Change Order #9, contract extended to January 31, 2023 to accommodate long lead time items.**
- **No Cost Time Extension for Robert T. Wolfe PH2: Life Health and Safety Upgrades-- contract extended to January 30, 2023 to complete unforeseen mold abatement and related construction.**
- **No Cost Time Extension for Essex Fence and Basement Abatement to June 5, 2023 to replace fencing after Essex Envelope and Bathroom and Flooring Upgrades and maintain new warranty.**
- **No Cost Time Extension for 546 Woodward Avenue Reroofing until December 30, 2022 for structural repairs; completion prior to winter weather.**
- **No Cost Time Extension for Westville Manor Snow Removal Contract with 212 Exchange Street until March 31 2023**

No Cost Time Extension for McConaughy Snow Removal Contract with Nobe Construction until March 31, 2023

- **No Cost time extension with AM PM Door & Installation for door repair services from December 31 to March 31, 2023 in order to re-procure services PO # 21154-13106 .**
- **No Cost time extension with Off The Wall Graffiti Removal for graffiti removal services from December 19, 2022 to March 31, 2023 PO # 21864-13495.**
- **New-Contract extension with Home Depot Pro Institution for inventory warehouse management December 31, 2022, to September 30, 2023 (PO# 22329-13790)**

II. Finance

December 2022 YTD Financials

The financial report covers three months (October 1 through December 31) of data. Total Revenues are \$30,116,637 and Total Expenses are \$26,099,738 (including depreciation expense of \$549,383). The excess of revenue over expenses is reduced by \$(1,913,996) capitalized expenditures. Depreciation expense add-back is \$549,383. The HANH Net Surplus of \$2,652,286 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$854,578 versus a budget net deficit of \$(218,298) for an overall favorable variance of \$1,072,876

- Section 8 Housing Choice Voucher

Net surplus is \$146,901) versus a budget deficit of \$(193,038). The favorable variance is \$339,939.

Non-MTW Programs

- Business Activities showed surplus of \$80,604 compared with a budgeted deficit of \$(202,266), resulting in a favorable variance of \$282,869.
- Central Office Cost Center shows a net surplus of \$1,570,207 compared to a budgeted surplus of \$613,602 resulting in a favorable variance of \$956,605.

December 2022	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	312,350	495,957	183,608	24,000	-	(24,000)	-	-	-	336,350	495,957	159,608
70600 HUD REVENUE	28,364,868	26,664,712	(1,700,157)	66,666	47,076	(19,590)	-	-	-	28,431,534	26,711,787	(1,719,747)
70000 OTHER REVENUE	200,000	242,517	42,517	5,036,569	5,303,998	267,428	(2,611,057)	(2,637,622)	26,566	2,625,513	2,908,893	283,380
70000 TOTAL REVENUE	28,877,218	27,403,186	(1,474,032)	5,127,235	5,351,073	223,838	(2,611,057)	(2,637,622)	26,566	31,393,397	30,116,637	(1,276,760)
91000 OPERATING ADMINISTRATIVE	3,640,185	3,531,303	108,882	2,097,273	1,721,781	375,492	(2,611,057)	(2,637,622)	26,566	3,126,401	2,615,462	510,940
92500 TENANTS SERVICES	57,559	16,131	41,428	634,676	442,550	192,126	-	-	-	692,235	458,680	233,554
93000 UTILITIES	455,772	498,698	(42,926)	100,752	98,829	1,922	-	-	-	556,524	597,527	(41,003)
94000 MAINTENANCE	959,707	1,320,657	(360,951)	204,175	151,639	52,536	-	-	-	1,163,881	1,472,296	(308,415)
95000 PROTECTIVE SERVICES	49,154	48,509	645	7,242	3,853	3,389	-	-	-	56,395	52,362	4,033
96000 GENERAL EXPENSE	384,670	-	384,670	106,955	106,356	598	-	-	-	491,624	106,356	385,268
96100 INSURANCE PREMIUMS	197,283	228,319	(31,036)	1,210	-	1,210	-	-	-	198,492	228,319	(29,826)
96200 OTHER	90,685	429,300	(338,616)	-	-	-	-	-	-	90,685	429,300	(338,616)
96800 SEVERANCE EXPENSE	-	-	-	2,131,250	2,140,545	(9,294)	-	-	-	2,131,250	2,140,545	(9,294)
96900 TOTAL OPERATING EXPENSES	5,835,013	6,072,916	(237,903)	5,283,531	4,665,553	617,978	(2,611,057)	(2,637,622)	26,566	8,507,488	8,100,847	406,640
97100 EXTRAORDINARY MAINTENANCE	380,241	20,991	359,250	8,104	-	8,104	-	-	-	388,345	20,991	367,354
97200 CASUALTY LOSSES - NON CAPITALIZED	-	31,340	(31,340)	-	-	-	-	-	-	-	31,340	(31,340)
97300 HAP EXPENSE	18,859,915	17,397,177	1,462,738	-	-	-	-	-	-	18,859,915	17,397,177	1,462,738
97400 DEPRECIATION EXPENSE	784,959	423,219	361,739	78,389	126,163	(47,774)	-	-	-	863,348	549,383	313,965
90000 OTHER EXPENSES	20,025,115	17,872,727	2,152,388	86,493	126,163	(39,670)	-	-	-	20,111,608	17,998,890	2,112,717
TOTAL EXPENSES	25,860,128	23,945,643	1,914,485	5,370,024	4,791,717	578,307	(2,611,057)	(2,637,622)	26,566	28,619,095	26,099,738	2,519,358
RAD/DEV - MTW Fund Expenditures	(1,878,956)	(1,397,667)	(481,289)	(1,758,693)	(516,329)	(1,242,364)	-	-	-	(3,637,650)	(1,913,996)	(1,723,654)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-
10010 Operating Transfer In	525,765	219,917	305,848	2,334,429	1,481,617	852,812	-	-	-	2,860,194	1,701,534	1,158,660
10020 Operating Transfer Out	(2,860,194)	(1,701,534)	(1,158,660)	-	-	-	-	-	-	(2,860,194)	(1,701,534)	(1,158,660)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(1,196,295)	578,259	(1,774,554)	332,947	1,524,644	(1,191,698)	-	-	-	(863,348)	2,102,903	(2,966,251)
ADJ FOR DEPRECIATION EXPENSE	784,959	423,219	361,739	78,389	126,163	(47,774)	-	-	-	863,348	549,383	313,965
350 SURPLUS / (DEFICIT)	(411,336)	1,001,479	(1,412,815)	411,336	1,650,807	(1,239,472)	-	-	-	(0)	2,652,286	(2,652,286)

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for December 2022 is 95.8%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of January 2023 is 64.54%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

Total Collected

	CY 2022	CY 2023	Variance
January	65.57%	64.54%	-1.03
February	65.59%		
March	63.10%		
April	53.41%		
May	67.34%		
June	60.22%		
July	59.09%		
August	58.41%		
September	59.0%		
October	59.0%		
November	60.0%		
December	61.77%		
Average	61.04%		

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **VO** – FSS Participant has been given the green light to pursue a mortgage as she is employed by Derby School District & Dollar Tree. She has saved well over \$16k and has a credit score of 789.
- **AD** – CARES Participant successfully completed CNA and EKG programs

FSS Resident Highlights:

FSS/CARES Programs saw 2 residents successfully complete the program –

- **SM:** Successfully graduated from FSS Program as of 12/20/2022. She enrolled in the program in 2017 with a yearly salary of \$0. The FSS program assisted her with achieving her goals in several ways. During her time in the program, she started her own cleaning business and was able to raise her income; she now brings in \$222,000 per year. Escrow benefits in the amount of \$6,125 will be disbursed. (See attached letter from Ms. Marshall)
- **CS** – Successfully graduated from FSS Program as of 12/9/2022 as she maintained suitable employment & financial wellness. She graduated with suitable employment as she continues working for Yale NH Hospital and her wages increased from \$24,923 to \$59,186. Escrow benefits in the amount of \$7,551 will be disbursed.

ECC Believes Program Highlights

- Christmas Gifts were secured for 28 ECC/HANH youth through church partnerships, including Youth Without Limits and Bridges of Hope. Both organizations also hosted holiday celebrations for residents.
- Hosted a Blessing Bag Event at Mill River Crossing 16 ECC/HANH teen youth participated to create 43 Blessing Bags containing toiletries and other basic needs to be distributed by YLC members to ECC/HANH Elderly Disabled residents.
- CED also partnered with NH Promise and hosted an information session on Saturday, December 17th. NH Promise and ECC/HANH will be hosting monthly seminars for residents.
- The YLC welcomed a new member T. Cook who participated in the Blessing Bag event and returned to assist with Diaper Bank distribution.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022, and the full amount was awarded, October 3, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We worked directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Obligated all **\$986,260**, 2017 LBP Grant funding by 9/6/2022 deadline.
- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.

- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
 - Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**32 units lead safe**) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction ongoing; on site start, September 2, 2022, completion anticipated April 14, 2023**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022 for Construction Completion March 1, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements; Solicitation out for Bid September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid was awarded the contract in December, 2022. The Contractor withdrew and the project is currently being resolicited.
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years but needing lead abatement for future family rentals). Design documents under review, for solicitation in February, 2023, including some mold abatement.

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.; In Robert T. Wolfe Apartments, a resident reported a child with an

elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and received environmental clearance by an accredited Environmental consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents, especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, throughout the portfolio, not using the Lead Grant monies.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

P&M Projects 2020-2022

- **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is installed. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April, 2022. Time extended due to long lead times on equipment. Contract work is completed.
- **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry work is largely completed pending delivery of a long lead-time item., Substantial completion, January, 2023. The project was rebid. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of

the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 1st floor. Additional life health and safety items have been identified, and are being addressed concurrently. These additional conditions are the result of new and worse conditions from over the two year period while Covid restrictions on entering units were in place. Phase II contract work reached Substantial completion in January 3, 2023, time extended due to unforeseen conditions.

- **McConaughy Terrace:** Sanitary and Storm Sewer Improvements; Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension was given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.
- **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation was 100% complete, July 22, 2022; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement. Contract end date will align with Essex Envelope project.
- **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site has begun on the roofs and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules some exterior work will begin which does not require resident relocation. Scheduled for construction completion, June 5, 2023.
- **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.

- **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project closed out, and insurance betterment payment received.
- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids were due January 4, 2023. Contract awarded and NOA provided.
- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeny Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project was out for quotes, due 7/20/22. Contract is awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project closeout and disbursement of final payment, February, 2023 after receipt of all closeout documentation.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is under review.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract has been finalized with a structural engineering firm, and project has begun.
- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently in closeout.

VI. The Glendower Group

• Farnam Courts Phase II

- For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- Glendower Farnam Courts 4%, LLC (closest to Farnam 1), consists of 45 units and Glendower Farnam Courts 9%, LLC consists of 66 units including 52 affordable, a community building, and a park.
- 100% drawing completed on January 24, 2020.
- Haynes Construction has been selected to be the General Contractor for Phase II.

▪ Farnam Courts Phase II 4%

- Successfully closed on July 7, 2020.
- Notice to proceed issued to begin work on July 13, 2020.
- Construction completed and keys turned over on 10/13/21.
- Closeout process ongoing. Waiting on Environmental closeout reports and updated O&M Manuals with survey.
- Conversion targeted for the 1st quarter of 2023.

▪ Farnam Courts Phase II 9%

- Successfully closed on December 17, 2020
- Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
- Demolition of former Farnam buildings completed.
- Phase 2b building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
- HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.
- Conversion targeted for the 1st quarter of 2023.

▪ Westville Manor

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.

- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.
- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
- Anticipated closing in 4th quarter of 2023.

▪ **RAD Portfolio Award**

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
 - **Group I: Motley, Bush, Harvey and Newhall Garden**
 - Development completed and leased.
 - **Group IIA: Waverly and Stanley Justice and Fulton Park**
 - Development completed and leased.
 - **Group IIB: Valley Townhomes**
 - Submitted financing template to the Resource desk on November 2, 2021
 - HUD concept call completed on October 7, 2021.
 - Closing anticipated to be the December 2022. Targeting October 2022 CHFA board approval.
 - Closing completed on December 23, 2022.
 - Demolition began on January 6, 2023.
 - Final construction completion March 2024
 - **Group III: McQueeney, and Celentano**
 - Closed February 27, 2020.
 - Construction began on March 9, 2020.
 - Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing anticipated to be completed by June 1, 2022.
 - **Group IV: Ruoppolo and Fairmont,**
 - Closed on March 11, 2021.
 - Construction began March 15, 2021
 - Final completion for Fairmont Heights May 31, 2022
 - Final completion for Ruoppolo Manor May 31, 2022.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
 - Conversion targeted for second quarter 2023.

- **McConaughy Terrace**
 - For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
 - Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
 - 90% drawing completed on October 31, 2021 for the 9% phase.
 - LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
 - Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
 - Closing anticipated to be in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 3rd quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 26 to be market rate.
 - Closing targeted for the 3rd quarter of 2023
- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: February 21, 2023

FROM: Karen DuBois-Walton, President

RE: Resolution Authorizing the Write-Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

ACTION: Recommend that the Board of Commissioners pass Resolution #02-09/23-R

TIMING: Immediately

DISCUSSION: ECC/ECC/HANH has accounts receivable balances for individuals that are no longer tenants. These balances need to be removed from our Financial Reporting systems. In writing these accounts off for financial reporting purposes, the accounts receivable detail will still remain in our Low-Income Housing system for possible collection efforts. The dollar amounts will simply not carry over to the Financial Reporting system, thus lowering the net accounts receivable balance to an amount closer to what is expected to be collected as required under Generally Accepted Accounting Principles (GAAP) for financial statement reporting.

Any tenant leaving ECC/HANH with an outstanding balance is to be denied re-admission to ECC/HANH and all other PHA's until all outstanding obligations are satisfied. Therefore, information regarding any outstanding accounts receivable will be maintained on Tenant Ledgers in the Low-Income Housing component of our computer system for review and possible reporting as allowed by HUD.

ECC/HANH is currently carrying a \$8,931.96 balance for 8 vacated tenants from the 1st Quarter FY 2023, a period ending 12/31/2022. This amount includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

FISCAL IMPACT: None

STAFF: John Rafferty, Sr. VP of Finance, IT & Administration

**ELM CITY COMMUNITIES
Housing Authority of The City of New Haven
RESOLUTION #02-09/23-R**

**RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE
(TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING
12/31/2022 IN THE AMOUNT OF \$8,931.96**

WHEREAS, ECC/HANH's is responsible for the management and operation of all projects under the Federal Consolidate Program; and

WHEREAS, in the course of such operation, certain tenants of these developments discontinue occupancy leaving outstanding balances for rents and other charges with the Authority; and

WHEREAS, efforts were made to collect all outstanding balances while tenants remain in possession; and

WHEREAS, ECC/HANH has previously contracted with Collection Company of America during FY 2009 to pursue collection of outstanding balances, but effects proved to be unsuccessful; and

WHEREAS, ECC/HANH is currently carrying \$8,931.96 balance for 8 vacated tenants through December 31, 2022; and

WHEREAS, while ECC/HANH will remove the balances from ECC/HANH's Financial Reporting systems, the obligations of these former tenants will remain in the Low-Income Housing System for possible future collections; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through December 31, 2022 for LIPH program in the amount of \$8,931.96 is hereby authorized.
2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph.D.
Secretary/President.

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

Rolan Joni Young, Esq.
A Partner

**Housing Authority of the City of New Haven
Proposed Tenant Accounts Receivable Write-offs
For the Quarter Ended December 31, 2022**

Resident Name	Tax ID	AMP	Unit ID	Move Out Date	Current Balance	Sec. Dep. Paid Balance	Net Balance
Daisy Bruno	XXX-XX-7195	AMP 001 - Westville Manor	37106	10/01/2022	860.00	154.00	706.00
Courtney Jones	XXX-XX-7771	AMP 004 - McConaughy Terrace	35382	10/13/2022	4,992.96	-	4,992.96
Michelle A Perry	XXX-XX-5915	AMP 004 - McConaughy Terrace	35597	08/31/2022	269.00	-	269.00
Bahogany S Smith	XXX-XX-8055	AMP 005 - Valley Townhouse	29010	11/30/2022	1,619.00	-	1,619.00
Kesha Nicholas	XXX-XX-2370	AMP 010 - George Crawford Manor	12283	05/31/2022	676.00	59.00	617.00
Elias E Frizzelle	XXX-XX-3823	AMP 011 - Charles T McQueeney	28060	02/29/2020	100.00	-	100.00
Dyshelle R Lucas	XXX-XX-4511	AMP 075 - William T Rowe Apartme	75016	08/01/2022	232.00	142.00	90.00
Kawan Pender	XXX-XX-0053	AMP 075 - William T Rowe Apartme	75002	03/15/2022	538.00	-	538.00
Grand total Unsettled Amounts for all Development					9,286.96	355.00	8,931.96

MEMORANDUM

TO: Board of Commissioners

DATE: February 21, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution authorizing Change Orders #12 through #18 to BRD Builders, LLC Essex Exterior Envelope and Dwelling Unit Improvements Contract in the Combined Amount Not to Exceed \$395,885.42 Bringing the Adjusted Contract Value From \$2,402,216.65 to \$2,798,102.07 and Authorizing a Change in Contract Time From June 5, 2023 To October 31, 2023

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-10/23-R

TIMING: Immediately

DISCUSSION: At Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.

On September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30.

As work progressed, ECC/HANH authorized Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022; Change Order #2 for PVC trim at fascias and rakes in the amount of \$20,881.26; Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52; Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023 in anticipation of long lead-time delivery; Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023; and Change Order #6 for material cost increase for replacement of discontinued bathroom vanity tops in the amount of \$4,428.98. These combined changes were under 10% and did not require prior Board approval. Following authorization of Change Order #6, the adjusted contract value increased from \$1,919,761.30 to \$2,109,378.84.

On September 20, 2022, the Board authorized Change Order #7 for bathroom floor ceramic tile for improved sustainability in the 35 units, in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023. Following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49.

On October 18, 2022, the Board authorized Change Order #9 in the amount of \$57,280.00 for replacement of additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49.

On December 20, 2022, the Board authorized Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing at CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors. Following authorization of Change Orders #10 and #11, the adjusted contract value increased from \$2,282,943.49 to \$2,402,216.65.

ECC/HANH is now recommending authorization of:

- Change Order #12 in the amount of \$8,624.11 to pad out front entry doors to allow for seamless siding installation needed as a result of adding siding insulation;
- Change Order #13 for life health and safety stair-tread and riser replacement in the amount of \$69,992.12;
- Change Order #14 for additional subfloor replacement above the contract allowance in the amount of \$40,000.00;
- Change Order #15 for additional baseboard heating based on contract unit pricing, above the contract allowance in the amount of \$4,800.00;
- Change Order #16 for addition of life health and safety weathertight and tamperproof exterior electrical junction boxes in the amount of \$1,620.00;
- Change Order #17 for replacement of rotten bathroom floor joists and sills in the amount of \$9,157.49;
- Change Order #18 for life health and safety additional drywall removal, asbestos abatement and mold remediation in 35 units in the amount of \$261,691.70 and a change in contract time from June 5, 2023 to October 31, 2023.

Following authorization of Change Orders #12 through #18, the adjusted contract value will increase from \$2,402,216.65 to \$2,798,102.70.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Orders #12 through #18 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed **\$395,885.42** bringing the adjusted contract value from \$2,402,216.65 to \$2,798,102.70 with a change in contract time from June 5, 2023 to October 31, 2023.

FISCAL IMPACT: \$395,885.42

SOURCE OF FUNDS: CFP 2022 and Housing-Related Hazards 2020

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-10/23-R

**Resolution authorizing Change Orders #12 through #18 to BRD Builders, LLC
Essex Exterior Envelope and Dwelling Unit Improvements Contract in the
Combined Amount Not to Exceed \$395,885.42 Bringing the Adjusted Contract
Value From \$2,402,216.65 to \$2,798,102.07 and Authorizing a Change in Contract
Time From June 5, 2023 To October 31, 2023**

WHEREAS, at Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.; and

WHEREAS, on September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, as work progressed, ECC/HANH authorized:

- Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022
- Change Order #2 for PVC trim at fascia and rakes in the amount of \$20,881.26
- Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52
- Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023, and
- Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023;
- Change Order #6 for material cost increase for bathroom vanity tops in the amount of \$4,428.98; and

WHEREAS, these combined changes were under 10% and did not require prior Board approval; and

WHEREAS, on September 20, 2022, the Board authorized Change Order #7 for bathroom ceramic tile for improved sustainability in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023; and

WHEREAS, following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49; and

WHEREAS, on October 18, 2022, the Board authorized Change Order #9 in the amount of \$57,280.00 for additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49; and

WHEREAS, on December 20, 2022, the Board authorized Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing at CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors; and

WHEREAS, following authorization of Change Orders #10 and #11, the adjusted contract value increased from \$2,282,943.49 to \$2,402,216.65; and

WHEREAS, ECC/HANH is now recommending authorization of:

- Change Order #12 in the amount of \$8,624.11 to pad out front entry doors to allow for seamless siding installation needed as a result of adding siding insulation;
- Change Order #13 for life health and safety stair-tread and riser replacement in the amount of \$69,992.12;
- Change Order #14 for additional subfloor replacement above the contract allowance in the amount of \$40,000.00;
- Change Order #15 for additional baseboard heating based on the contractual unit price, above the contract allowance in the amount of \$4,800.00;
- Change Order #16 for addition of life health and safety weathertight and tamperproof exterior electrical junction boxes in the amount of \$1,620.00;
- Change Order #17 for replacement of rotten bathroom floor joists and sills in the amount of \$9,157.49;
- Change Order #18 for additional drywall removal, asbestos abatement and mold remediation in 35 units in the amount of \$261,691.70 and a change in contract time from June 5, 2023 to October 31, 2023.

WHEREAS, following authorization of Change Orders #12 through #18, the adjusted contract value will increase from \$2,402,216.65 to \$2,798,102.07; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Orders #12 through #18 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed **\$395,885.42** as described above bringing the adjusted contract value from \$2,402,216.65 to \$2,798,102.07.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) Change Orders #12 through #18 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$395,885.42 as described above bringing the adjusted contract value from \$2,402,216.65 to \$2,798,102.07 and a change in contract time adding 210 days to 6/5/22 with a revised substantial completion date of 1/2/24 are hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver agreements and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 018R2 Date: February 15, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the remediation of mold under containment for 35 units at Essex Townhouses. Total amount of Change Order is \$261,691.70. Proposed Change Order (PCO) #21 - Additional Drywall Removal, Asbestos Abatements, and Mold Remediation dated December 19, 2022, in the amount of \$261,691.70 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated upon discovery of mold and water damage to ceilings below bathrooms (Kitchen ceilings) after removal of damaged and deteriorated bathroom subfloor.
- 2) Ceiling condition unseen from within Kitchens.
- 3) Attached G709 directive Proposal Request 11R2 was created to identify scope of work required to perform the removal and replacement of affected ceilings.
- 4) General Conditions for this scope of work to be issued as a subsequent Proposal Change Order based on Owner and Contractor Agreement.
- 5) This G701 increases the contract time to address the additional work required to perform mold abatement and replacement of materials in kind.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 616,639.47
The Contract Sum prior to this Change Order was	\$ 2,536,400.77
The Contract Sum will be increased by this Change Order in the amount of	\$ 261,691.70
The new Contract Sum including this Change Order will be	\$ 2,798,092.47

The Contract Time will be increased by One Hundred Forty-Eight (148) days.
 The new date of Substantial Completion will be October 31, 2023

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.



AIA Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Exterior Envelope and Dwelling
Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

Architect's Project Number: 2257-01
Proposal Request Number: 011R2

Date: December 06, 2021
(Notice to Proceed)

Proposal Request Date: December 15,
2022
January 27, 2023 (REVISED)

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(name and address)*
Lothrop Associates Architects D.P.C. P.C.
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(name and address)*
BRD Builders, LLC
2099 Main Street
Hartford, Connecticut 06120

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

BRD Builders LLC is hereby requested to provide pricing for all work, materials and labor, associated with the remediation of mold under containment for 35 units at Essex Townhouses. See attached directive dated 12/15/22 as issued by ECC environmental consultant, EnviroMed. Additionally, see attached EnviroMed SKs dated 1/12/23 identifying location of scope. Contractor shall include in their proposal the removal and replacement of 150 SF of gypsum board in accordance with Unit Price #3: Removal of Damaged Gypsum Board and Replacement with New Gypsum Board as submitted in BRD bidding documents. Removal and replacement of gypsum wallboard to be based on Unit Price #3. Contractor shall include in their proposal the replacement of all materials in accordance with the contract documents. Provide replacement of gypsum wall board as shown on detail 8/A506. Additionally, contractor shall provide pricing for the replacement of removed wall insulation affected by mold remediation. Installation of gypsum wall board and insulation shall be per specification section 092900 - Gypsum Board and per specification section 072100 - Thermal Insulation of the construction documents.

To facilitate the removal (and replacement) of gypsum board as identified by EnviroMed SKs, BRD shall:

- 1) Provide pricing for the temporary removal and reinstallation of existing lower and upper kitchen cabinets to include kitchen countertop, backsplash, and sink.
- 2) Provide pricing for the temporary removal and reinstallation of existing ceiling mounted light fixture.
- 3) Provide pricing for the temporary removal and reinstallation of existing kitchen appliances to include but not limited to stove, range hood, refrigerator, etc.
- 4) Provide pricing for the removal and replacement of existing wall baseboard and 4" vinyl covered base (black) at kitchen cabinet.
- 5) Provide pricing to repaint kitchen ceilings and walls not currently in base scope of work.

IF THE ABOVE LISTED WORK RESULTS IN A CHANGE TO THE CONTRACT SUM OR DURATION THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR AUTHORIZATION BEFORE PROCEEDING.



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

12/19/2022

Rachel Gilroy
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-21 for **Additional Drywall Removal, Asbestos Abatements, and Mold Remediation**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

12 - Furnishings

1. Kitchen cabinets lowers.
2. Countertops (Laminate)
3. Kitchen sink
4. Electric Range
5. Refrigerator
6. Cove base

16 - Electrical

1. Section B line 9C O/P

2 - Site Work

1. Section B line 9A O/P
2. Enco Re-entry fee
3. Enco Deduct From Original Scope

7 - Thermal/Moisture Protection

1. Ceiling Insulation

9 - Finishes



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Additional Drywall Removal, Asbestos Abatements, and Mold Remediation

Date: 12/19/2022

Document: 1440002-21

Name

- 1 PCO 21
<https://redteam.link/ypyf2e9>

BRD Builders: _____

Customer: _____

Re-entry fee for units 6,7,8,9,10,11

	Enco Deduct From Original Scope	1.00	l/s	Subcontract @	-12,597.91	=				-12,597.91	
12300	Kitchen Cabinets	1.00	l/s		61,427.00		0.00	0.00	0.00	61,427.00	
	Kitchen Cabinets Uppers	209.00	lf	Labor @	75.00	=				15,675.00	
	<i>Kitchen Cabinets detach and reset. upper wall cabinets 11 LNFT per kitchen 2 men 4 hrs detach & 2men 4 hrs install</i>										
	Kitchen cabinets lowers.	209.00	lf	Labor @	75.00	=				15,675.00	
	<i>Kitchen cabinets lower detach & rest. 11 LNFT per kitchen 2 men 4 hrs detach & 2men 4 hrs install</i>										
	Countertops (Laminate)	760.00	sf	Labor @	35.00	=				26,600.00	
	<i>countertops detach & reset 40 sft per unit</i>										
	Kitchen sink	19.00	ea	Labor @	85.00	=				1,615.00	
	<i>kitchen sink detach & reset (supply lines & p-traps)</i>										
	Electric Range	19.00	ea	Labor @	25.00	=				475.00	
	<i>Detach & reset electric range</i>										
	Refrigerator	19.00	ea	Labor @	25.00	=				475.00	
	<i>Detach & reset Refrigerator.</i>										
	Cove base	304.00	lf	Labor @	3.00	=				912.00	
	<i>replace cove base around lower cabinets</i>										
16005	Electrical	1.00	l/s		0.00		0.00	9,541.80	0.00	0.00	9,541.80
	Electrical services	1.00	l/s	Subcontract @	8,835.00	=				8,835.00	
	<i>Detach & reset existing electrical fixtures (ceiling fixture, undercabinet lights, exhaust fan over stove)</i>										
	Section B line 9C O/P	1.00	l/s	Subcontract @	706.80	=				706.80	
	<i>PJK O/P</i>										
072100	Insulation Labor	35.00	l/s		3,780.00		0.00	0.00	0.00	3,780.00	
	Labor to install up to 150 SF of insulation	70.00	hrs	Labor @	54.00	=				3,780.00	
	<i>Labor to install 150SF of insulation matching the SF of Drywall to be removed per Enviromed</i>										
072100	Wall Insulation Materials	1.00	l/s		0.00		3,423.70	0.00	0.00	3,423.70	
	Wall Insulation Materials	1.00	ea	Material @	2,569.70	=				2,569.70	
	<i>R13 insulation 1 bundle carried per unit walls all 35 units carried</i>										
	Ceiling Insulation	1.00	l/s	Material @	854.00	=				854.00	
	<i>R19 insulation 1 bundle carried per unit opening less unit 8 and unit 3 that were apart of contract</i>										

SUBTOTAL DIRECT COSTS	74,263.95	6,310.44	89,671.36	0.00	91,445.95	261,691.70
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	74,263.95	6,310.44	89,671.36	0.00	91,445.95	261,691.70
Profit					0.00%	0.00

Supplemental Markups:

TOTAL PRICE	261,691.70
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Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number PM-21-C-524
 Project Number 2257-01
 Change Request No. 21

UNIT PRICE WORKSHEET

Contractor Name: BRD Builders LLC		Page Number: 1 of 1		Date: 12/23/22	
Address: 2099 Main St					
Hartford CT 06120					
Telephone Number: 860-706-0359					
FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Unit Cost per contract for additional drywall replacement	4,250	SF	\$20.00	\$85,000.00
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$85,000.00
					For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.



70 West Liberty Street
Waterbury, CT 06706
P: (203) 754-5959 F: (203) 757-5979
Email: richardshultz@sbcglobal.net
Cell #: (203) 627-5341

PCO #2 PROPOSAL

DATE: JANUARY 27, 2023
CONN. ASBESTOS CONTRACTOR LIC. #000786
CONN. LEAD CONTRACTOR LIC. #002359
EPA RRP CERTIFIED # NAT-RV-I-21540-2-EN
CT.HOME IMPROVEMENT LIC. # HIC 0651131
STATE OF CT CERTIFIED DAS SBE SET-A-SIDE
CITY OF NEW HAVEN SBI CONTRACTOR

Submitted to:
BRD Builders
2099 Main Street
Hartford, CT. 06120

Job Site: Essex Townhouses Envelope Project ECC PROJECT # PM-21-IFB-1515

PCO

Scope of Work: Additional Drywall Removal, Asbestos Abatement & Mold Remediation

*PCO for additional unforeseen Mold damaged Sheetrock in units as directed by EnviroMed Services
This cost is only when ENCO is currently doing Base Bid work in the assigned Unit.
If we need to go back to a Unit to do this work there is an up charge of \$400.00*

SCOPE DETAILS:

Under full containment with 3-Chamber Decontamination Unit and Negative Air Machine remove up to 150 SF of:

- *Asbestos Joint Compound associated with drywall*
- *Final clean for visual inspection by EnviroMed*
- *Mold remediation to be performed on all exposed surfaces inside the full containment*
- *Receive final PCM air clearance from EnviroMed*
- *Tear Down containment when air clearance has passed*

COST PER CONTAINMENT AREA: \$2,405.70 (Includes Add State Fee)

GC/ ECC responsible for/to do:

- *Ensure adequate power and water source equipped with hose bib at project site for abatement process*
- *All personal items to be removed prior to containment building*
- *EnviroMed to issue SK of each unit to delineate actual removal parameters*
- *Mark out exact locations for removal of sheetrock w/ joint compound removal & Mold with ENCO Super*

ENCO Environmental Contracting & Demolition to ensure:

- *Work to be performed by all applicable Federal and State of CT. regulations*
- *Supervisors and workers are to be State of Ct. DHS licensed*

Price includes:

- *State of CT. DHS Notification (10-Day waiting period)*
- *OSHA Personal Sampling*
- *Waste Disposal @ EPA Landfill*
- *HUD Davis –Bacon Wages and LCP Tracker*

ACCEPTANCE OF PCO PROPOSAL

Accepted by: _____

Signature: _____ Date: _____

Submitted By: Richard Shultz, Operations

ENCO Spread Sheet PCO Additional Sheetrock with Mold & Asbestos

<i>UNIT #</i>	<i>PCO</i>	<i>Deduct</i>	<i>Actual</i>
1	\$2,405.70	\$0.00	\$2,405.70
2	\$2,405.70	\$0.00	\$2,405.70
3	\$2,405.70	\$1,267.61	\$1,138.09
4	\$2,405.70	\$0.00	\$2,405.70
5	\$2,405.70	\$0.00	\$2,405.70
6	\$2,405.70	\$0.00	\$2,405.70
7	\$2,405.70	\$0.00	\$2,405.70
8	\$2,405.70	\$1,070.29	\$1,335.41
9	\$2,405.70	\$0.00	\$2,405.70
10	\$2,405.70	\$0.00	\$2,405.70
11	\$2,405.70	\$0.00	\$2,405.70
12	\$2,405.70	\$0.00	\$2,405.70
13	\$2,405.70	\$0.00	\$2,405.70
14	\$2,405.70	\$0.00	\$2,405.70
15	\$2,405.70	\$957.86	\$1,447.84
16	\$2,405.70	\$1,267.61	\$1,138.09
17	\$2,405.70	\$1,278.87	\$1,126.83
18	\$2,405.70	\$1,088.41	\$1,317.29
19	\$2,405.70	\$712.07	\$1,693.63
20	\$2,405.70	\$0.00	\$2,405.70
21	\$2,405.70	\$934.54	\$1,471.16
22	\$2,405.70	\$1,191.98	\$1,213.72
23	\$2,405.70	\$0.00	\$2,405.70
24	\$2,405.70	\$0.00	\$2,405.70
25	\$2,405.70	\$0.00	\$2,405.70
26	\$2,405.70	\$712.07	\$1,693.63
27	\$2,405.70	\$0.00	\$2,405.70
28	\$2,405.70	\$0.00	\$2,405.70
29	\$2,405.70	\$0.00	\$2,405.70
30	\$2,405.70	\$957.86	\$1,447.84
31	\$2,405.70	\$0.00	\$2,405.70
32	\$2,405.70	\$0.00	\$2,405.70
33	\$2,405.70	\$0.00	\$2,405.70
34	\$2,405.70	\$0.00	\$2,405.70
35	\$2,405.70	\$1,158.74	\$1,246.96
Totals	\$84,199.50	\$12,597.91	\$71,601.59

Material Waste & Equipment Cost Sheet Per Containment:

Unit #D8 Add Work

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.25	\$12.00
Pleated Panel Filter 750CFM- Each	\$8.00	1.00	\$8.00
Ring Filters 750CFM- Each	\$3.70	2.00	\$7.40
Floppy Filters 750CFM- Each	\$1.50	4.00	\$6.00
Vacuum Bags- Each	\$5.00	1.00	\$5.00
Vacuum Bonnet- Each	\$10.00	1.00	\$10.00
T-50 Staples – Pack	\$4.26	1.00	\$4.26
Disposable Scrim Towels – Box	\$40.00	0.25	\$10.00
Body Wash Soap- Each	\$10.00	0.25	\$2.50
Gloves-Cotton Work -each	\$5.00	1.00	\$5.00
Disposable Shield Tech Suits	\$20.00	2.00	\$40.00
Mask Filters P-100 Filters – Per Pair	\$7.05	1.00	\$7.05
Personal Air Cassettes/Lab Results	\$20.00	2.00	\$40.00
4mill Poly Sheeting – Roll	\$82.02	0.50	\$41.01
6mill Poly Sheeting – Roll	\$122.50	0.50	\$61.25
Asbestos Bags	\$5.00	10.00	\$50.00
Spray Glue- Each	\$10.00	1.00	\$10.00
2" Tape – Each	\$9.00	3.00	\$27.00
Rags	\$20.00	1.00	\$20.00
Encapsulant – 5 gal. pail	\$43.71	0.25	\$10.93
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	2.00	\$10.00
Scrub Pads	\$2.50	3.00	\$7.50
Furring Strips	\$10.00	1.00	\$10.00
Materials & Supplies		Sub Total:	\$459.47
		Sales Tax: .0635	\$29.18
		Total	\$488.64
Asbestos Waste Disposal			
Bags of Waste	\$20.00	5.00	\$100.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	1.00	\$10.00
Negative Air Machine	\$20.00	1.00	\$20.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	1.00	\$210.00
Shower Pump	\$5.00	1.00	\$5.00
Air Less Sprayer	\$10.00	1.00	\$10.00
Total Cost Equipment			\$260.00
Total Cost of Materials/Waste /Equipment			\$848.64
Labor per hour with labor burden	31.3	12	\$375.60
Total Cost for Containment and removal			\$1,224.24
OH&P-8%			\$97.94
Total Cost with OH&P			\$1,322.18
Additional State Fee 1%			\$13.22
Total Cost with State Fee			\$1,335.41

Material Waste & Equipment Cost Sheet Per Containment:

UNIT E16 Additional Cost from Base Bid

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.00	\$0.00
Pleated Panel Filter 750CFM- Each	\$8.00	0.00	\$0.00
Ring Filters 750CFM- Each	\$3.70	0.00	\$0.00
Floppy Filters 750CFM- Each	\$1.50	0.00	\$0.00
Vacuum Bags- Each	\$5.00	0.00	\$0.00
Vacuum Bonnet- Each	\$10.00	0.00	\$0.00
T-50 Staples – Pack	\$4.26	0.00	\$0.00
Disposable Scrim Towels – Box	\$40.00	0.00	\$0.00
Body Wash Soap- Each	\$10.00	0.00	\$0.00
Gloves-Cotton Work -each	\$5.00	0.00	\$0.00
Disposable Shield Tech Suits	\$20.00	3.00	\$60.00
Mask Filters P-100 Filters – Per Pair	\$7.05	0.00	\$0.00
Personal Air Cassettes/Lab Results	\$20.00	0.00	\$0.00
4mill Poly Sheeting – Roll	\$82.02	0.25	\$20.51
6mill Poly Sheeting – Roll	\$122.50	0.25	\$30.63
Asbestos Bags	\$5.00	12.00	\$60.00
Spray Glue- Each	\$10.00	0.00	\$0.00
2" Tape – Each	\$9.00	3.00	\$27.00
Rags	\$20.00	0.00	\$0.00
Encapsulant – 5 gal. pail	\$43.71	0.00	\$0.00
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	0.00	\$0.00
Scrub Pads	\$2.50	3.00	\$7.50
Furring Strips	\$10.00	1.00	\$10.00
Materials & Supplies		Sub Total:	\$270.20
		Sales Tax: .0635	\$17.16
		Total	\$287.36
Asbestos Waste Disposal			
Bags of Waste	\$20.00	6.00	\$120.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	0.00	\$0.00
Negative Air Machine	\$20.00	0.00	\$0.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	0.00	\$0.00
Shower Pump	\$5.00	0.00	\$0.00
Air Less Sparyer	\$10.00	0.50	\$5.00
Total Cost Equipment			\$10.00
Total Cost of Materials/Waste /Equipment			\$417.36
Labor per hour with labor burden	31.3	20	\$626.00
Total Cost for Containment and removal			\$1,043.36
OH&P-8%			\$83.47
Total Cost with OH&P			\$1,126.83
Additional State Fee 1%			\$11.27
Total Cost with State Fee			\$1,138.09

Material Waste & Equipment Cost Sheet Per Containment:

UNIT E18 Additional Cost from Base Bid

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.00	\$0.00
Pleated Panel Filter 750CFM- Each	\$8.00	0.00	\$0.00
Ring Filters 750CFM- Each	\$3.70	0.00	\$0.00
Floppy Filters 750CFM- Each	\$1.50	0.00	\$0.00
Vacuum Bags- Each	\$5.00	0.00	\$0.00
Vacuum Bonnet- Each	\$10.00	0.00	\$0.00
T-50 Staples – Pack	\$4.26	0.00	\$0.00
Disposable Scrim Towels – Box	\$40.00	0.00	\$0.00
Body Wash Soap- Each	\$10.00	0.00	\$0.00
Gloves-Cotton Work -each	\$5.00	0.00	\$0.00
Disposable Shield Tech Suits	\$20.00	4.00	\$80.00
Mask Filters P-100 Filters – Per Pair	\$7.05	0.00	\$0.00
Personal Air Cassettes/Lab Results	\$20.00	0.00	\$0.00
4mill Poly Sheeting – Roll	\$82.02	0.25	\$20.51
6mill Poly Sheeting – Roll	\$122.50	0.25	\$30.63
Asbestos Bags	\$5.00	16.00	\$80.00
Spray Glue- Each	\$10.00	0.00	\$0.00
2" Tape – Each	\$9.00	5.00	\$45.00
Rags	\$20.00	0.00	\$0.00
Encapsulant – 5 gal. pail	\$43.71	0.00	\$0.00
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	0.00	\$0.00
Scrub Pads	\$2.50	3.00	\$7.50
Furling Strips	\$10.00	1.00	\$10.00
Materials & Supplies		Sub Total:	\$328.20
		Sales Tax: .0635	\$20.84
		Total	\$349.04
Asbestos Waste Disposal			
Bags of Waste	\$20.00	8.00	\$160.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	0.00	\$0.00
Negative Air Machine	\$20.00	0.00	\$0.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	0.00	\$0.00
Shower Pump	\$5.00	0.00	\$0.00
Air Less Sprayer	\$10.00	0.50	\$5.00
Total Cost Equipment			\$10.00
Total Cost of Materials/Waste /Equipment			\$519.04
Labor per hour with labor burden	31.3	22	\$688.60
Total Cost for Containment and removal			\$1,207.64
OH&P-8%			\$96.61
Total Cost with OH&P			\$1,304.25
Additional State Fee 1%			\$13.04
Total Cost with State Fee			\$1,317.29

Material Waste & Equipment Cost Sheet Per Containment:

E21

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.00	\$0.00
Pleated Panel Filter 750CFM- Each	\$8.00	0.00	\$0.00
Ring Filters 750CFM- Each	\$3.70	0.00	\$0.00
Floppy Filters 750CFM- Each	\$1.50	2.00	\$3.00
Vacuum Bags- Each	\$5.00	0.00	\$0.00
Vacuum Bonnet- Each	\$10.00	0.00	\$0.00
T-50 Staples – Pack	\$4.26	0.00	\$0.00
Disposable Scrim Towels – Box	\$40.00	0.25	\$10.00
Body Wash Soap- Each	\$10.00	0.00	\$0.00
Gloves-Cotton Work -each	\$5.00	3.00	\$15.00
Disposable Shield Tech Suits	\$20.00	5.00	\$100.00
Mask Filters P-100 Filters – Per Pair	\$7.05	0.00	\$0.00
Personal Air Cassettes/Lab Results	\$20.00	0.00	\$0.00
4mill Poly Sheeting – Roll	\$82.02	0.50	\$41.01
6mill Poly Sheeting – Roll	\$122.50	0.50	\$61.25
Asbestos Bags	\$5.00	18.00	\$90.00
Spray Glue- Each	\$10.00	0.00	\$0.00
2" Tape – Each	\$9.00	5.00	\$45.00
Rags	\$20.00	0.00	\$0.00
Encapsulant – 5 gal. pail	\$43.71	0.00	\$0.00
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	0.00	\$0.00
Scrub Pads	\$2.50	3.00	\$7.50
Furring Strips	\$10.00	1.00	\$10.00
Materials & Supplies		Sub Total:	\$437.33
		Sales Tax: .0635	\$27.77
		Total	\$465.10
Asbestos Waste Disposal			
Bags of Waste	\$20.00	9.00	\$180.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	0.00	\$0.00
Negative Air Machine	\$20.00	0.00	\$0.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	0.00	\$0.00
Shower Pump	\$5.00	0.00	\$0.00
Air Less Sprayer	\$10.00	1.00	\$10.00
Total Cost Equipment			\$15.00
Total Cost of Materials/Waste /Equipment			\$660.10
Labor per hour with labor burden	31.3	22	\$688.60
Total Cost for Containment and removal			\$1,348.70
OH&P-8%			\$107.90
Total Cost with OH&P			\$1,456.60
Additional State Fee 1%			\$14.57
Total Cost with State Fee			\$1,471.16

Material Waste & Equipment Cost Sheet Per Containment:

UNIT F26 Additional

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.00	\$0.00
Pleated Panel Filter 750CFM- Each	\$8.00	0.00	\$0.00
Ring Filters 750CFM- Each	\$3.70	0.00	\$0.00
Floppy Filters 750CFM- Each	\$1.50	2.00	\$3.00
Vacuum Bags- Each	\$5.00	0.00	\$0.00
Vacuum Bonnet- Each	\$10.00	0.00	\$0.00
T-50 Staples – Pack	\$4.26	1.00	\$4.26
Disposable Scrim Towels – Box	\$40.00	0.25	\$10.00
Body Wash Soap- Each	\$10.00	0.00	\$0.00
Gloves-Cotton Work -each	\$5.00	3.00	\$15.00
Disposable Shield Tech Suits	\$20.00	5.00	\$100.00
Mask Filters P-100 Filters – Per Pair	\$7.05	0.00	\$0.00
Personal Air Cassettes/Lab Results	\$20.00	0.00	\$0.00
4mill Poly Sheeting – Roll	\$82.02	0.50	\$41.01
6mill Poly Sheeting – Roll	\$122.50	0.50	\$61.25
Asbestos Bags	\$5.00	18.00	\$90.00
Spray Glue- Each	\$10.00	0.00	\$0.00
2" Tape – Each	\$9.00	5.00	\$45.00
Rags	\$20.00	0.00	\$0.00
Encapsulant – 5 gal. pail	\$43.71	0.25	\$10.93
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	0.00	\$0.00
Scrub Pads	\$2.50	3.00	\$7.50
Furring Strips	\$10.00	1.00	\$10.00
Materials & Supplies		Sub Total:	\$452.52
		Sales Tax: .0635	\$28.73
		Total	\$481.25
Asbestos Waste Disposal			
Bags of Waste	\$20.00	9.00	\$180.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	0.00	\$0.00
Negative Air Machine	\$20.00	0.00	\$0.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	0.00	\$0.00
Shower Pump	\$5.00	0.00	\$0.00
Air Less Sprayer	\$10.00	1.00	\$10.00
Total Cost Equipment			\$15.00
Total Cost of Materials/Waste /Equipment			\$676.25
Labor per hour with labor burden	31.3	28	\$876.40
Total Cost for Containment and removal			\$1,552.65
OH&P-8%			\$124.21
Total Cost with OH&P			\$1,676.86
Additional State Fee 1%			\$16.77
Total Cost with State Fee			\$1,693.63

Material Waste & Equipment Cost Sheet Per Containment:

UNIT #G35 Add Work

ITEM	COST	QUANTITY	PRICE
Lay Flat Exhaust Tube- Roll	\$48.00	0.00	\$0.00
Pleated Panel Filter 750CFM- Each	\$8.00	0.00	\$0.00
Ring Filters 750CFM- Each	\$3.70	0.00	\$0.00
Floppy Filters 750CFM- Each	\$1.50	0.00	\$0.00
Vacuum Bags- Each	\$5.00	0.00	\$0.00
Vacuum Bonnet- Each	\$10.00	0.00	\$0.00
T-50 Staples – Pack	\$4.26	1.00	\$4.26
Disposable Scrim Towels – Box	\$40.00	0.00	\$0.00
Body Wash Soap- Each	\$10.00	0.00	\$0.00
Gloves-Cotton Work -each	\$5.00	3.00	\$15.00
Disposable Shield Tech Suits	\$20.00	4.00	\$80.00
Mask Filters P-100 Filters – Per Pair	\$7.05	0.00	\$0.00
Personal Air Cassettes/Lab Results	\$20.00	0.00	\$0.00
4mill Poly Sheeting – Roll	\$82.02	0.50	\$41.01
6mill Poly Sheeting – Roll	\$122.50	0.50	\$61.25
Asbestos Bags	\$5.00	16.00	\$80.00
Spray Glue- Each	\$10.00	0.00	\$0.00
2" Tape – Each	\$9.00	3.00	\$27.00
Rags	\$20.00	0.00	\$0.00
Encapsulant – 5 gal. pail	\$43.71	0.00	\$0.00
ShockWave Green24- 1 gallon	\$54.57	1.00	\$54.57
Asbestos Warning Signs- Each	\$5.00	0.00	\$0.00
Scrub Pads	\$2.50	3.00	\$7.50
Furring Strips	\$10.00	1.00	\$10.00
Materials & Suuplies		Sub Total:	\$380.59
		Sales Tax: .0635	\$24.17
		Total	\$404.76
Asbestos Waste Disposal			
Bags of Waste	\$20.00	8.00	\$160.00
Equipment	COST	QTY	TOTAL
HEPA Vacuum	\$10.00	0.00	\$0.00
Negative Air Machine	\$20.00	0.00	\$0.00
Palm Sander w/paper	\$5.00	1.00	\$5.00
3 Chamber Pop-up Decon – w/poles	\$210.00	0.00	\$0.00
Shower Pump	\$5.00	0.00	\$0.00
Air Less Sparyer	\$10.00	1.00	\$10.00
Total Cost Equipment			\$15.00
Total Cost of Materials/Waste /Equipment			\$579.76
Labor per hour with labor burden	31.3	18	\$563.40
Total Cost for Containment and removal			\$1,143.16
OH&P-8%			\$91.45
Total Cost with OH&P			\$1,234.61
Additional State Fee 1%			\$12.35
Total Cost with State Fee			\$1,246.96

Mitchel Cleveland

From: The Home Depot <HomeDepot@order.homedepot.com>
Sent: Tuesday, December 20, 2022 11:50 AM
To: mclevelandbrd@gmail.com
Subject: Share Cart Invitation From Mitchel Cleveland



How doers
get more done.



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OUR APP >

Mitchel Cleveland would like to

share their cart with you

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Mitchel Cleveland's Cart

Item	In Store	Qty	Item Total
 Owens Corning R-13 Kraft Faced Fiberglass Insulation Batt 15 in. x 93 in. Model #BF10 Store SKU #536936	 Aisle 20 Bay 012	2	\$146.84

Subtotal	\$146.84
Shipping	\$0
Sales Tax	\$0

Est. Total **\$146.84**



Wooster 14 in. Clear
Plastic Bucket Tray Liner
Model #0BR4150140
Store SKU #1002215901

 Aisle
Bay

1

\$5.97



Wooster 18 in. x 3/4 in.
Pro Surpass Shed-
Resistant Knit High-
Density Fabric Roller
Cover
Model #0HR2460180
Store SKU #1002802697

 Aisle 08
Bay 003

1

\$11.94



3M 8.25 ft. x 90 ft.
Advanced Masking Film
Model #AMF99-8C
Store SKU #779655

 Aisle 08
Bay 014

2

\$39.96

Subtotal	\$103.32
Shipping	\$0
Sales Tax	\$0

Est. Total \$103.32

[View Cart](#)



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& HUNDREDS LATER**

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RIGHT TO YOUR INBOX

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SPECIAL
BUY
OF THE DAY

SPECIAL BUY SAVINGS
WHILE SUPPLIES LAST

[SHOP ONLINE NOW >](#)

YOU MIGHT ALSO LIKE

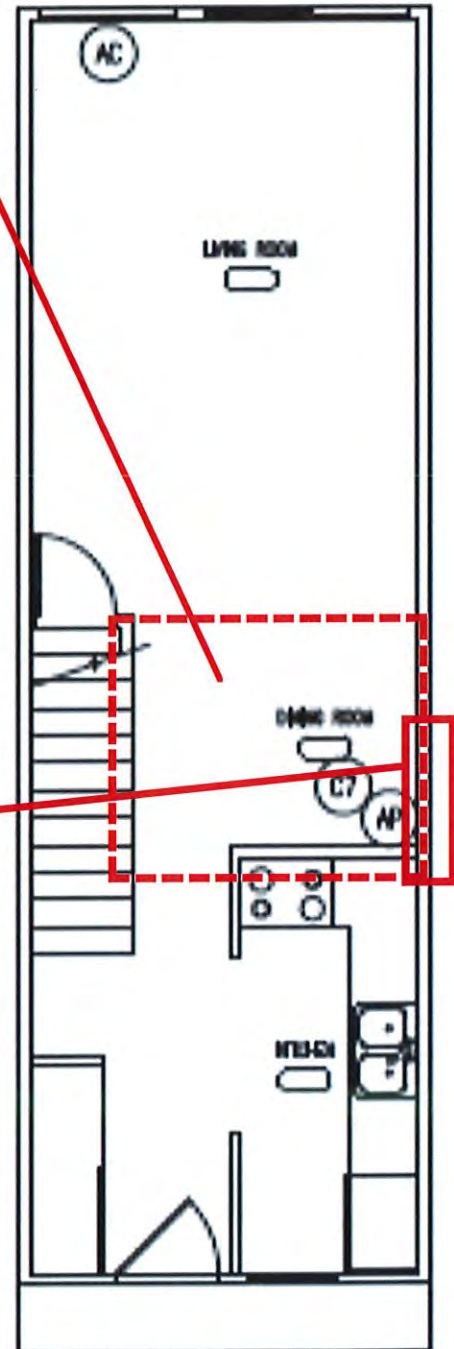


25 CU. FT. FRENCH DOOR
REFRIGERATOR IN FINGERPRINT
RESISTANT STAINLESS STEEL

[SHOP NOW >](#)

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.**

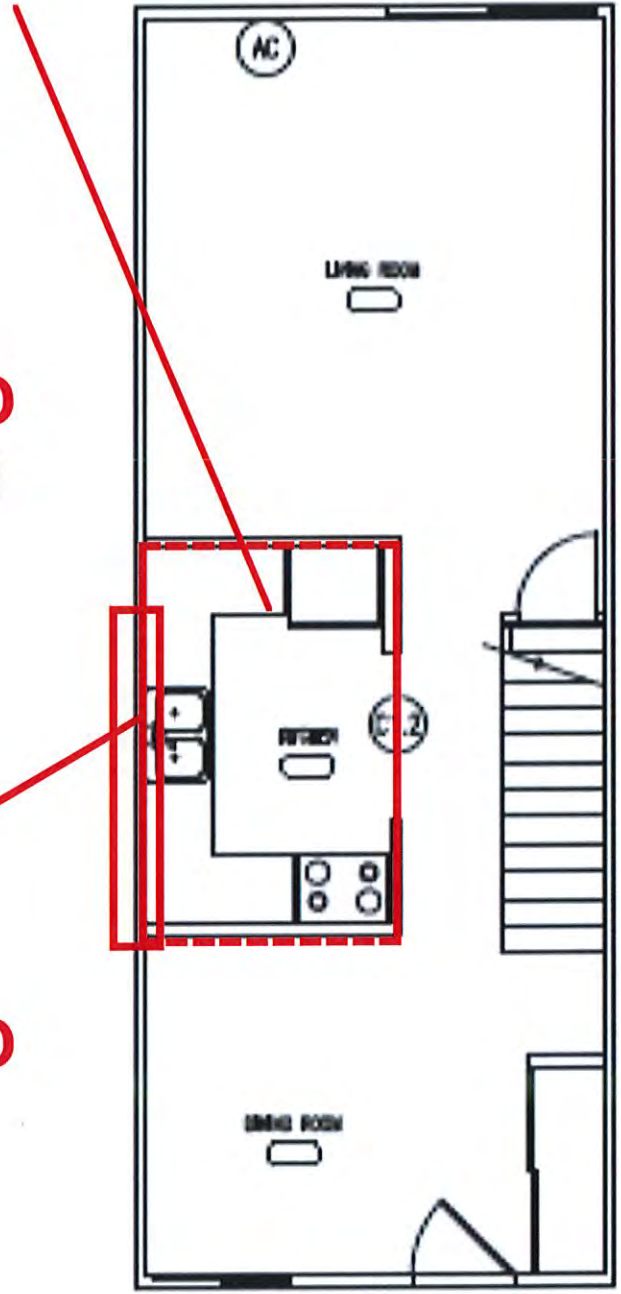


3 1ST FLOOR PLAN - UNIT C2
14'2" x 14'

SK- C2 1/11/2023

**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETS ON WALL.**

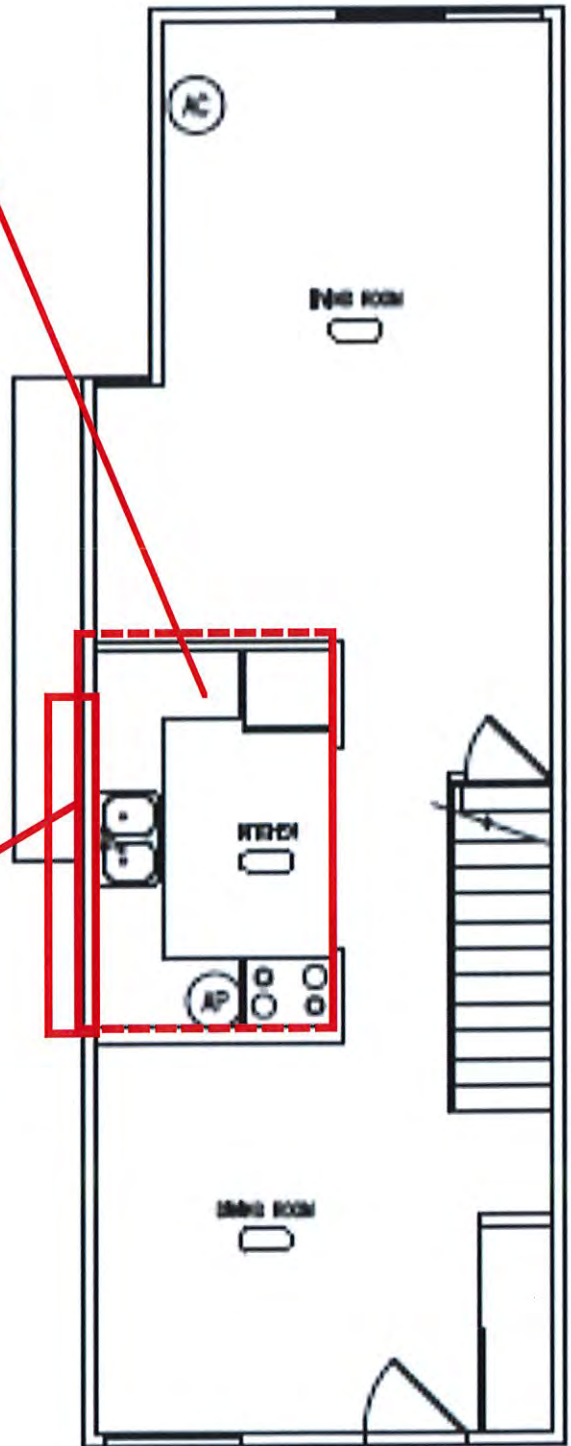


7 1ST FLOOR PLAN - UNIT C4
1/11/2023

SK-C4 1/11/2023

**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

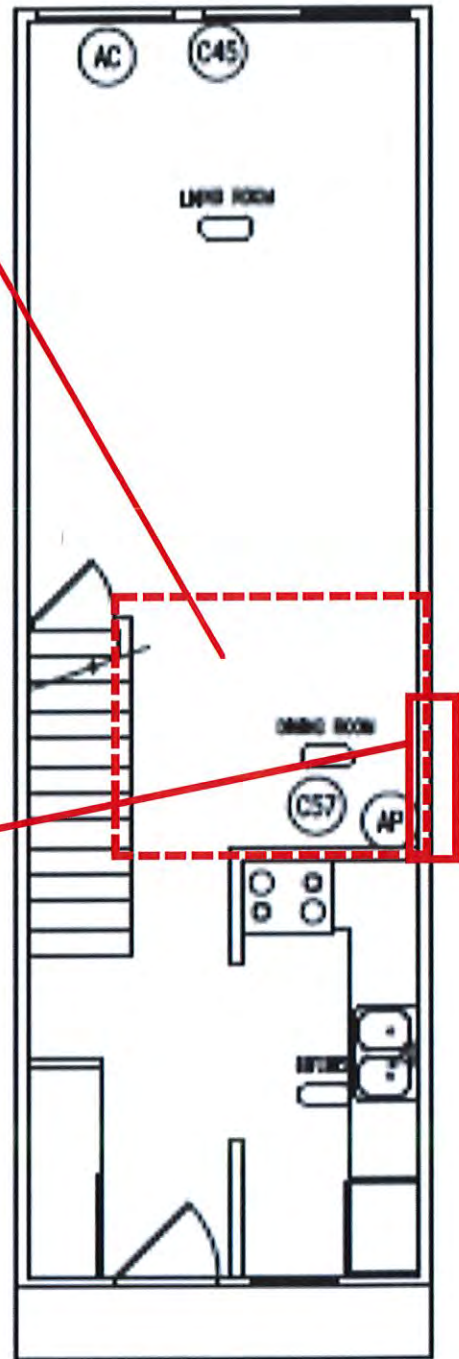
**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETRY ON WALL.**



1 1ST FLOOR PLAN - UNIT D6
1/1/2023
SK-D6 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

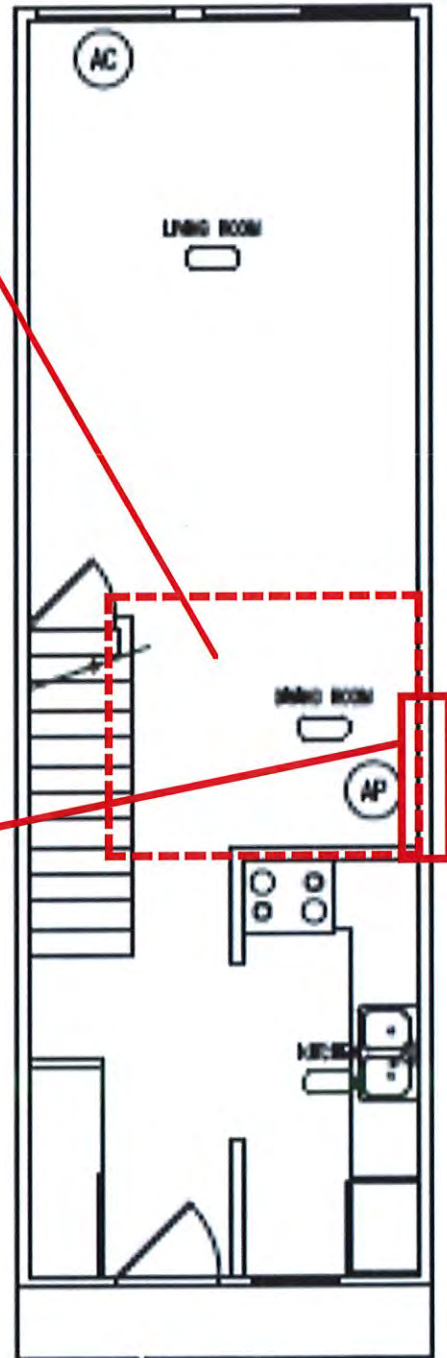
**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.**



5 1ST FLOOR PLAN - UNIT D8
1/11/2023

SK- D8 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.
REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.**

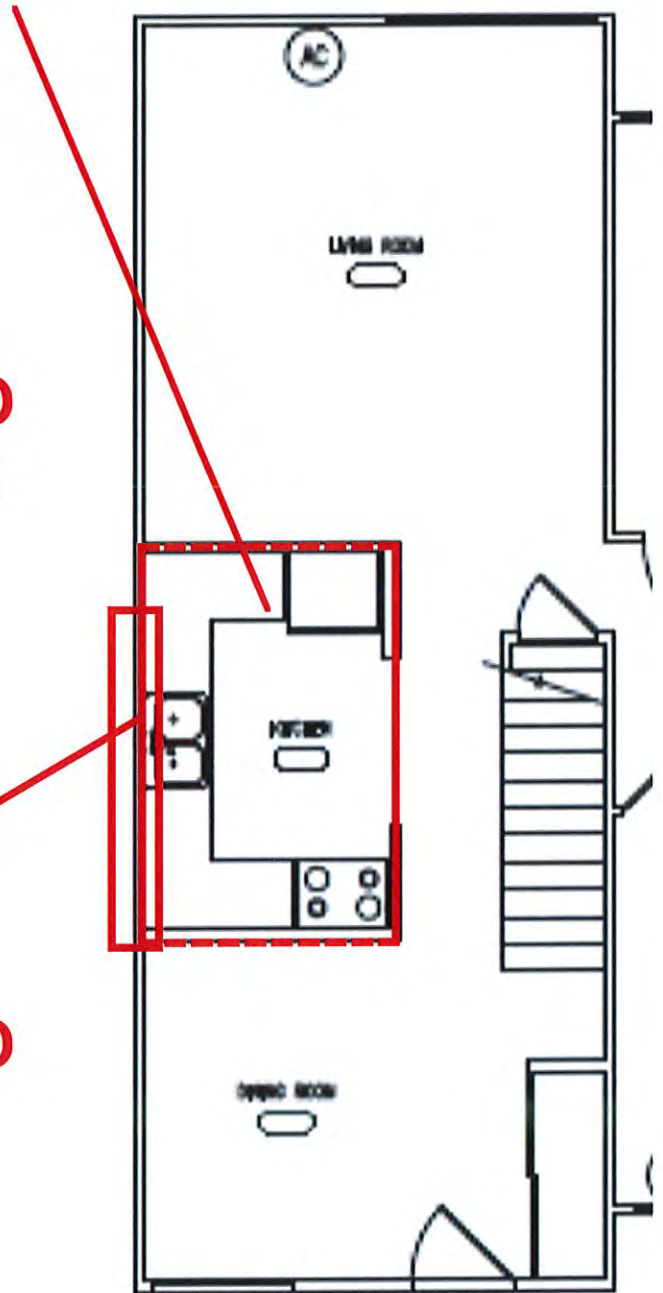


9 1ST FLOOR PLAN - UNIT D10
1/11/2023

SK- D10 1/11/2023

**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETRY ON WALL**

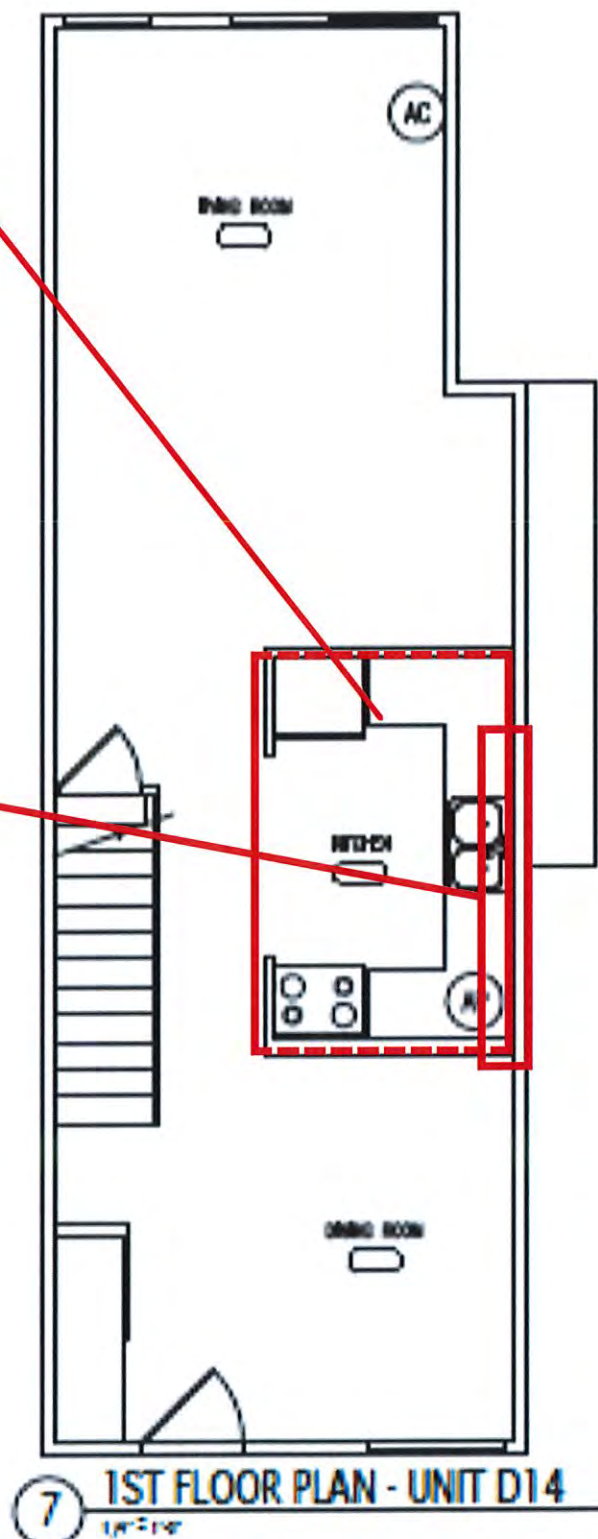


3 1ST FLOOR PLAN
1/11/2023

SK- D12 1/11/2023

**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETS ON WALL.**

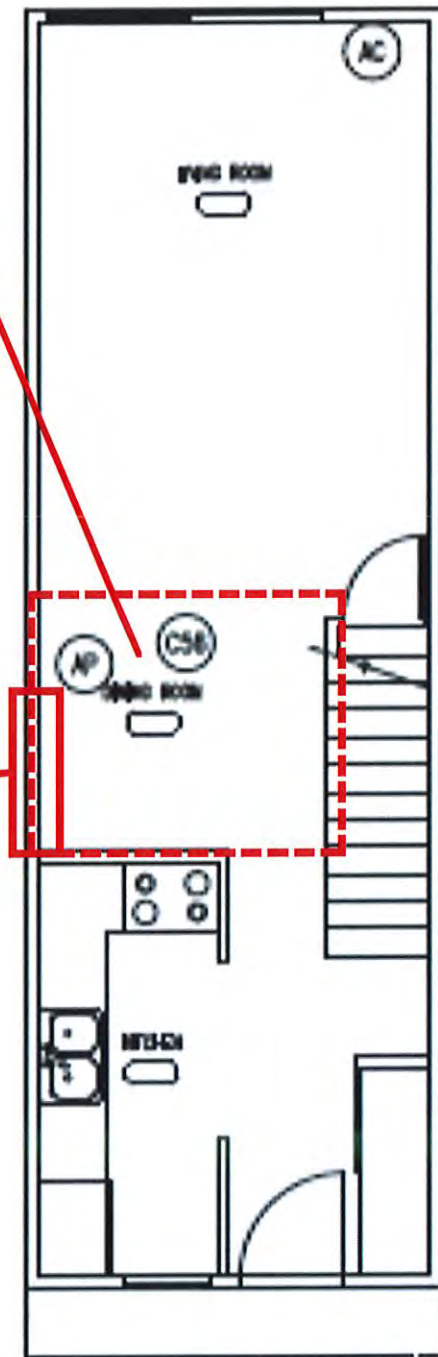


7 1ST FLOOR PLAN - UNIT D14
1/11/23

SK-D14 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
SCRUB CLEAN.**

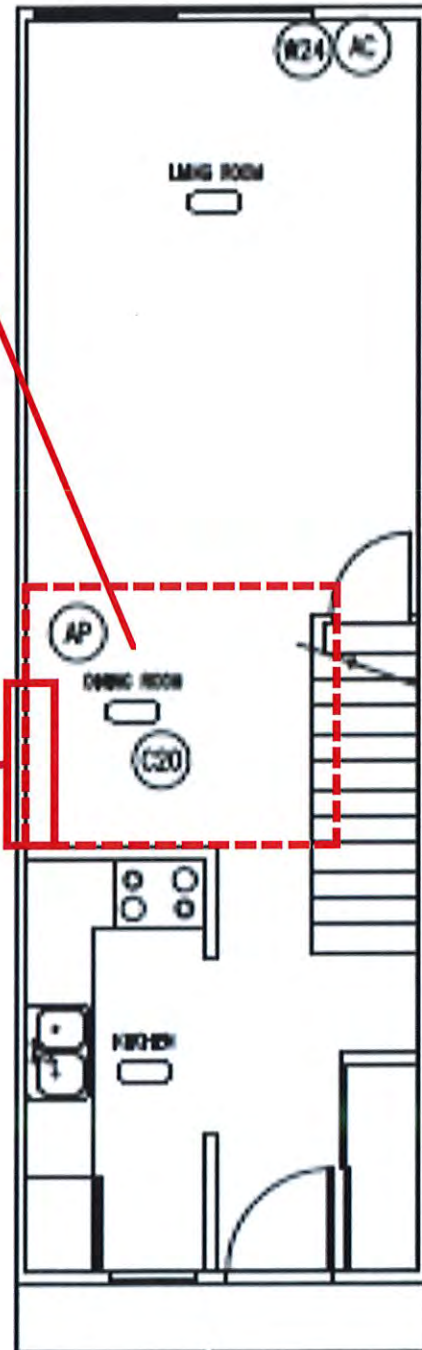


3 1ST FLOOR PLAN - UNIT E16
14' x 14'

SK-E16 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
SCRUB CLEAN.**

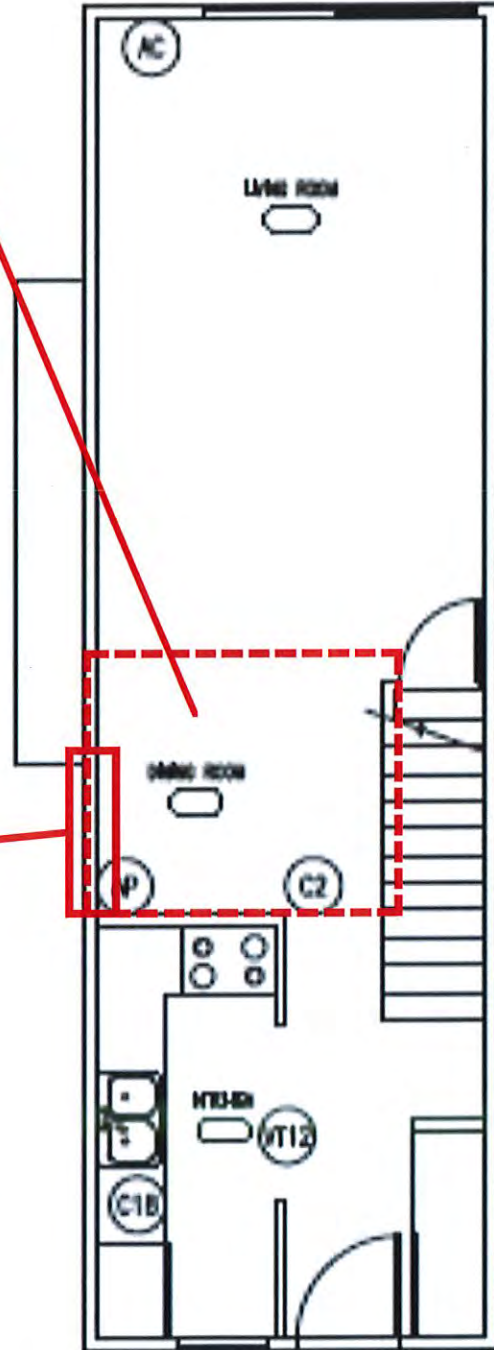


7 1ST FLOOR PLAN - UNIT E18
1/4" = 1'-0"

SK- E18 1/11/2023

**REMOVE 8'X8' - 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
SCRUB CLEAN.**

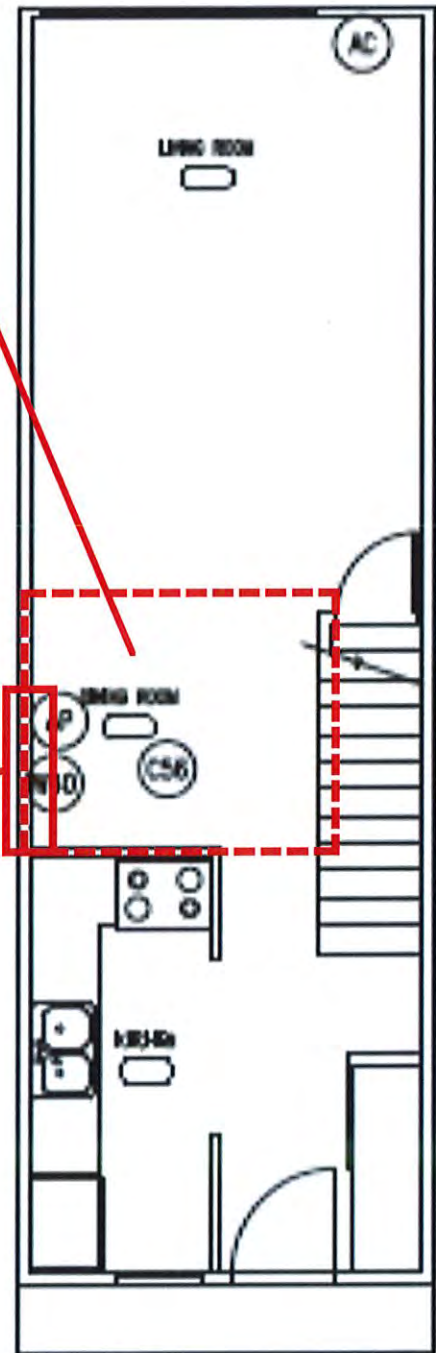


1 1ST FLOOR PLAN - UNIT E20
1/11/23

SK-E20 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
SCRUB CLEAN.**

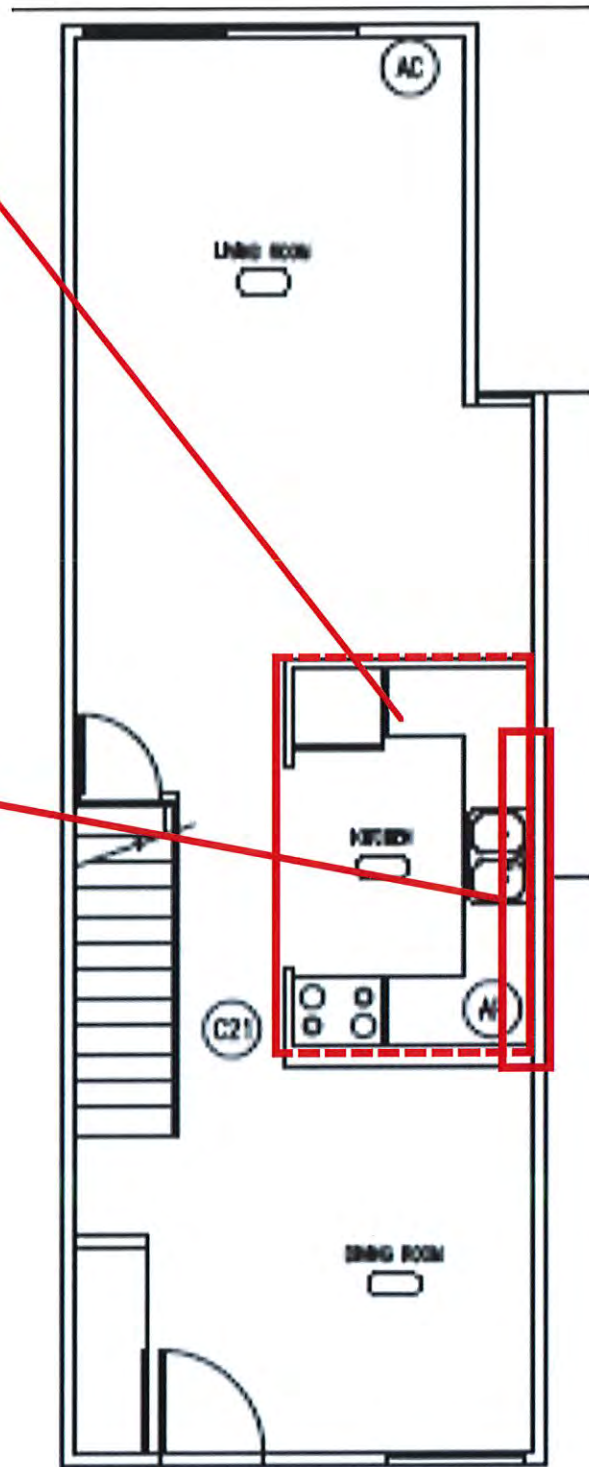


5 1ST FLOOR PLAN - UNIT E22
1/4" = 1'-0"

SK- E22 1/11/2023

**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETY ON WALL.**

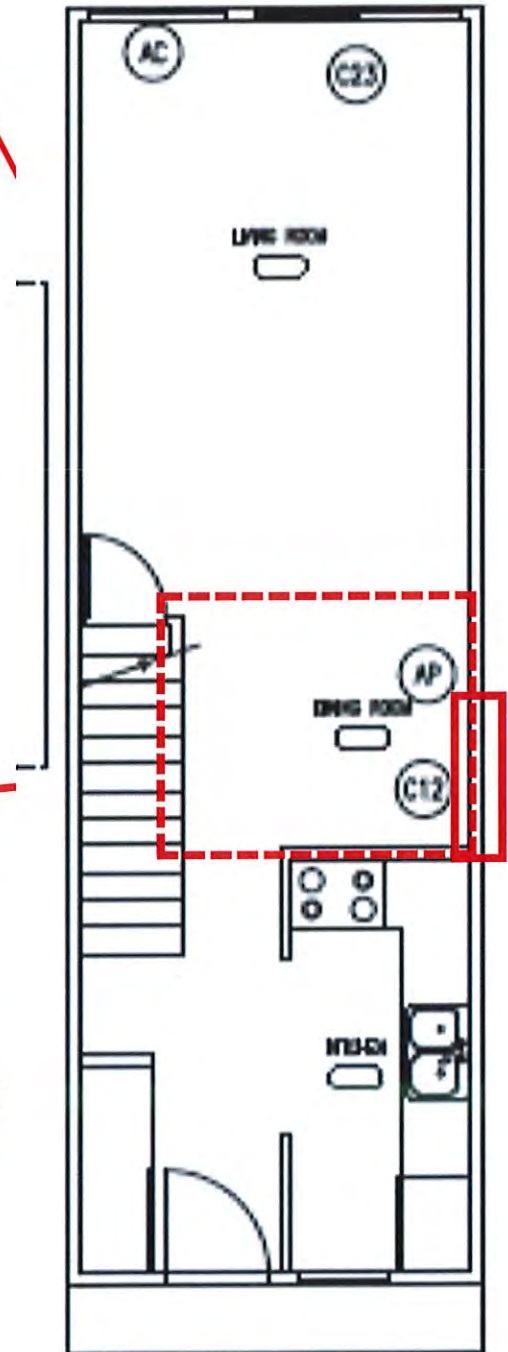


9 1ST FLOOR PLAN - UNIT E24
1/11/23

SK- E24 1/11/2023

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

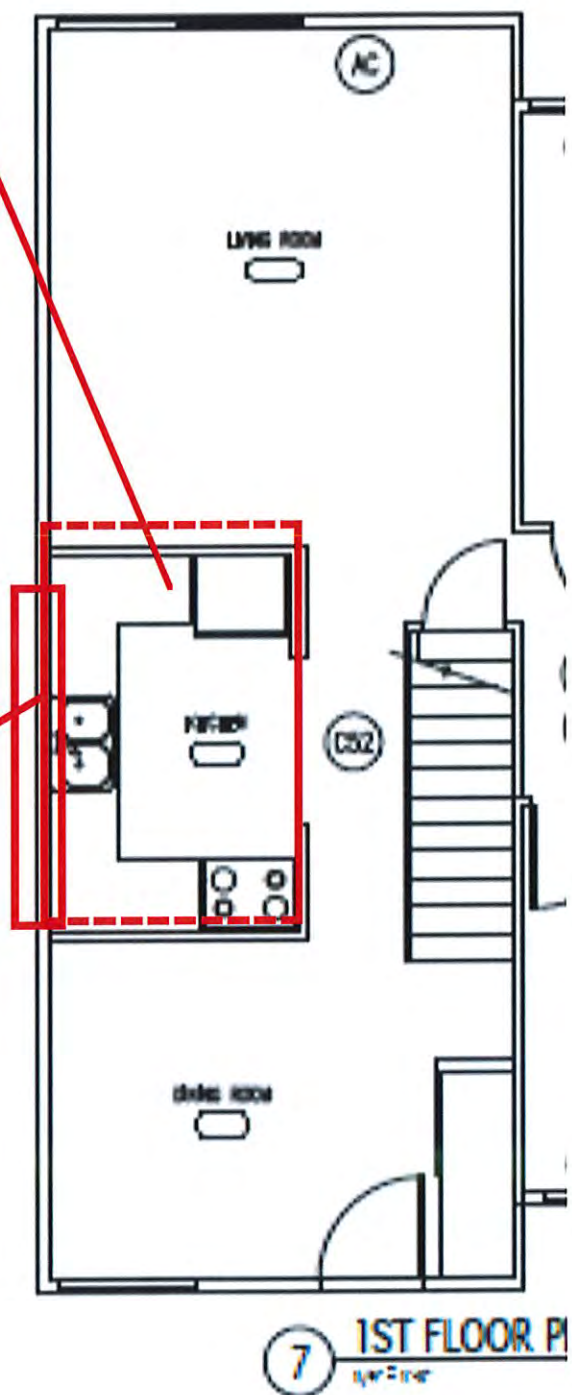
**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.**



3 1ST FLOOR PLAN - UNIT F26
1/11/2023

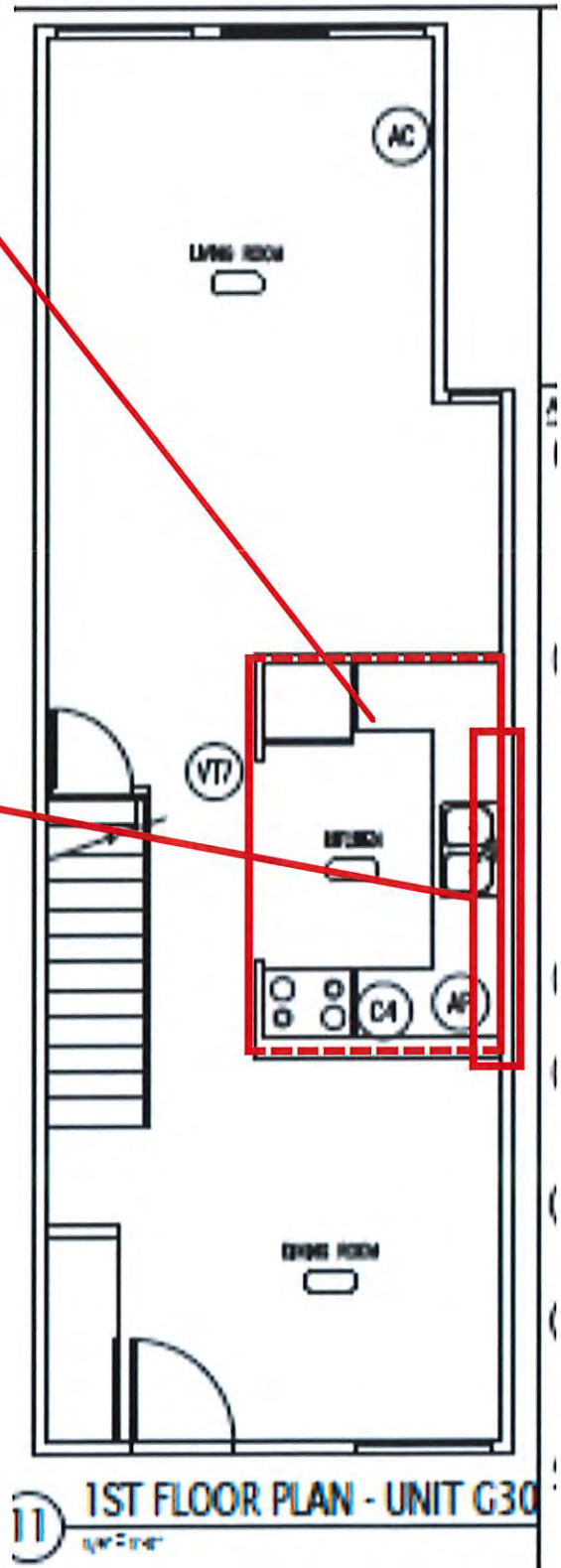
**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETRY ON WALL.**



**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

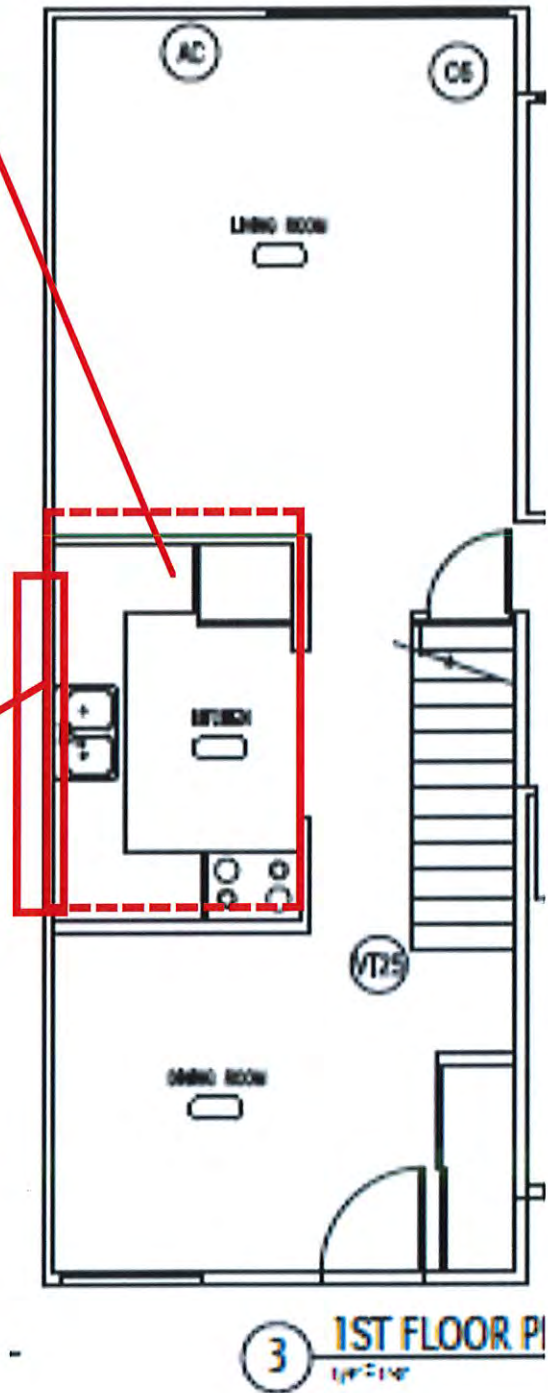
**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETS ON WALL.**



SK- G30 1/11/2023

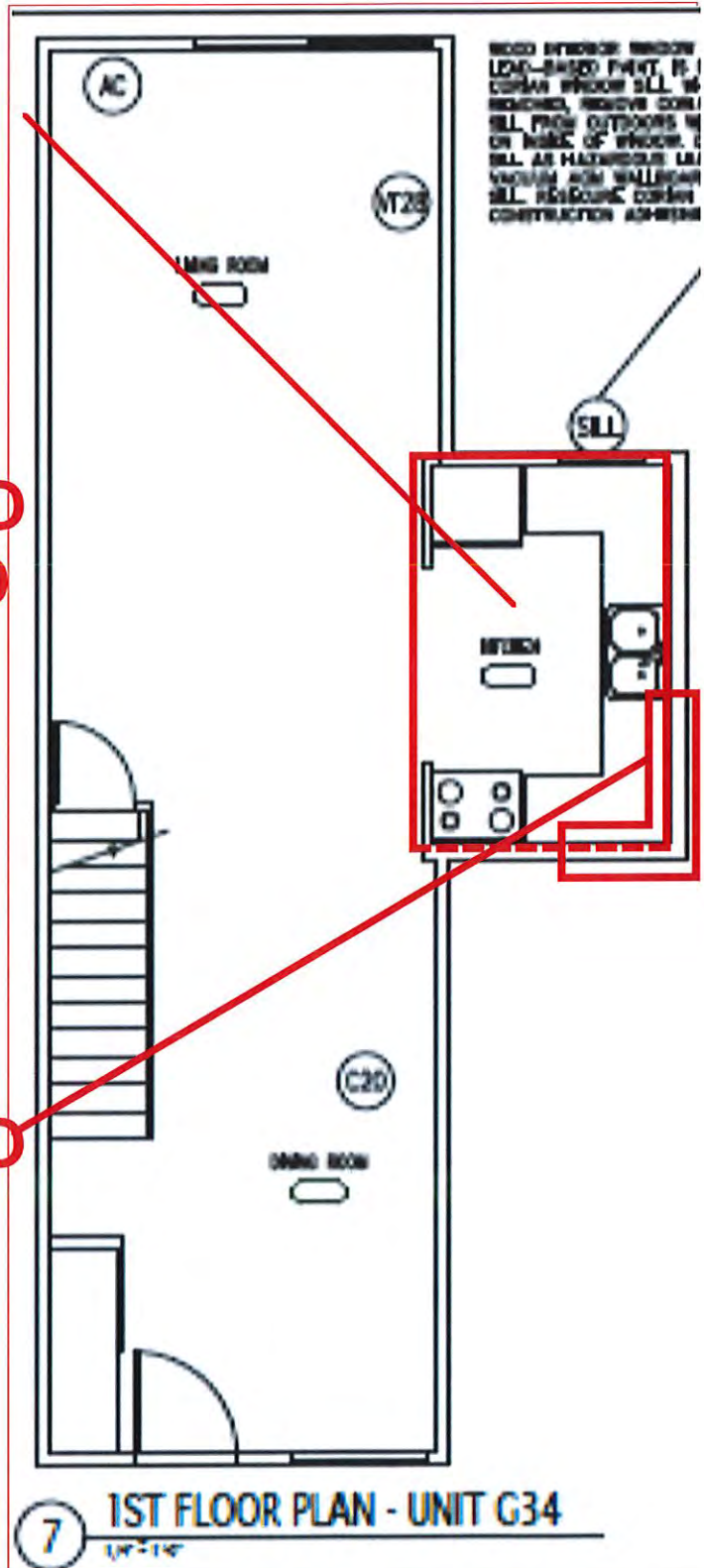
**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETS ON WALL.**



**REMOVE 7'X11' ACM
CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 9'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
BACK SIDE OF
WALLBOARD &
SCRUB CLEAN.
REMOVE AND SAVE
CABINETRY ON WALL.**



SK- G34 1/11/2023



REQUEST FOR INFORMATION

Date:	12/13/2022	RFI #:	019
To:	Housing Authority of New Haven dba Elm City Communities	Project #:	1440002
Attention:	Gordon Fraités	Required by:	12/13/2022
Phone:			
Project:	Essex Interior & Exterior Renovations		
By:	Edmund Wambolt, Site Supervisor		

Subject:	Mold Discovered Beyond Scope
Ref:	

Information Request / Description:

Gordon,

ECC's onsite Environmental consultant Enviromed is requesting extra drywall and walls to be opened up due to the discovery of mold and water damage. Everything Enviromed has brought up is beyond BRD's scope of work and will hold up the progress within each unit untill we have a direction given to us. Please advise as soon as you can.

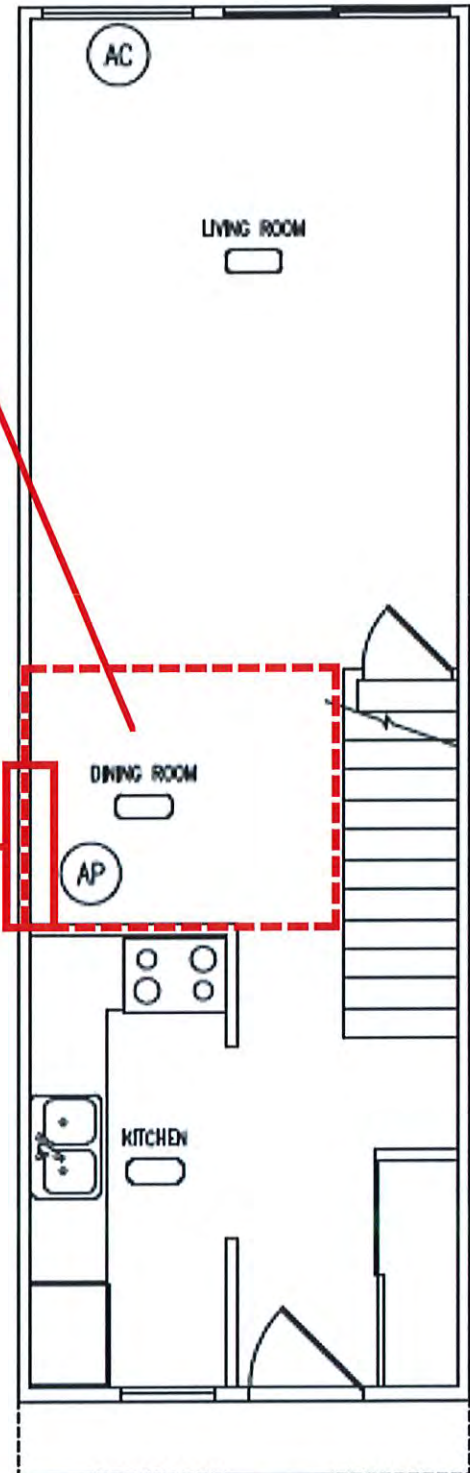
Suggestion:

SEE ATTACHED DIRECTIVE AS ISSUED BY ECC ENVIRONMENTAL CONSULTANT, ENVIROMED, AND ACCOMPANYING G709 WITH CONSTRUCTION DIRECTIVE.

GF
12/15/22

**REMOVE 8'X8'- 4"
ACM CEILING BOARD
FROM CEILING
UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
CEILING JOISTS AND
SCRUB CLEAN.**

**REMOVE 5'X8' OF
ACM WALLBOARD
FROM WALL UNDER
CONTAINMENT.
APPLY MOLD
CLEANING AGENT TO
WALL JOISTS AND
SCRUB CLEAN.**



SK- D9 12/13/2022

7 1ST FLOOR PLAN - UNIT D9
1/4" = 1'-0"



EMAIL

February 8, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-018

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-018 (AIA Document G701) dated February 7, 2023 in the amount of \$261,691.70 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-018 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #21 – Additional Drywall Removal, Asbestos Abatements, and Mold Remediation, dated December 19, 2022, in the amount of \$261,691.70 received by our office on February 6, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 017 Date: January 27, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the removal and replacement of rotted 2x floor joists at 2nd floor bathrooms at Essex Townhouses. Total amount of Change Order is \$9,157.49. Proposed Change Order (PCO) #26 - Replacement of Rotted Bathroom Floor Joists dated January 4, 2023, in the amount of \$9,157.49 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated upon Housing Authority's request after contractor discovered rotted floor joists under bathroom flooring.
- 2) All locations where 2x floor joists to be installed, included in this proposal, must be documented and approved before installation.
- 3) General Conditions for this scope of work to be issued as a subsequent Proposal Change Order based on Owner and Contractor Agreement.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 607,481.98
The Contract Sum prior to this Change Order was	\$ 2,527,243.28
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,157.49
The new Contract Sum including this Change Order will be	\$ 2,536,400.77

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 5, 2023

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>Lothrop Associates Architects D.P.C. P.C.</u>	<u>BRD Builders, LLC</u>	<u>Housing Authority of New Haven</u>
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>


SIGNATURE
Arthur J. Seckler, III,
Principal
PRINTED NAME AND TITLE
1/27/2023
DATE


SIGNATURE
Mike Clifford,
President
PRINTED NAME AND TITLE
2-8-2023
DATE

SIGNATURE
Karen Dubois Walton,
President
PRINTED NAME AND TITLE

DATE



EMAIL

January 27, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-017

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-017 (AIA Document G701) dated January 27, 2023 in the amount of \$9,157.49 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-017 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #26 – Replacement of Rotted Bathroom Floor Joists, dated January 4, 2023, in the amount of \$9,157.49 received by our office on January 27, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gordon Fraites", with a large, stylized flourish at the end.

Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

01/04/2023

Hannah Sokal-Holmes
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-26 for **Replacement of Rotted Bathroom Floor Joists**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities
Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

6 - Wood & Plastics

- 1. Nails to Fasten New Joist

Price: \$ 9,157.49 *Nine Thousand One Hundred Fifty Seven Dollars and Forty Nine Cents*
Time: The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.
Clarification(s): - General Conditions to be added as a separate PCO once agreed upon by all parties.
Expiration: This Proposal shall remain open for 30 calendar day(s).
Attachment(s): Additional Attachments

Please contact me at or via e-mail E.Wambolt@brdbuilders.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Replacement of Rotted Bathroom Floor Joists

Date: 01/04/2023

Document: 1440002-26

Name

-
- 1 PCO 26
<https://redteam.link/0qgcf9m>

BRD Builders: _____

Customer: _____



BRD Builders
Powered by RedTeam

COST ESTIMATE

1440002 - 26 - Replacement of Rotted Bathroom Floor Joists

Manager: Edmund Wambolt

As of 1/24/2023

Authorized Change 26

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)	Source
01005	Line 7 Contractors Markup Combined Overhead and Profit (8%)	1.00	l/s	0.00	0.00	0.00	0.00	678.33	678.33	
	Line 7 Contractors Markup Combined Overhead and Profit (8%)	1.00	l/s	Other @	678.33	=			678.33	
06001	Lumber & Trim material	1.00	l/s	0.00	1,513.16	0.00	0.00	0.00	1,513.16	
	2x8x8 Floor joist Lumber	129.00	l/s	Material @	11.42	=			1,473.18	
	Nails to Fasten New Joist	1.00	ea	Material @	39.98	=			39.98	
06100	Rough Carpentry	1.00	l/s	6,966.00	0.00	0.00	0.00	0.00	6,966.00	
	Rough Carpentry	129.00	hrs	Labor @	54.00	=			6,966.00	

SUBTOTAL DIRECT COSTS				6,966.00	1,513.16	0.00	0.00	678.33	9,157.49	
Indirect Costs				0.00	0.00	0.00	0.00	0.00		
Indirect Cost Allocation Rates				0.00%	0.00%	0.00%	0.00%	0.00%		
TOTAL DIRECT & INDIRECT COSTS				6,966.00	1,513.16	0.00	0.00	678.33	9,157.49	
Profit								0.00%	0.00	

Supplemental Markups:

TOTAL PRICE									9,157.49	
--------------------	--	--	--	--	--	--	--	--	-----------------	--

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 26

CONTRACTOR'S CHANGE ORDER PROPOSAL Replacement of Rotten Floor Joists (water damaged)

Contractor Name:	<u>BRD Builders LLC</u>	Date:	<u>01/04/23</u>
Address:	<u>2099 Main St</u>	Allowance	
	<u>Hartford CT 06010</u>	Change Order	26
Telephone No.:	<u>860-706-0359</u>		

SECTION A: CONTRACTOR WORK	HANH REVISIONS
1. Total Contractor Labor (from Labor Worksheet)	\$6,966.00
2. Total Contractor Material (from Material Worksheet)	\$1,513.16
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00
4 SUBTOTAL (total lines 1 through 3)	\$0.00
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00
6 Under Special conditions as permitted by Owner: Gen.Conditions up to 6%	
7 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$678.33
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$9,157.49

SECTION B: SUBCONTRACTOR WORK	<i>(From Subcontractor's Proposal - Use a separate form for each Sub)</i>	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. <u>Enco</u>	\$0.00	\$0.00
B. <u>Enco Remobilization Charge</u>	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%	\$0.00	
11b. Profit, Up to 6%	\$0.00	
11c. _____	\$0.00	
12. Subcontractors' Premium Portion of approved Overtime	\$0.00	
13. SUBCONTRACTOR TOTAL		\$0.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14. \$0.00
---	-------------------

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED <i>Robert LaMarre 12-23-2022</i>	\$9,157.49
Signature of Contractor's Authorized Representative _____ Date _____	1
<u>Robert LaMarre</u>	
Print Name _____	Print name of Contact Person (if different) _____
Project Manager _____	Phone No. (if different from above) _____
Print Title _____	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW	
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____	

By: _____	_____
Construction Manager/A/E _____	Date _____
_____	Phone No. _____
Project Manager _____	

Construction Officer _____	

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 26

CHANGE ORDER LABOR WORKSHEET Relacement of Rotten Bathroom Floor Joists (Water Damaged)

Contractor Name:	<u>BRD Builders LLC</u>	Date:	<u>01/04/23</u>
Address:	<u>2099 Main St</u>		
	<u>Hartford CT 06120</u>		
Telephone No.:	<u>860-706-0359</u>		

STRAIGHT TIME LABOR AND PREMIUM PORTION OF OVERTIME (PPO)								ECC USE ONLY	
Work Description	Trade	Straight Time Hours	Straight Time Rate	Overtime Hours	Overtime Rate	Straight Time Cost	PPO Cost	ECC Revisions	
Labor to remove and replace floor Joist 1 hr per	Carpentry	129.00	\$54.00			\$6,966.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
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						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
SUBTOTALS						\$6,966.00	\$0.00		
TOTAL LABOR						\$6,966.00			

Search

Bloomfield Lowe's Open until 9 PM

Delivery to 06002



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Shopping Cart (130)

Email Cart Empty Cart


Bloomfield Lowe's Change

Some of your items are low in stock! View All

Sorry, one or more of your selected products has an issue with its current availability. Please see the product below for specific details.

Pickup at Bloomfield Lowe's · 130 Items

21 **\$39.98**



Metabo HPT - 3-in x 0.131-in 21 Degree Bright Smooth Collated Framing Nails (1000-Per Box)
 Item #116517
 Model #20110SHPT

[Save For Later](#) [+](#) [-](#)

● Low in Stock

Pickup at Bloomfield Lowe's


FREE Store Pickup
Available

Delivery to 06002

Ship to Home
Get it by **Sat, Jan 7**

Scheduled Delivery
Get it by **Thu, Jan 5**
Delivery Scheduling in Checkout

! Only 76 available for Pickup. Please lower your quantity or try another fulfillment method, if available.



\$1,473.18

2-in x 8-in x 8-ft Douglas Fir S4S Kiln-dried Lumber
 Item #130756
 Model #720968-8

[Save For Later](#) [+](#) [-](#)

\$11.42/ea

Pickup Unavailable

Delivery to 06002

Scheduled Delivery
Get it by **Thu, Jan 5**
Delivery Scheduling in Checkout

Order Summary

Item Subtotal (130)	\$1,513.16
Estimated Tax	Calculated in Checkout
Add Promo Code	▼
Estimated Total	\$1,513.16

Back to Top

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AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 017 Date: January 27, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the removal and replacement of rotted 2x floor joists at 2nd floor bathrooms at Essex Townhouses. Total amount of Change Order is \$9,157.49. Proposed Change Order (PCO) #26 - Replacement of Rotted Bathroom Floor Joists dated January 4, 2023, in the amount of \$9,157.49 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated upon Housing Authority's request after contractor discovered rotted floor joists under bathroom flooring.
- 2) All locations where 2x floor joists to be installed, included in this proposal, must be documented and approved before installation.
- 3) General Conditions for this scope of work to be issued as a subsequent Proposal Change Order based on Owner and Contractor Agreement.


The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 607,481.98
The Contract Sum prior to this Change Order was	\$ 2,527,243.28
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,157.49
The new Contract Sum including this Change Order will be	\$ 2,536,400.77

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 5, 2023

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>Lothrop Associates Architects D.P.C. P.C.</u>	<u>BRD Builders, LLC</u>	<u>Housing Authority of New Haven</u>
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>


SIGNATURE
Arthur J. Seckler, III,
Principal
PRINTED NAME AND TITLE
1/27/2023
DATE


SIGNATURE
Mike Clifford,
President
PRINTED NAME AND TITLE
2-8-2023
DATE

SIGNATURE
Karen Dubois Walton,
President
PRINTED NAME AND TITLE

DATE



AIA[®] Document G701[™] – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 016 Date: January 27, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the purchase and installation of Exterior Waterproof Junction Boxes. Total amount of Change Order is \$1,610.40. Proposed Change Order (PCO) #24 - Addition of Exterior Junction Boxes dated December 22, 2022, in the amount of \$1,610.40 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated after contractor discovered there were abandoned electrical conduit buried within exterior walls with live power going to them.
- 2) BRD directed to provide PCO for the purchase and installation of weathertight and tamperproof junction boxes at locations of occurrence.
- 3) All locations where junction boxes to be installed, included in this proposal, must be documented and approved before installation.
- 4) General Conditions for this scope of work to be issued as a subsequent Proposal Change Order based on Owner and Contractor Agreement.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 605,871.58
The Contract Sum prior to this Change Order was	\$ 2,525,632.88
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,610.40
The new Contract Sum including this Change Order will be	\$ 2,527,243.28


The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 5, 2023

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>Lothrop Associates Architects D.P.C. P.C.</u> ARCHITECT <i>(Firm name)</i>	<u>BRD Builders, LLC</u> CONTRACTOR <i>(Firm name)</i>	<u>Housing Authority of New Haven</u> OWNER <i>(Firm name)</i>
--	---	---


SIGNATURE
Arthur J. Speckler, III,
Principal
PRINTED NAME AND TITLE
1/27/2023
DATE


SIGNATURE
Mike Clifford,
President
PRINTED NAME AND TITLE
2-8-2023
DATE

SIGNATURE
Karen Dubois Walton,
President
PRINTED NAME AND TITLE
DATE



AIA[®]

Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 2257-01 Exterior Envelope and Dwelling
 Unit Improvements
 at Essex Townhouses
 1134 Quinnipiac Avenue,
 New Haven, Connecticut 06511

CONTRACT INFORMATION:
 Contract For: General Construction

CHANGE ORDER INFORMATION:
 Change Order Number: 016

Date: December 06, 2021
 (Notice to Proceed)

Date: January 27, 2023

OWNER: *(Name and address)*
 Housing Authority of New Haven
 360 Orange Street
 New Haven, Connecticut 06511

ARCHITECT: *(Name and address)*
 Lothrop Associates Architects D.P.C. P.C.
 333 Westchester Avenue
 White Plains, New York 10604

CONTRACTOR: *(Name and address)*
 BRD Builders, LLC
 2099 Main Street
 Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the purchase and installation of Exterior Waterproof Junction Boxes. Total amount of Change Order is \$1,610.40. Proposed Change Order (PCO) #24 - Addition of Exterior Junction Boxes dated December 22, 2022, in the amount of \$1,610.40 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated after contractor discovered there were abandoned electrical conduit buried within exterior walls with live power going to them.
- 2) BRD directed to provide PCO for the purchase and installation of weathertight and tamperproof junction boxes at locations of occurrence.
- 3) All locations where junction boxes to be installed, included in this proposal, must be documented and approved before installation.
- 4) General Conditions for this scope of work to be issued as a subsequent Proposal Change Order based on Owner and Contractor Agreement.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 605,871.58
The Contract Sum prior to this Change Order was	\$ 2,525,632.88
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,610.40
The new Contract Sum including this Change Order will be	\$ 2,527,243.28

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 5, 2023

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.

Lothrop Associates Architects D.P.C. P.C.
ARCHITECT *(Firm name)*

BRD Builders, LLC
CONTRACTOR *(Firm name)*

Housing Authority of New Haven
OWNER *(Firm name)*


SIGNATURE
Arthur J. Seckler, III,
Principal
PRINTED NAME AND TITLE
1/27/2023
DATE

SIGNATURE
Mike Clifford,
President

PRINTED NAME AND TITLE

DATE

SIGNATURE
Karen Dubois Walton,
President

PRINTED NAME AND TITLE

DATE



REQUEST FOR INFORMATION

Date:	12/14/2022	RFI #:	020
To:	Housing Authority of New Haven dba Elm City Communities	Project #:	1440002
Attention:	Gordon Fraites	Required by:	12/16/2022
Phone:			
Project:	Essex Interior & Exterior Renovations		
By:	Mitchel Cleveland,		

Subject:	Abandoned Electrical Wires Buried In Walls
Ref:	

Information Request / Description:
Gordon,
It has been found that burried electrical wires have been adandoned in the walls from old Exhuast fans. Please let us know how you would like to procceed if the wires are found to be in fact live.

Suggestion:

AT ABANDONED KITCHEN EXHAUST FAN LOCATIONS WHERE ELECTRICAL WIRES HAVE BEEN BURIED, FIRST TEST IF WIRE IS LIVE/HAS POWER. IF WIRE HAS NO POWER, WIRE SHALL BE LEFT IN PLACE. IF WIRE IS LIVE, CONTRACTOR TO PROVIDE PCO FOR THE DISCONNECT FROM POWER SOURCE OR THE INSTALLATION OF WEATHER AND TAMPER PROOF JUNCTION BOX AT EXTERIOR OF BUILDING FACADE.

GF
12/14/22



EMAIL

January 27, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-016

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-016 (AIA Document G701) dated January 27, 2023 in the amount of \$1,610.40 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-016 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #24 – Addition of Exterior Junction Boxes, dated December 22, 2022, in the amount of \$1,610.40 received by our office on January 27, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

12/22/2022

Hannah Sokal-Holmes
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-24 for **Addition of Exterior Junction Boxes**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

16 - Electrical

1. Section B Line 11a
2. Section B Line 11b

Price: **\$ 1,610.40** *One Thousand Six Hundred Ten Dollars and Forty Cents*

Time: The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.

Clarification(s): - Per the owner's request, the Contractor has removed the 6% general conditions from this change order so that it may be negotiated in the future. If we do not reach an agreement on the general conditions, the Contractor may withdraw from completion of any remaining change order work without penalty. An agreement on a general conditions change order would need to be executed or a Construction Change Directive would be required to continue performance of this work.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail E.Wambolt@brdbuilders.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____



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ADDITIONAL DOCUMENTS

Project: 1440002 - Addition of Exterior Junction Boxes

Date: 12/22/2022

Document: 1440002-24

Name

-
- 1 PCO 24
<https://redteam.link/zg456o7>

BRD Builders: _____

Customer: _____



BRD Builders
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COST ESTIMATE
Including Item Details

1440002 - 24 - Addition of Exterior Junction Boxes

Manager: Edmund Wambolt

As of 1/27/2023

Authorized Change 24

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
16000	Addition of Exterior Junction Boxes	1.00	l/s	0.00	0.00	1,500.00	0.00	110.40	1,610.40
	Unit Cost Per Exterior Junction Box	10.00	l/s	Subcontract @	150.00	=			1,500.00
	1380.00 Base 120.00 Subcontractors O/P								
	Section B Line 11a overhead 2%	1.00	ea	Other @	27.60	=			27.60
	Section B Line 11b Profit 6%	1.00	ea	Other @	82.80	=			82.80

SUBTOTAL DIRECT COSTS		0.00	0.00	1,500.00	0.00	110.40	1,610.40
Indirect Costs		0.00	0.00	0.00	0.00	0.00	0.00
Indirect Cost Allocation Rates		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
TOTAL DIRECT & INDIRECT COSTS		0.00	0.00	1,500.00	0.00	110.40	1,610.40
Profit						0.00%	0.00

Supplemental Markups:

TOTAL PRICE	1,610.40
--------------------	-----------------

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 24

CONTRACTOR'S CHANGE ORDER PROPOSAL Addition of Exterior Junction Boxes

Contractor Name: <u>BRD Builders LLC</u>	Date: <u>01/04/23</u>
Address: <u>2099 Main St</u>	
<u>Hartford CT 06010</u>	Allowance
Telephone No.: <u>860-706-0359</u>	Change Order 24

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6 Under Special conditions as permitted by Owner: Gen. Conditions up to 6%	\$0.00	
7 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. PJK Electric	\$1,380.00	\$120.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$27.60
11b. Profit, Up to 6%		\$82.80
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$0.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	
--	-----	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	\$1,610.40
<i>Robert LaMarre</i> <i>01/04/2023</i>	
Signature of Contractor's Authorized Representative _____ Date _____	1
Robert LaMarre	
Print Name _____	Print name of Contact Person (if different) _____
Project Manager	
Print Title _____	Phone No. (if different from above) _____

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below:

By: _____

Construction Manager/A/E _____ Date _____ Phone No. _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number PM-21-C-524
 Project Number 2257-01
 Change Request No. 24

UNIT PRICE WORKSHEET Addition of Exterior Junction Boxes

Contractor Name: BRD Builders LLC		Page Number: 1 of 1		Date: 01/04/23	
Address: 2099 Main St					
Hatford CT 06010					
Telephone Number: 860-706-0359					
FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Addition of Exterior Weatherproof Junction Boxes Where Live Wires Were Burried In Walls	10	Ea	\$150.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$1,500.00
For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.					



AIA Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 015 Date: January 24, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is the material cost associated with the purchase of 120 Linear Feet of Baseboard Heater. Total amount of Change Order is \$4,800.00. Proposed Change Order (PCO) #28 - Additional Baseboard Heat Replacement dated January 4, 2023, in the amount of \$4,800.00 is attached as submitted by BRD Builders, LLC. Linear feet replacement of baseboard heater included in this proposal must be documented and approved before baseboard heater replaced.

Change Order Summary

1) Proposal request initiated upon ECC request to provide a PCO over and above Allowance #5 for the removal and replacement of damaged baseboard heater. Based on discovered existing conditions during demolition and with the anticipation of needing more baseboard heaters than what is allotted, PCO was created.

2) Proposal based on Unit Cost established on BID Sheet.

3) General Condition and extension of time request to complete this work to be issued as a subsequent Proposal Change Order.



The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 601,071.58
The Contract Sum prior to this Change Order was	\$ 2,520,832.88
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,800.00
The new Contract Sum including this Change Order will be	\$ 2,525,632.88

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be June 5, 2023

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>Lothrop Associates Architects D.P.C. P.C.</u> ARCHITECT <i>(Firm name)</i>	<u>BRD Builders, LLC</u> CONTRACTOR <i>(Firm name)</i>	<u>Housing Authority of New Haven</u> OWNER <i>(Firm name)</i>
--	---	---

 SIGNATURE Arthur J. Seokler, III, Principal PRINTED NAME AND TITLE 1/26/23 DATE	 SIGNATURE Mike Clifford, President PRINTED NAME AND TITLE 1-27-23 DATE	SIGNATURE Karen Dubois Walton, President PRINTED NAME AND TITLE DATE
---	--	--



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

01/04/2023

Rachel Gilroy
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-28 for **Additional Baseboard Heat Replacement**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities
Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

15 - Mechanical

1. Baseboard Heat Replacement Unit Cost

Price: \$ 4,800.00 *Four Thousand Eight Hundred Dollars and Zero Cents*

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 50 days.**

Clarification(s): - None.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail E.Wambolt@brdbuilders.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Additional Baseboard Heat Replacement

Date: 01/04/2023

Document: 1440002-28

Name

1 2257-02_CO-Proposal Form REV 2021

<https://redteam.link/ry3klv3>

2 2257-02_CO-UNITPRICE

<https://redteam.link/j4kn5yd>

3 RedTeam_ Cost Estimate

<https://redteam.link/np5kgxr>

BRD Builders: _____

Customer: _____



BRD Builders
Powered by RedTeam

COST ESTIMATE

1440002 - 28 - Additional Baseboard Heat Replacement

Manager: Edmund Wambolt

As of 1/19/2023

Authorized Change 28

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)	Source
15420	Unit Cost For Baseboard Heat Replacement	1.00	l/s	0.00	0.00	4,800.00	0.00	0.00	4,800.00	
	Baseboard Heat Replacement Unit Cost	120.00	lf	Subcontract @	40.00	=			4,800.00	

SUBTOTAL DIRECT COSTS				0.00	0.00	4,800.00	0.00	0.00	4,800.00	
Indirect Costs				0.00	0.00	0.00	0.00	0.00		
Indirect Cost Allocation Rates				0.00%	0.00%	0.00%	0.00%	0.00%		
TOTAL DIRECT & INDIRECT COSTS				0.00	0.00	4,800.00	0.00	0.00	4,800.00	
Profit								0.00%	0.00	

Supplemental Markups:

TOTAL PRICE									4,800.00	
--------------------	--	--	--	--	--	--	--	--	-----------------	--

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 28

CONTRACTOR'S CHANGE ORDER PROPOSAL Additional Baseboard Heat Replacement

Contractor Name: <u>BRD Builders LLC</u>		Date: <u>01/04/23</u>
Address: <u>2099 Main St</u>		Allowance Change Order <u>28</u>
<u>Hartford CT 06010</u>		
Telephone No.: <u>860-706-0359</u>		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6 Under Special conditions as permitted by Owner: Gen.Conditions up to 6%		
7 Contractor's Markup Combined Overhead and Profit (% of line 4)		
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. _____	\$0.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$0.00
11b. Profit, Up to 6%		\$0.00
11c.		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$0.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$4,800.00
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SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar	
15. AMOUNT REQUESTED	(Total lines 8,13, and 14.)	\$4,800.00
<i>Robert LaMarre 01/04/2023</i>		
Signature of Contractor's Authorized Representative	Date	1
<u>Robert LaMarre</u>		
Print Name	Print name of Contact Person (if different)	
<u>Project Manager</u>		
Print Title	Phone No. (if different from above)	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW		
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____		
By: _____		
Construction Manager/A/E	Date	Phone No.
Project Manager		
Construction Officer		

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number PM-21-C-524
 Project Number 2257-01
 Change Request No. 28

UNIT PRICE WORKSHEET Additional Baseboard Heat Replacement

Contractor Name: BRD Builders LLC		Page Number: 1	of	1	Date: 01/04/23
Address: 2099 Main St					
Hartford CT 06010					
Telephone Number: 860-706-0359					
FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Additional Baseboard Heat Replacement	120	LF	\$40.00	\$4,800.00
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$4,800.00
For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.					



EMAIL

January 24, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-015

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-015 (AIA Document G701) dated January 24, 2023 in the amount of \$4,800.00 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-015 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #28 – Additional Baseboard Heat Replacement, dated January 04, 2023, in the amount of \$4,800.00 received by our office on January 19, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,

A handwritten signature in blue ink that reads "Gordon Fraites". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 014 Date: January 24, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)
 Included in this Change Order is the material cost associated with the purchase of 2,000 Square Feet of Subfloor Replacement. Total amount of Change Order is \$40,000.00. Proposed Change Order (PCO) #27 - Additional Subfloor Replacement dated January 4, 2023, in the amount of \$40,000.00 is attached as submitted by BRD Builders, LLC. All subfloor replacement included in this proposal must be documented and approved before replacement.

Change Order Summary

- 1) Proposal request initiated upon ECC request to provide a PCO over and above Allowance #4 for the removal and replacement of damaged subfloor. Based on discovered existing conditions during demolition and with the anticipation of needing more plywood than what is allotted, PCO was created.
- 2) Proposal based on Unit Cost established on BID Sheet.
- 3) General Condition and extension of time request to complete this work to be issued as a subsequent Proposal Change Order.


The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 561,071.58
The Contract Sum prior to this Change Order was	\$ 2,480,832.88
The Contract Sum will be increased by this Change Order in the amount of	\$ 40,000.00
The new Contract Sum including this Change Order will be	\$ 2,520,832.88
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be June 5, 2023	

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.

Lothrop Associates Architects D.P.C. P.C. ARCHITECT <i>(Firm name)</i>	BRD Builders, LLC CONTRACTOR <i>(Firm name)</i>	Housing Authority of New Haven OWNER <i>(Firm name)</i>
_____	_____	_____


SIGNATURE
Arthur Seckler, III,
Principal
PRINTED NAME AND TITLE
1/27/23
DATE


SIGNATURE
Mike Clifford,
President
PRINTED NAME AND TITLE
1-27-23
DATE

SIGNATURE
Karen Dubois Walton,
President

PRINTED NAME AND TITLE

DATE



EMAIL

January 24, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-014

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-014 (AIA Document G701) dated January 24, 2023 in the amount of \$40,000.00 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-014 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #27 – Additional Subfloor Replacement, dated January 04, 2023, in the amount of \$40,000.00 received by our office on January 19, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

01/04/2023

Rachel Gilroy
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-27 for **Additional Subfloor Replacement**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

TBD

Price: \$ 40,000.00 *Forty Thousand Dollars and Zero Cents*

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 55 days.**

Clarification(s): - None.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail E.Wambolt@brdbuilders.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Additional Subfloor Replacement

Date: 01/04/2023

Document: 1440002-27

Name

1 2257-02_CO-Proposal Form REV 2021

<https://redteam.link/98cvsxe>

2 RedTeam_ Cost Estimate

<https://redteam.link/91lc9tr>

BRD Builders: _____

Customer: _____



COST ESTIMATE

1440002 - 27 - Additional Subfloor Replacement

Manager: Edmund Wambolt

As of 1/19/2023

Authorized Change 27

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)	Source
06100	Unit Cost for Subfloor Replacement	1.00	l/s	40,000.00	0.00	0.00	0.00	0.00	40,000.00	
	Labor and Materials Unit Cost	2,000.00	sf	Labor @	20.00	=			40,000.00	
SUBTOTAL DIRECT COSTS				40,000.00	0.00	0.00	0.00	0.00	40,000.00	
	Indirect Costs			0.00	0.00	0.00	0.00	0.00		
	Indirect Cost Allocation Rates			0.00%	0.00%	0.00%	0.00%	0.00%		
TOTAL DIRECT & INDIRECT COSTS				40,000.00	0.00	0.00	0.00	0.00	40,000.00	
	Profit							0.00%	0.00	

Supplemental Markups:

TOTAL PRICE	40,000.00
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Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 27

CONTRACTOR'S CHANGE ORDER PROPOSAL Additional Subfloor Replacement (Water Damaged)

Contractor Name: BRD Builders LLC		Date: 01/04/23	
Address: 2099 Main St		Allowance	
Hartford CT 06010		Change Order	
Telephone No.: 860-706-0359		27	

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$40,000.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)		
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6 Under Special conditions as permitted by Owner. Gen.Conditions up to 6%		
7 Contractor's Markup Combined Overhead and Profit (% of line 4)		
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$40,000.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. _____	\$0.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$0.00
11b. Profit, Up to 6%		\$0.00
11c.		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$0.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar	
15. AMOUNT REQUESTED	(Total lines 8, 13, and 14.)	\$40,000.00
<i>Robert LaMarre</i> 01/04/2023		
Signature of Contractor's Authorized Representative	Date	1
Robert LaMarre		
Print Name	Print name of Contact Person (if different)	
Project Manager	Phone No. (if different from above)	
Print Title		

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____ _____ _____ By: _____ Date _____ Phone No. _____ Construction Manager/A/E Project Manager Construction Officer

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

AIA[®] Document G701[™] – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 013R1 Date: January 11, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the removal and replacement of defective stair tread and risers at the 1st floor level of all 35 units at Essex Townhouses. Total amount of Change Order is \$69,992.12. Proposed Change Order (PCO) #13 - Tread and Riser Replacement Unit Cost dated November 29, 2022, in the amount of \$69,992.12 is attached as submitted by BRD Builders, LLC.

Change Order Summary

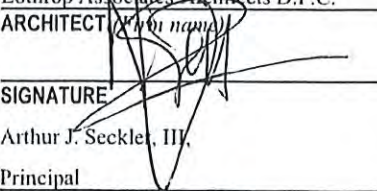
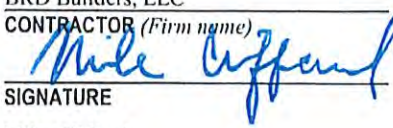
- 1) Proposal request initiated upon ECC request to provide PCO for life safety items requiring immediate attention within units.
- 2) General Condition and extension of time request to complete this work to be issued as a subsequent Proposal Change Order.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 491,079.46
The Contract Sum prior to this Change Order was	\$ 2,410,840.76
The Contract Sum will be increased by this Change Order in the amount of	\$ 69,992.12
The new Contract Sum including this Change Order will be	\$ 2,480,832.88

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be June 5, 2023

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.

Lothrop Associates Architects D.P.C. ARCHITECT <i>(Firm name)</i>	BRD Builders, LLC CONTRACTOR <i>(Firm name)</i>	Housing Authority of New Haven OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Arthur J. Seckler, III, Principal	Mike Clifford, President	Karen Dubois Walton, President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE

DATE 1/18/23

DATE 1-29-23

DATE



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

11/29/2022

Hannah Sokal-Holmes
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-13 for **Tread and Riser Replacement Unit Cost**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities
Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

5 - Metals

1. Self Tapping Wood to Metal Fastner

6 - Wood & Plastics

1. Red Oak Stair Tread
2. Poplar Riser 1 x 10
3. Fasteners
4. 3/8 Oak Wood Plugs (end grain flat head)
5. Bondo Wood Filler
6. Remove and Resecure Railing
7. Repair Stringer with wood filler and sand smooth

9 - Finishes

1. Paint Materials

Price: \$ 69,992.12 *Sixty Nine Thousand Nine Hundred Ninety Two Dollars and Twelve Cents*

Time: The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.

Clarification(s): - Cleaning of stairwell will be added as a separate PCO

- Per the owner's request, the Contractor has removed the 6% general conditions from this change order so that it may be negotiated in the future. If we do not reach an agreement on the general conditions, the Contractor may withdraw from completion of any remaining change order work without penalty. An agreement on a general conditions change order would need to be executed or a Construction Change Directive would be required to continue performance of this work.
- This PCO does not include stringer repair or replacement

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at (860) 706-0359 or via e-mail M.Cleveland@brdbuilders.com if you have any questions or require additional information.

Regards,

BRD Builders

Mitchel Cleveland

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1440002 - Tread and Riser Replacement Unit Cost

Date: 11/29/2022

Document: 1440002-13

Name

-
- 1 PCO 13
<https://redteam.link/bh66ebu>

BRD Builders: _____

Customer: _____

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 13

CONTRACTOR'S CHANGE ORDER PROPOSAL Stairwell Tread, Riser Replac

Contractor Name:	BRD Builders LLC	Date:	01/10/23
Address:	2099 Main St	Allowance	
	Hartford CT 06120	Change Order	13
Telephone No.:	860-706-0359		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$49,574.00	
2. Total Contractor Material (from Material Worksheet)	\$15,233.52	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$0.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Under Special conditions as permitted by Owner: Gen.Conditions up to 6%	\$0.00	
7. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$5,184.60	
8. CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$69,992.12	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. _____	\$0.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	\$0.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$0.00
11b. Profit, Up to 6%		\$0.00
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$0.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar	
15. AMOUNT REQUESTED	(Total lines 8, 13, and 14.)	\$69,992.12
<i>Robert LaMarre</i> 01/10/23 Signature of Contractor's Authorized Representative Date Robert LaMarre Print Name Project Manager Print Title		
Print name of Contact Person (if different) Phone No. (if different from above)		

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below:

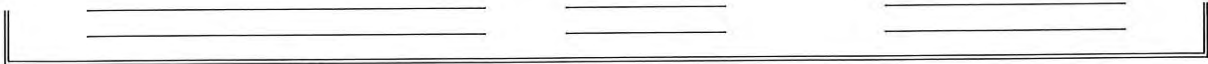
By: _____ Date _____ Phone No. _____

Construction Manager/A/E

Project Manager

Construction Officer

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount





COST ESTIMATE
Including Item Details

1440002 - 13 - Tread and Riser Replacement Unit Cost

Manager: Mitchel Cleveland

As of 1/10/2023

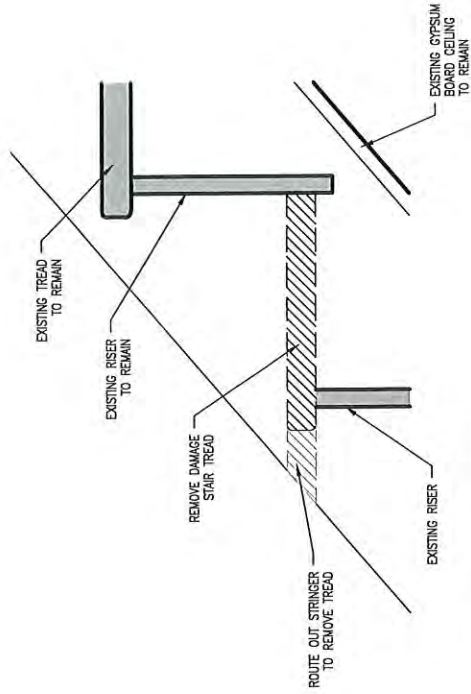
Authorized Change 13

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01005	Line 7 Contractors Markup Combined Overhead and Profit (8%)	1.00	l/s	0.00	0.00	0.00	0.00	5,184.60	5,184.60
	Profit & Overhead	1.00	l/s	Other @	5,184.60	=			5,184.60
	<i>Profit & Overhead</i>								
05000	Angle Iron	1.00	l/s	0.00	2,693.60	0.00	0.00	0.00	2,693.60
	1.5" X 1.5" X .062" X 48" Angle Iron	140.00	ea	Material @	17.96	=			2,514.40
	<i>Angle Iron to secure new tread</i>								
	Self Tapping Wood to Metal Fastner	1,120.00	ea	Material @	0.16	=			179.20
06001	Lumber & Trim material	1.00	l/s	0.00	11,796.40	0.00	0.00	0.00	11,796.40
	Red Oak Stair Tread	140.00	ea	Material @	34.96	=			4,894.40
	Poplar Riser 1 x 10	560.00	lf	Material @	6.34	=			3,550.40
	Fasteners	980.00	ea	Material @	0.08	=			78.40
	3/8 Oak Wood Plugs (end grain flat head)	980.00	ea	Material @	0.20	=			196.00
	Bondo Wood Filler	140.00	ea	Material @	21.98	=			3,077.20
06150	Finish Carpentry	1.00	l/s	38,500.00	0.00	0.00	0.00	0.00	38,500.00
	Finish Carpentry	420.00	hrs	Labor @	55.00	=			23,100.00
	<i>4 Hrs per tread and riser to route out the stringer to allow new tread to slide in and secure safely, install oak plugs and sand smooth</i>								
	Remove and Resecure Railing	140.00	hrs	Labor @	55.00	=			7,700.00
	Repair Stringer with wood filler and sand smooth	140.00	hrs	Labor @	55.00	=			7,700.00
09905	Painting (L&M Combo)	1.00	l/s	11,074.00	743.52	0.00	0.00	0.00	11,817.52
	Painting (L&M Combo)	280.00	hrs	Labor @	39.55	=			11,074.00
	<i>Painting of risers, treads and stringers 8 hours per stairwell</i>								
	Paint Materials	24.00	ea	Material @	30.98	=			743.52
	<i>1 gallon will cover 1.5 stairwells with two coats</i>								

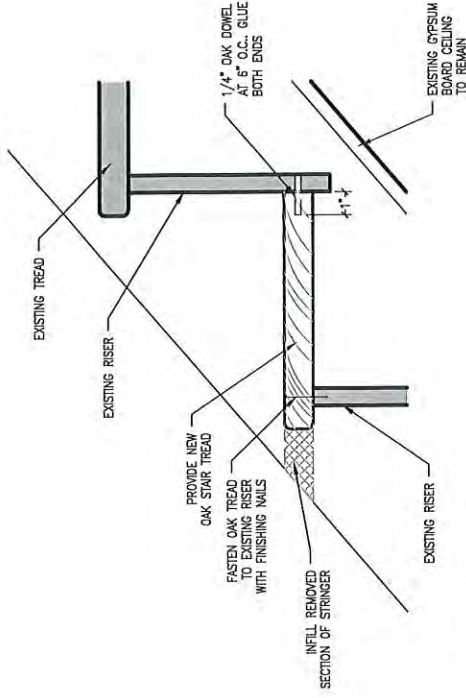
SUBTOTAL DIRECT COSTS	49,574.00	15,233.52	0.00	0.00	5,184.60	69,992.12
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	49,574.00	15,233.52	0.00	0.00	5,184.60	69,992.12
Profit					0.00%	0.00

Supplemental Markups:

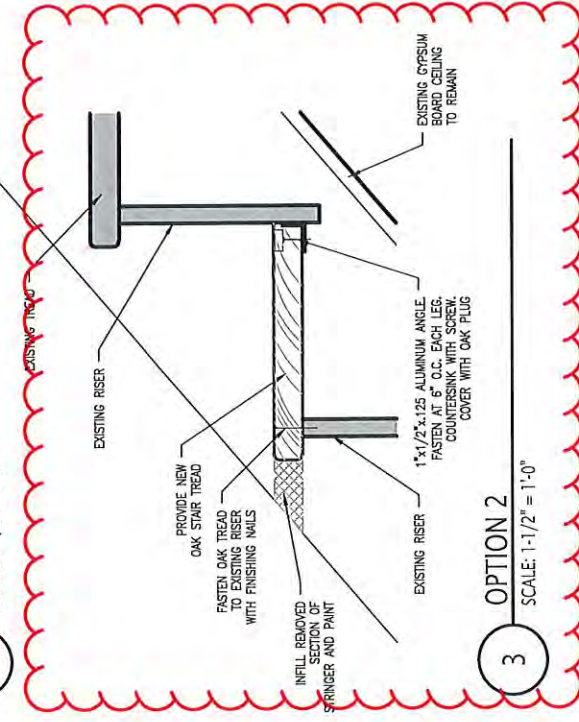
TOTAL PRICE	69,992.12
--------------------	------------------



1 DEMOLITION
SCALE: 1-1/2" = 1'-0"



2 OPTION 1
SCALE: 1-1/2" = 1'-0"



3 OPTION 2
SCALE: 1-1/2" = 1'-0"

TYPICAL STAIR TREAD DEMOLITION AND CONSTRUCTION
OPTION 1 AND 2

CSK-09

EXTERIOR ENVELOPE AND DWELLING UNIT
IMPROVEMENTS AT ESSEX TOWNHOUSES
1134 QUINNIPIAC AVENUE NEW HAVEN, CT 06513

Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604
914-741-1115

JOB NUMBER: 2257-01

11/16/2022

Your Cart (1)

[Share](#)

[Remove All Items](#)

Checkout

FREE Shipping on eligible items. [View Details](#)



3M Bondo 12 fl. oz. Wood Filler

Model #30081

\$21.98

1

Store Pickup
8 in stock at
East Haven
06512 | [Change](#)

FREE

Ship To Home

FREE

Scheduled Delivery
Starting at \$8.99 for delivery as soon as tomorrow

[How It Works](#)

Curbside Available

[Save for Later](#) | [Save to Favorites](#) | [Remove](#)

Subtotal	\$21.98
Pick Up In Store	FREE
Sales Tax (determined in later step)	---
Total	\$21⁹⁸

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— or —



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Read our [Return Policy](#)

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FREE Shipping on eligible items. [View Details](#)



EVERMARK 11-1/2 x 48 in. Red Oak Engineered Tread

Model #8530R-048-HD00L

\$34.96

1

Store Pickup
65 in stock at
East Haven
06512 | [Change](#)

FREE

Ship To Home

FREE

Scheduled Delivery
Starting at \$8.99 for delivery as soon as tomorrow

[How It Works](#)

Curbside Available

[Save for Later](#) | [Save to Favorites](#) | [Remove](#)

Subtotal	\$34.96
Pick Up In Store	FREE
Sales Tax (determined in later step)	---

Total **\$34⁹⁶**

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— or —



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You're shopping
East Haven ▾

OPEN until 9 pm

Delivering to
06513 ▾

1x 10 poplar



Cart | 2 items



[Home](#) / [Lumber & Composites](#) / [Boards, Planks & Panels](#) / [Appearance Boards](#) / [Hardwood Boards](#)

Internet #303981608 Model #0018493 Store SKU #467632



Poplar Board (Common: 1 in. x 10 in. x R/L; Actual: 0.75 in. x 9.25 in. x R/L)

★★★★★ (45) ▾ [Questions & Answers \(6\)](#)



Live Chat

Feedback

\$6³⁴ /linear feet


East Haven Store

✓ 178 in stock Aisle 23, Bay 003 [Text to Me](#)

Delivering to: **06513** | [Change](#)

 Buy in Store 178 in stock at East Haven	 Ship to Home Not available for this item	 Scheduled Delivery Not available for this item
--	---	---

[Live Chat](#)
[Feedback](#)

 **How much will you need?**

Please note: calculations are estimates and can only be made using whole numbers.

[Calculate by Square Footage](#)

Area 1

Width:

ft

Height:

ft

[+ Add Area](#)

Calculate

Product Details 

Specifications 

Questions & Answers 

FROM OUT OF THE BLUE, NEW INNOVATIONS AT LOWE'S. SHOP NOW >

Search Q

[Bloomfield Lowe's](#) Open until 10 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Hardware / Fasteners / Screws / Wood Screws

Grip-Rite #8 x 2-in Yellow Zinc Interior Wood Screws (127-Per Box)

Item #787547 Model #2GCS1

Shop Grip-Rite ★★★★★ 123



\$9.98

Package quantity approximately 127 pieces
Designed for general construction projects
Type 17 point reduces need for pre-drilling

- 1 + Add to Cart

- Free Store & Curbside Pickup**
Ready within 3 hours | 28 in Stock at [Bloomfield Lowe's](#)
Aisle 2 | Bay 20
- Delivery**
Free with \$45 Order
Get it by Mon, Oct 10

Here are some similar items ...



Power Pro #8 x 2-in Epoxy Exterior Wood Screws...
★★★★★ 224
\$10.98
[+ Add to Cart](#)



Grip-Rite #8 x 2-in Yellow Zinc Interior Wood Screw...
★★★★★ 46
\$39.98
[+ Add to Cart](#)



Grip-Rite #9 x 3-in Yellow Zinc Interior Wood Screw...
★★★★★ 138
\$9.98
[+ Add to Cart](#)



Grip-Rite #9 x 3-in Yellow Zinc Interior Wood Screw...
★★★★★ 88
\$39.98
[+ Add to Cart](#)



Grip-Rite #9 x 2-1/2-in Yellow Zinc Interior Woo...
★★★★★ 162
\$9.98
[+ Add to Cart](#)



GRK #9 x 2-in Interior Woo...
★★★★★
\$14.98
[+ Add to C](#)

BETTER TOGETHER

CURRENT ITEM
 Selected
 Selected
 Selected

Bulk Discounts | Free Shipping (/Shipping)

Proceed to Checkout

Shopping Cart (1 Product, 5 Items)



(<http://www.widgetco.com/oak-wood-plugs-3-8>)

3/8" Oak Wood Plugs - End Grain
(<http://www.widgetco.com/oak-wood-plugs-3-8>)

\$0.20

SKU: #5-385-OAK-FWP

Quantity:

5

Amount: \$1.00

remove

Order Summary

Subtotal (5 items)

\$1.00

(Total does not include shipping or tax)

Estimate Shipping

Select Country

United States ▼

Ship to the following zip code

Zip code

Estimate

Proceed to Checkout




Continue Shopping ()

Dimensions

Legs: 1.5"

Thickness: 0.062"

Size: 48.0"


 **WARNING:**Cancer and Reproductive Harm -
www.P65Warnings.ca.gov



QTY

Update

Material Meets These Standard(s): **ASTM-B221**

Mill Test Reports (MTR's) is available for this item.
Check this box to request **Your Free MTR** 

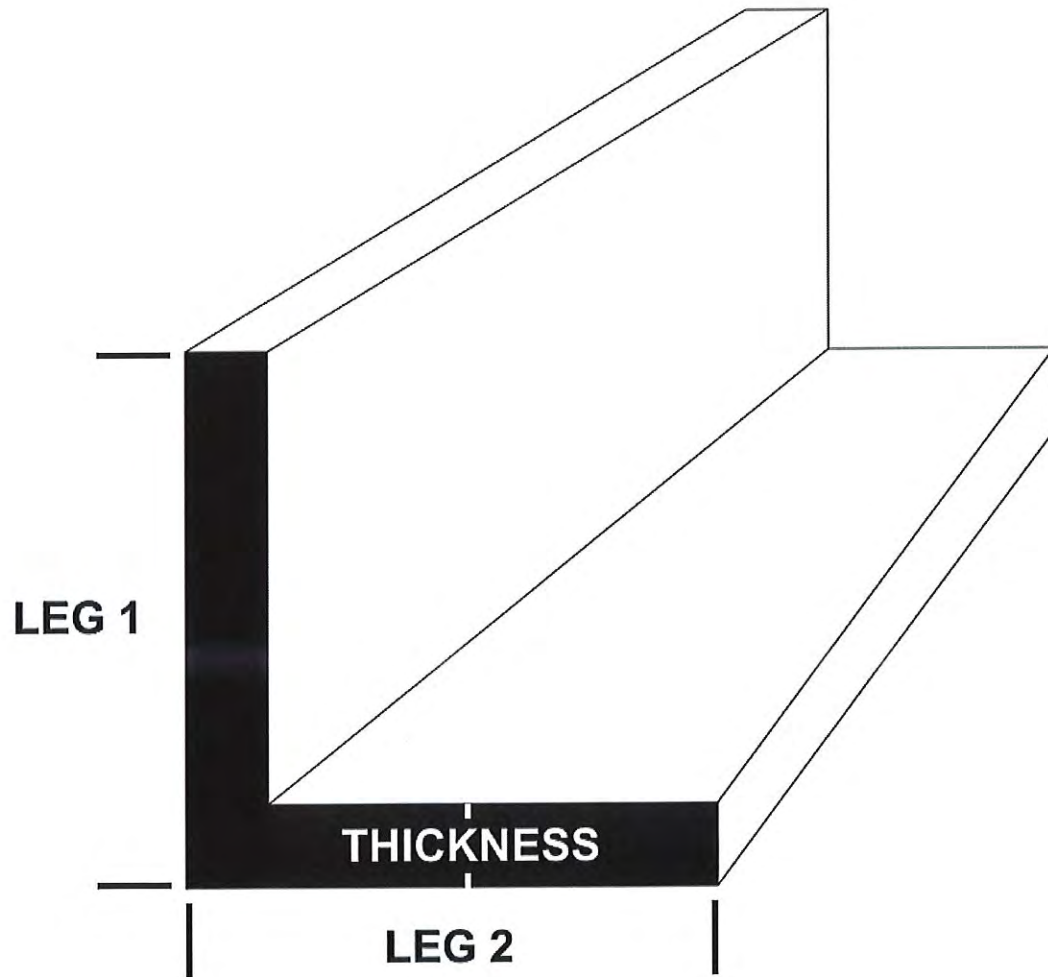
Add Reference Numbers (Optional)



\$17.96
\$17.96 ea.



OVERVIEW SPECIFICATIONS AND TECHNICAL INFORMATION



Dimension Name	Specification
Legs	1.5
Thickness	0.062
Max Length	192
MTR Availability	Yes
Material	Aluminum
Shape	Angle-Equal
Custom Cut Warehouse	1
Alloy	6063
Temper	T52
Shape Type	Architectural

Material Specifications

This material meets the following specs: **ASTM -B221**

Weight/Lineal Foot

0.22 pounds

Please note that this data is to be used ONLY FOR REFERENCE, NOT FOR DESIGN, and by using it, you agree that any decisions you make regarding materials for your project are at your own discretion.

Mechanical Properties

Property	Value
Brinell Hardness 500 kg load	60
Rockwell Hardness B Scale	17
Density g/cm ³	2
Elongation Typical %	12
Melting Point °F	1140 - 1210
Modulus of Elasticity KSI x 10 ³	10
Specific Heat BTU/lb-°F	2
Thermal Conductivity BTU-in/hr-ft ² -°F	1450
Tensile Strength KSI	27
Yield Strength KSI	21
Shear Strength KSI	15

Your Cart (1)

[Share](#)

[Remove All Items](#)

Checkout

FREE Shipping on eligible items. [View Details](#)



Teks #10 x 1-7/16 in. Philips Flat Head Self Tapping with Wings Screws (100-Pack)

Screw Length: 1-7/16 in

\$15.87

1

Store Pickup
3 in stock at
East Haven
06512 | [Change](#)

FREE

Ship To Home

FREE

Scheduled Delivery
Starting at **\$8.99** for delivery as soon as tomorrow

[How It Works](#)

Curbside Available

[Save for Later](#) | [Save to Favorites](#) | [Remove](#)

Subtotal	\$15.87
Pick Up In Store	FREE
Sales Tax (determined in later step)	---

Total **\$15⁸⁷**

[Have a promo code?](#)

Checkout

— or —



Easy In-Store and Online Returns

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Your Cart (1)

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[Checkout](#)

FREE Shipping on eligible items. [View Details](#)

i This item is non-returnable.

BEHR PREMIUM PLUS 1 gal. Ultra Pure White Flat Low Odor Interior Paint & Primer

Brand Name: BEHR PREMIU...
Container Size: 1 Gallon
Paint Type: Interior Paint
Sheen: Flat/Matte

\$30.98



Store Pickup
55 in stock at
East Haven
06512 | [Change](#)

FREE

Ship To Home

FREE

Scheduled Delivery
Not Available for this item

Curbside Available

Need a Painter?
Request a painter through Pro Referral

[Learn More](#)

[Save for Later](#) | [Save to Favorites](#) | [Remove](#)

Subtotal	\$30.98
Pick Up In Store	FREE
Sales Tax (determined in later step)	---
Total	\$30⁹⁸

Have a promo code?

[Checkout](#)

— or —



AIA[®] Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2257-01 Exterior Envelope and Dwelling Unit Improvements at Essex Townhouses 1134 Quinnipiac Avenue, New Haven, Connecticut 06511	CONTRACT INFORMATION: Contract For: General Construction Date: December 06, 2021 (Notice to Proceed)	CHANGE ORDER INFORMATION: Change Order Number: 012R1 Date: January 09, 2023
OWNER: <i>(Name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, Connecticut 06511	ARCHITECT: <i>(Name and address)</i> Lothrop Associates Architects D.P.C. 333 Westchester Avenue White Plains, New York 10604	CONTRACTOR: <i>(Name and address)</i> BRD Builders, LLC 2099 Main Street Hartford, Connecticut 06120

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.)

Included in this Change Order is all work associated with the purchase and installation of front entry door trim revisions. Total amount of Change Order is \$8,624.11. Proposed Change Order (PCO) #17 - Front Entry Door Pad Out With Lineals dated November 29, 2022, in the amount of \$8,624.11 is attached as submitted by BRD Builders, LLC.

Change Order Summary

- 1) Proposal request initiated after contractors Request for Information.
- 2) Due to installation of 1 1/2" insulation and varying conditions at the front entry door, the design team provided directive via Construction Sketch (CSK-08R1) dated 11/28/22 for required trim revisions.

The original Contract Sum was	\$ 1,919,761.30
The net change by previously authorized Change Orders	\$ 482,455.35
The Contract Sum prior to this Change Order was	\$ 2,402,216.65
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,624.11
The new Contract Sum including this Change Order will be	\$ 2,410,840.76

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 5, 2023

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.

Lothrop Associates Architects D.P.C. ARCHITECT <i>(Firm name)</i> SIGNATURE Arthur J. Seckler, III, Principal PRINTED NAME AND TITLE 1/9/23 DATE	BRD Builders, LLC CONTRACTOR <i>(Firm name)</i> SIGNATURE Mike Clifford, President PRINTED NAME AND TITLE 1-27-23 DATE	Housing Authority of New Haven OWNER <i>(Firm name)</i> SIGNATURE Karen Dubois Walton, President PRINTED NAME AND TITLE DATE
---	---	--



BRD Builders
Powered by RedTeam

OUR CHANGE PROPOSAL

11/29/2022

Hannah Sokal-Holmes
Housing Authority of New Haven dba Elm City Communities
360 Orange Street, P.O. Box 1912
New Haven, CT 06511

Re: Our Change Proposal 1440002-17 for **Front Entry Door Pad Out With Lineals**

Project: Essex Interior & Exterior Renovations

Housing Authority of New Haven dba Elm City Communities

Essex Townhouses, 1134 Quinnipiac Avenue, New Haven, CT 06513

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

6 - Wood & Plastics

1. Spectra Metals 24"x50' White Coil Stock
2. Aluminum Trim Nail
3. 2" Ring Shank Exterior Nails
4. Exterior Door Sealant
5. 3 1/2" Lineal
6. Lineal Starter WIN/DR New Construction
7. Lansing Delivery Charge

Price: \$ **8,624.11** *Eight Thousand Six Hundred Twenty Four Dollars and Eleven Cents*

Time: The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.

Clarification(s): - *None.*

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments

Please contact me at or via e-mail E.Wambolt@brdbuilders.com if you have any questions or require additional information.

Regards,
BRD Builders
Edmund Wambolt
Site Supervisor

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____

Housing Authority of New Haven dba
Elm City Communities



BRD Builders
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ADDITIONAL DOCUMENTS

Project: 1440002 - Front Entry Door Pad Out With Lineals

Date: 11/29/2022

Document: 1440002-17

Name

1 2257-02_CO-Proposal Form REV 2021

<https://redteam.link/3go8ecz>

2 RedTeam_ Cost Estimate

<https://redteam.link/vncjm84>

3 2257-02_CO- material worksheet

<https://redteam.link/yaetayp>

4 2257-02_CO-labor worksheet

<https://redteam.link/eforxkm>

5 Home Depot Materials

<https://redteam.link/j2bfqa4>

6 mail574128

<https://redteam.link/wtc3d9f>

BRD Builders: _____

Customer: _____



BRD Builders
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COST ESTIMATE
Including Item Details

1440002 - 17 - Front Entry Door Pad Out With Lineals

Manager: Edmund Wambolt

As of 1/6/2023

Authorized Change 17

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01005	Line 7 Contractors Markup Combined Overhead and Profit (8%)	1.00	l/s	0.00	0.00	0.00	0.00	638.82	638.82
	Line 7 Contractors Markup Combined Overhead and Profit (8%)	1.00	l/s	Other @	638.82	=			638.82
06001	Lumber & Trim material	1.00	l/s	0.00	4,140.29	0.00	0.00	65.00	4,205.29
	Prime Linx 1x4x8 <i>Home Depot</i>	80.00	ea	Material @	12.98	=			1,038.40
	Spectra Metals 24"x50" White Coil Stock	2.00	ea	Material @	207.00	=			414.00
	Aluminum Trim Nail	3.00	ea	Material @	8.47	=			25.41
	2" Ring Shank Exterior Nails	1.00	ea	Material @	139.00	=			139.00
	Exterior Door Sealant	12.00	ea	Material @	5.65	=			67.80
	3 1/2" Lineal	1.00	l/s	Material @	1,623.68	=			1,623.68
	Lineal Starter WIN/DR New Construction	64.00	ea	Material @	13.00	=			832.00
	Lansing Delivery Charge	1.00	l/s	Other @	65.00	=			65.00
062130	Exterior Carpentry	1.00	l/s	0.00	0.00	3,780.00	0.00	0.00	3,780.00
	Exterior Carpentry <i>Labor per CSK-08R1</i>	70.00	l/s	Subcontract @	54.00	=			3,780.00

SUBTOTAL DIRECT COSTS	0.00	4,140.29	3,780.00	0.00	703.82	8,624.11
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	0.00	4,140.29	3,780.00	0.00	703.82	8,624.11
Profit					0.00%	0.00

Supplemental Markups:

TOTAL PRICE	8,624.11
--------------------	-----------------

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. PM-21-C-524
 Project No. 2257-01
 Change Request No. 17

CONTRACTOR'S CHANGE ORDER PROPOSAL Front Entry Door Pad Out

Contractor Name:	BRD Builders LLC	Date:	11/29/22
Address:	2099 Main St	Allowance	
	Hartford CT 06120	Change Order	17
Telephone No.:	860-706-0359		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$3,780.00	
2. Total Contractor Material (from Material Worksheet)	\$4,205.29	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6 Under Special conditions as permitted by Owner: Gen. Conditions up to 6%	\$0.00	
7 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$638.82	
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$8,624.11	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. _____	\$0.00	
B. _____	\$0.00	
C. _____	\$0.00	
D. _____	\$0.00	
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$0.00	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%	\$0.00	
11b. Profit, Up to 6%	\$0.00	
11c.	\$0.00	
12. Subcontractors' Premium Portion of approved Overtime	\$0.00	
13. SUBCONTRACTOR TOTAL	\$0.00	

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	\$8,624.11
<i>Robert LaMarre</i> 11-28-2022	
Signature of Contractor's Authorized Representative	Date
Robert LaMarre	
Print Name	Print name of Contact Person (if different)
Project Manager	
Print Title	Phone No. (if different from above)

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below:

By: _____ Date _____ Phone No. _____

Construction Manager/A/E _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount

Share Cart Invitation From Mitchel Cleveland

The Home Depot <HomeDepot@order.homedepot.com>
To: mclevelandbrd@gmail.com

Mon, Nov 28, 2022 at 4:40 PM



How does
get more done.








DOWNLOAD
OUR APP >

Mitchel Cleveland would like to
share their cart with you

[View Cart](#)

Mitchel Cleveland's Cart

Item	In Store	Qty	Item Total
 PrimeLinx 1 in. x 4 in. x 8 ft. Radiata Pine Finger Joint Primed Board Model #252978 Store SKU #590635	 Aisle 15 Bay 005	80	\$1,038.40
 Spectra Metals 24 in. x 50 ft. Bright White Aluminum Trim Coil Model #280WHITEHD Store SKU #731235	 Aisle BW Bay 027	2	\$414.00
Amerimax Home	 Aisle BW	3	\$25.41



Products 1.25 in. 80 Degree White Aluminum Trim Nail (1/4 lb Pack)
 Model #7769020
 Store SKU #454587

Bay 027



DAP Dynaflex 230 10.1 oz. White Premium Elastomeric Exterior/Interior Window, Door and Trim Sealant
 Model #18275
 Store SKU #284425

Aisle PD
 Bay 001

12 \$5.65



Grip-Rite 2 in. x 0.113-Gauge 21 in. Plastic Exterior Galvanized Round Head Ring Shank Nails (5,000 per Box)
 Model #GR04HG
 Store SKU #318683

Aisle 15
 Bay 006

1 \$139.00

Subtotal	\$1,684.61
Shipping	\$0
Sales Tax	\$0

Est. Total \$1,684.61

[View Cart](#)



SAVE \$5 NOW & HUNDREDS LATER

SAVINGS DELIVERED RIGHT TO YOUR INBOX

[SIGN UP TODAY >](#)

YOU MIGHT ALSO LIKE



LANSING
BUILDING PRODUCTS

272 Woodlawn Road
Berlin, CT 06037-1538
PH: (860)828-8855 FAX: (781)419-5428

**ORDER ACKNOWLEDGEMENT
QUOTE ORDER**

Customer #	Order #
3000199	32255302-00
Order Date	Page #
11/29/22	1

Bill **BRD BUILDERS LLC**
To: **2099 MAIN STREET**
HARTFORD, CT 06120

Ship **BRD BUILDERS-Essex Exteriors**
To: **2099 MAIN STREET**
HARTFORD, CT 06120

SPECIAL ORDERS:

Non-Refundable down payment required on ALL C.O.D. accounts, any remaining balance due before release of material. No returns accepted for special order items.

<i>Instructions</i>		<i>Terms</i>	
		5%10th, 25th	
<i>PO #</i>	<i>Taken By</i>	<i>Ship Via</i>	<i>Ship Date</i>
Essex Lineals	ejw	Uncnfrmd Del	

Line #	Product and Description	Quantity Ordered	Qty BO	Quantity Shipped	Qty U/M	Unit Price	Amount (Net)
1	2884109 CT 54706 LINEAL 3-1/2IN SNOW	32		32	PCS	50.7380	1623.62
2	2884010 CT 53605 STARTER WIN/DR NEW CONSTR AGRAY	64		64	PCS	13.00	832.00
2	Lines Total			Qty Shipped Total		Total	2455.62
						Delivery Chg	65.00
						Invoice Total	2520.62

RETURN POLICY: Material must be returned within 30 days with proof of purchase, is subject to minimum restock charge of 15% and ALL return pick-ups subject to a pick-up charge. No returns accepted for special order or discontinued material. For complete terms and conditions go to: www.lansingbp.com/terms/.



EMAIL

January 9, 2023

Mike Clifford
President
BRD Builders, LLC
2099 Main Street
Hartford, CT 06120

**RE: Exterior Envelope and Dwelling Unit Improvements
at Essex Townhouses
1134 Quinnipiac Avenue
New Haven, CT 06511
LA# 2257-01**

REF: AIA Change Order GC-012R1

Dear Mr. Clifford:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-012R1 (AIA Document G701) dated January 09, 2023 in the amount of \$8,624.11 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this **REVISED** GC-012 Change Order is based on your firm's Proposed Change Order as follows (attached):

Proposed Change Orders (PCO) #17 – Front Entry Door Pad Out With Lineals, dated November 29, 2022, in the amount of \$8,624.11, received by our office on January 06, 2023.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Mike Clifford
President
BRD Builders, LLC
Page 2 of 2

If you have any questions, please call.

Respectfully,

A handwritten signature in blue ink that reads "Gordon Fraites". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



REQUEST FOR INFORMATION

Date:	11/08/2022	RFI #:	017
To:	Housing Authority of New Haven dba Elm City Communities	Project #:	1440002
Attention:	Gordon Fraites	Required by:	11/11/2022
Phone:			
Project:	Essex Interior & Exterior Renovations		
By:	Mitchel Cleveland,		

Subject:	Front Entry Door Pad Out
Ref:	

Information Request / Description:

Gordon,

Due the adding of the 1 1/2" insulation to the walls before the install of siding we need to know what you would like done with the front entry doors. We will have to pad them out in one way or another to allow for a seamless siding installation. Please provide an SK for how you would like this to be approached.

Thank You

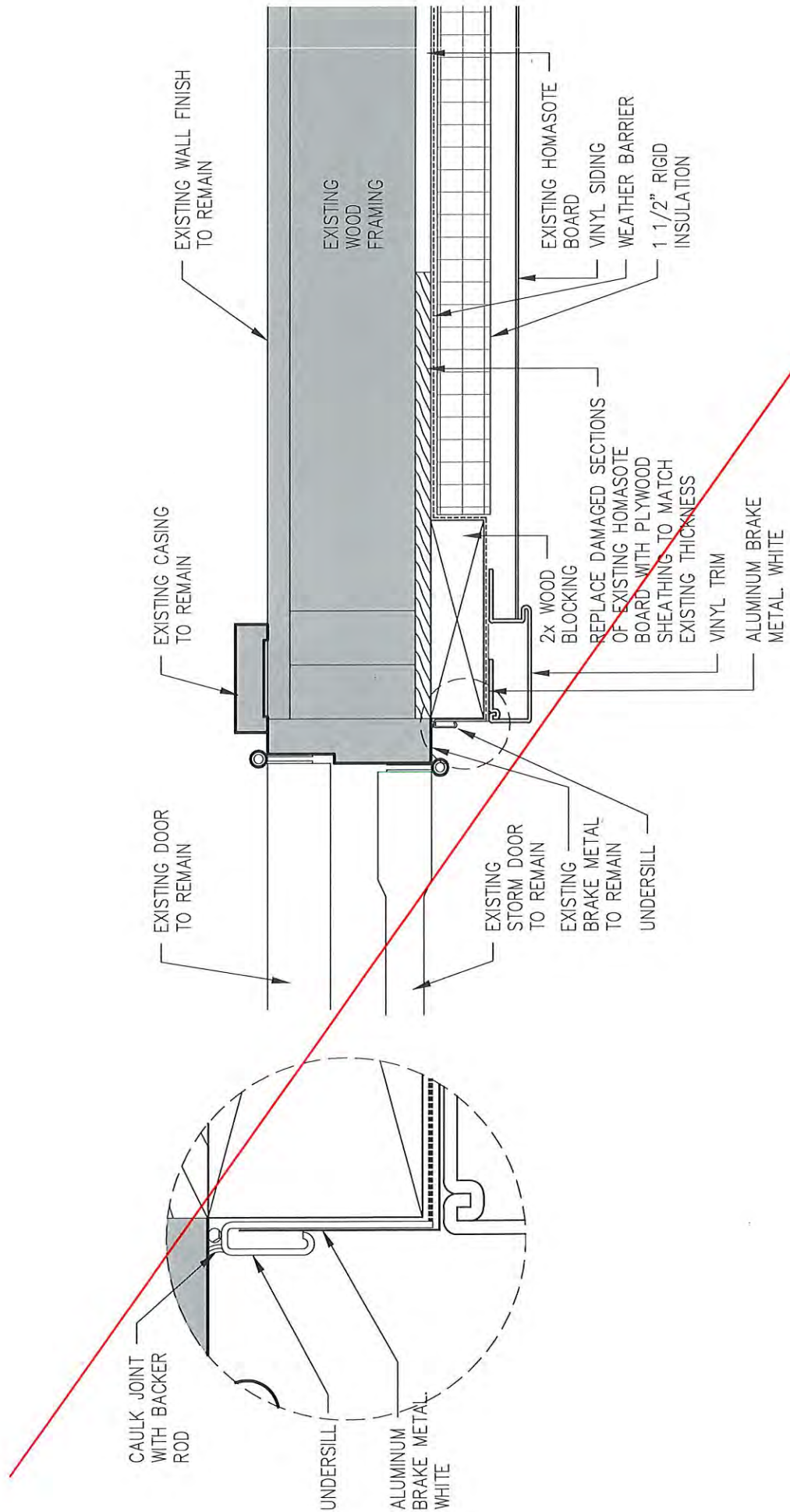
Suggestion:

Rachel, the reference to CSK-08R1 is correct. It was verified this morning after your concerns. The detail was slightly modified but BRD's pricing is correct as directed by the attached CSK. GF - email

~~SEE ATTACHED CSK-08~~

GF
11/18/22

SEE ATTACHED CSK-08R1

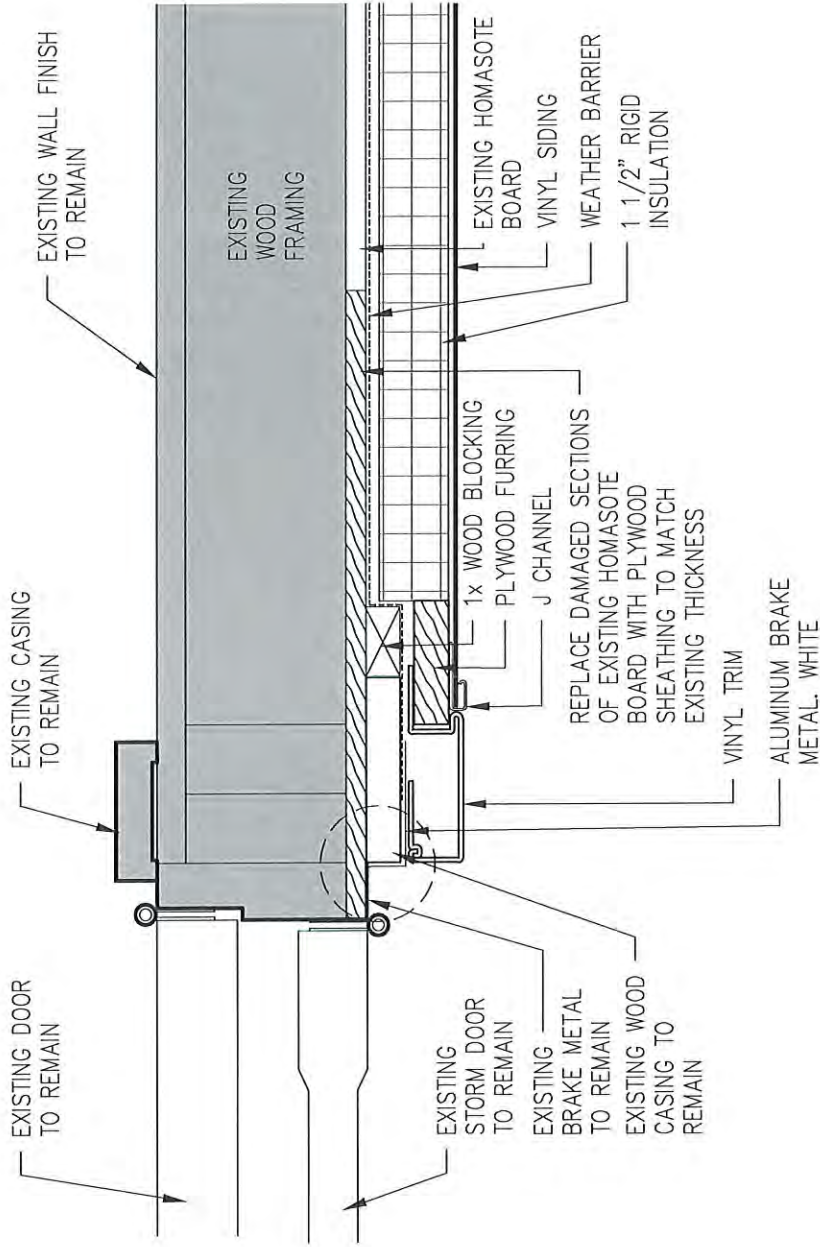
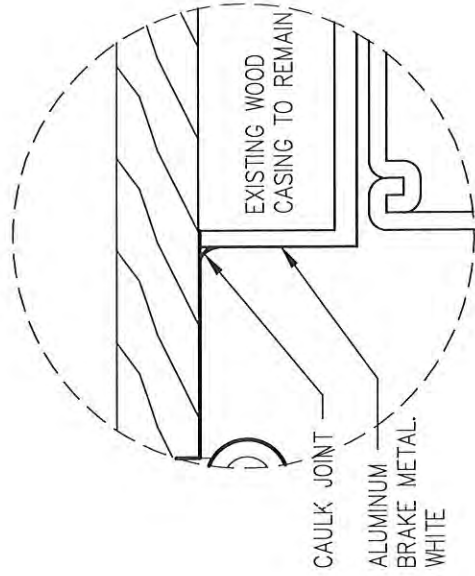


FRONT ENTRY DOOR FINISH DETAIL

CSK-08

EXTERIOR ENVELOPE AND DWELLING UNIT
 IMPROVEMENTS AT ESSEX TOWNHOUSES
 1134 QUINNIPIAC AVENUE NEW HAVEN, CT 06513
 JOB NUMBER: 2257-01

Lothrop Associates LLP Architects
 333 Westchester Avenue
 White Plains, New York 10604
 914-741-4115
 11/18/2022



FRONT ENTRY DOOR FINISH DETAIL

CSK-08R1

**EXTERIOR ENVELOPE AND DWELLING UNIT
IMPROVEMENTS AT ESSEX TOWNHOUSES
1134 QUINNIPIAC AVENUE NEW HAVEN, CT 06513**

Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604
914-741-1115
11/28/2022

JOB NUMBER: 2257-01

DETAILED CHANGE ORDER LOG

Project Name								Essex Envelope and Dwelling Unit Improvements							
Contractor Name								BRD Builders LLC							
Contract No.								PM-21-C-524							
Original Contract Value								\$1,919,761.30							
Original SOW Value								\$1,919,761.30							
Allowance								\$0.00							
Original Contract Value								\$191,976.13							
Original start date:								12/6/2021							
Original end date:								6/4/2022							
Go to BOC at 10%															
Change Order Summary		No.	Proposed Value	Final Value	Adjusted Allowance	Adjusted SOW Value	Adjusted Contract Value	Contract End Time							
Provide labor, materials, and storage to provide and install modified Pella Casement Windows and extend Contract 175 days due to supply change delays; incl. asbestos abatement		1	\$46,804.72	\$16,816.24	\$0.00	\$1,936,577.54	\$1,936,577.54	11/26/2022							
PVC trim for fascia boards		2	\$25,000.00	\$20,881.26	\$0.00	\$1,957,458.80	\$1,957,458.80	11/26/2022							
Piano-Continuous hinge for bathroom doors		3	\$9,113.16	\$8,633.52	\$0.00	\$1,966,092.32	\$1,966,092.32	11/26/2022							
Tub Surrounds + 60 days extension		4	\$135,230.28	\$135,230.28	\$0.00	\$2,101,322.60	\$2,101,322.60	1/25/2023							
Grab bar blocking for future Reasonable Accommodations+ 4 day extension		5	\$3,627.26	\$3,627.26	\$0.00	\$2,104,949.86	\$2,104,949.86	1/29/2023							
Forty-Three Vanity Tops		6	\$6,789.00	\$4,428.98	\$0.00	\$2,109,378.84	\$2,109,378.84	1/29/2023							
Porcelain Tile		7	\$94,568.00	\$86,220.24	\$0.00	\$2,195,599.08	\$2,195,599.08	3/29/2023							
Roof Crickets--TPO		8	\$30,064.41	\$30,064.41	\$0.00	\$2,225,663.49	\$2,225,663.49	5/4/2023							
Damaged roof sheathing		9		\$57,280.00	\$0.00	\$2,282,943.49	\$2,282,943.49	5/4/2023							
Exterior plywood sheathing & CMU fire separation walls; extend time		10		\$114,908.07	\$0.00	\$2,397,851.56	\$2,397,851.56	6/5/2023							
2" flat transition strips at all sliding patio doors		11		\$4,365.09	\$0.00	\$2,402,216.65	\$2,402,216.65	6/5/2023							
Front Entry Pad Out		12		\$8,624.11		\$2,410,840.76	\$2,410,840.76	6/5/2023							
Tread and Riser Repair		13		\$69,992.12		\$2,480,832.88	\$2,480,832.88	6/5/2023							
Additional Subfloor Replacement at \$20 a SF		14		\$40,000.00		\$2,520,832.88	\$2,520,832.88	6/5/2023							
Base Board Heating - \$40 LF		15		\$4,800.00		\$2,525,632.88	\$2,525,632.88	6/5/2023							
Addition of Exterior Junction Boxes		16		\$1,620.00		\$2,527,252.88	\$2,527,252.88	6/5/2023							
Replacement of Rotten Floor Joists		17		\$9,157.49		\$2,536,410.37	\$2,536,410.37	6/5/2023							
Additional Drywall Repair, Asbestos and Mold Abatement PCO21 with add of 141 days		18		\$261,691.70		\$2,798,102.07	\$2,798,102.07	10/31/2023							
Units 18 and 19 Corrective Measures															
Unit 13 Gut, Stairs, Cabinets, etc															
Units 18, 19 and 21 Carport Corrective abatement															
Units 18, 19 and 21 Carport Corrective Measures															
Building Inspector (s) Directives															
Extensions of exterior plumbing for exterior water spout															
General Conditions - Time beyond Contract date															
Permit Adjustment - Last PCO															
Bond Projection - Last PCO															
Final Value			Adjusted Contract Value												
TOTALS			\$878,340.77			\$2,798,102.07									

MEMORANDUM

TO: Board of Commissioners

DATE: February 21, 2023

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Change Order #3 and Change Order #4 to A. Prete Construction Company, Inc. Contract for Scattered Site Home Exterior and Interior Renovations-Group B in the Amount Not to Exceed \$93,577.07 and Authorizing a contract Time Extension from March 1, 2023 to April 14, 2023

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-11/23-R

TIMING: Immediately

DISCUSSION: ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties.

Working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold. Group B includes three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road.

On July, 19, 2022, the Board approved Resolution #07-34/22-R authorizing contract award for Group B to A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for completion in 180 calendar days from the Notice to Proceed.

As work progressed, ECC/HANH authorized Change Order #1 for deteriorated existing gypsum sheathing and batt insulation in stud cavities at 148 Ray Rd. in the amount of \$35,095.36 and Change Order #2 for removal of mold-contaminated materials in the 148 Ray Rd. garage in the amount of \$2,614.88. These changes were less than 10% and did not require Board approval. Following authorization of Change Order #2, the adjusted contract value increased from \$572,268.00 to \$609,978.24.

ECC/HANH is now recommending authorization of Change Order #3 and Change Order #4 for 148 Ray Road, for additional removal of rotted walls in the amount of \$70,690.68 and additional

relocation in the amount of \$22,886.39 increasing contract time until April 14, 2023.

Following authorization of Change Order #3 and Change Order #4, the adjusted contract value will increase from \$609,978.24 to \$705,555.31

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Order #3 and Change Order #4 not to exceed \$93,577.07, bringing the adjusted contract value from \$609,978.24 to \$703,555.31, increasing contract time until April 14, 2023.

FISCAL IMPACT: \$93,577.07

SOURCE OF FUNDS: CFP Lead 2020; CFP Housing-Related Hazards 2020; CFP 2022

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 02-11/23-R

RESOLUTION AUTHORIZING Change Order #3 and Change Order #4 TO A. PRETE CONSTRUCTION COMPANY, INC. CONTRACT FOR SCATTERED SITE HOME EXTERIOR AND INTERIOR RENOVATIONS-GROUP B IN THE AMOUNT NOT TO EXCEED \$93,577.07 AND AUTHORIZING A CONTRACT TIME EXTENSION FROM MARCH 1, 2023 TO APRIL 14, 2023

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, Group B includes three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road; and

WHEREAS, on July, 19, 2022, the Board approved Resolution #07-34/22-R authorizing contract award for Group B to A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for completion in 180 calendar days from the Notice to Proceed; and

WHEREAS, as work progressed, ECC/HANH authorized Change Order #1 for deteriorated existing gypsum sheathing and batt insulation in stud cavities at 148 Ray Rd. in the amount of \$35,095.36 and Change Order #2 for removal of mold-contaminated materials in the 148 Ray Rd. garage in the amount of \$2,614.88; and

WHEREAS, these changes were less than 10% and did not require Board approval; and

WHEREAS, following authorization of Change Order #2, the adjusted contract value increased from \$572,268.00 to \$609,978.24.; and

WHEREAS, ECC/HANH is now recommending authorization of Change Order #3 and Change Order #4 for 148 Ray Road, for additional removal of rotted walls and additional relocation costs in the amount of \$93,577.07 and authorizing an contract extension from March 1, 2023 to April 14, 2023; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) Authorizing Change Orders #3 and Change Orders #4 to contract #PM-22-C-626 with A. Prete Construction Company, Inc. in the amount not to exceed \$93,577.07 as described above bringing the adjusted contract value from \$609,978.24 to \$703,555.31, and extending the contract time from March 1, 2023 to April 14, 2023 are hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

DETAILED CHANGE ORDER LOG

**Group B SS Homes - 148 Ray Road, 35
Westbrook and 21 Long Hill**

Project Name							
Contractor Name		PRETE					
Contract No.		PM-22-C-628		Go to BOC at 10%			
Original Contract Value		\$572,268.00		\$57,226.80		Original start date:	9/2/2022
Original SOW Value		\$572,268.00	Remaining Allowance			Original end date:	3/1/2023
Allowance #1 Roof Sheathing		\$3,000.00	\$3,000.00				
Allowance #2 Roof Shingles		\$1,000.00	\$1,000.00				
Allowance #3 Wall Sheathing		\$2,400.00	\$0.00				Used in PCO #1
Allowance #4 - Vinyl siding		\$1,800.00	\$1,800.00				
Allowance #5 Damaged Gyp		\$1,500.00	\$1,500.00				
Allowance #6 - Painting		\$400.00	\$400.00				
Change Order Summary	No.	Proposed Value	Final Value	Adjusted Allowance	Adjusted SOW Value	Adjusted Contract Value	Contract End Time
Existing gypsum sheathing deteriorated and no insulation within stud cavities	1	\$37,495.36	\$35,095.36	\$0.00	\$35,095.36	\$607,363.36	3/1/2023
Mold Remediation, Garage Items removal and Storage	2	\$2,614.88	\$2,614.88	\$0.00	\$2,614.88	\$609,978.24	3/1/2023
Removal of Rotted Walls & Rebuild Office - (2) to include relocation	3	\$70,690.68	\$70,690.68	\$0.00	\$70,690.68	\$680,668.92	4/14/2023
Add Relocation -	4	\$22,886.39	\$22,886.39	\$0.00	\$22,886.39	\$703,555.31	4/14/2023
TOTALS			\$131,287.31			\$703,555.31	



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
2257-03 Scattered Site Homes
Exterior and Interior Renovations
Group B
Various Sites
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 003

Date: August 30, 2022
(Notice to Proceed)

Date: February 8, 2023

OWNER: *(Name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(Name and address)*
Lothrop Associates Architects D.P.C. P.C.
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(Name and address)*
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

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.)

Included in this Change Order is all work associated with the demolition and reconstruction of the office addition at 148 Ray Road. Total amount of Change Order is \$70,690.68. Proposed Construction Change Authorization (CCA) #004 - Office Demo and Rebuild dated January 25, 2023, in the amount of \$70,690.68 is attached as submitted by A. Prete Construction Co., Inc.

Change Order Summary

- 1) Proposal request initiated upon discovery of unsound conditions, including rotten framing members, after the removal of lead based siding.
- 2) Architect and Hazardous Materials Consultant documented observations and provided recommendations in Architect's Field Report GB-01 dated November 1st, 2022 and Memorandum dated November 9th, 2022.
- 3) This G701 increases the substantial completion date due to the extended time needed for relocation.
- 4) Work includes submitting drawings to building department to secure a revised building permit.

The original Contract Sum was	\$	<u>572,268.00</u>
The net change by previously authorized Change Orders	\$	<u>37,710.24</u>
The Contract Sum prior to this Change Order was	\$	<u>609,978.24</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>70,690.68</u>
The new Contract Sum including this Change Order will be	\$	<u>680,668.92</u>

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be increased by 45 days at 148 Ray Road

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.

Lothrop Associates Architects D.P.C. P.C.
ARCHITECT (Firm name)

A. Prete Construction Co., Inc
CONTRACTOR (Firm name)

Housing Authority of New Haven
OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Arthur J. Seckler, III,

Jonathan Prete,

Karen Dubois Walton,

Principal

Vice President

President

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE



AIA[®]

Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Scattered Site Homes Exterior and Interior
Renovations
Group B

CONTRACT INFORMATION:
Contract For: General Construction

Date: August 30, 2022
(Notice to Proceed)

Architect's Project Number: 2257-03
Proposal Request Number: 001

Proposal Request Date: November 10,
2022

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(name and address)*
Lothrop Associates, LLP
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(name and address)*
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

A Prete Construction Inc. is hereby requested to provide pricing for all work as listed in Architect's Field Report dated November 1, 2022. Site conditions as identified were observed on November 1, 2022. Architect's Field Report NO. GB-01 and supporting memorandum prepared by Fuss & O'Neil, Environmental Consultant, attached.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Gordon Fraites, Project Manager _____
PRINTED NAME AND TITLE

EMAIL

(JPrete@aprete.com)

February 8, 2023

Jonathan Prete
Vice President
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

**RE: Elm City Communities
(aka Housing Authority of New Haven)
Scattered Site Homes
Exterior and Interior Renovations at Various Sites
Group B
New Haven, Connecticut 06511
LA #2257-03**

REF: AIA Change Order GC-003

Dear Mr. Prete:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-003 (AIA Document G701) dated February 8, 2023 in the amount of \$70,690.68 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-003 Change Order is based on your firm's Proposed Change Order as follows (attached):

Construction Change Authorization (CCA) #004 – Office Demo and Rebuild, dated January 25, 2023, in the amount of \$70,690.68.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Jonathan Prete
Vice President
A. Prete Construction Co., Inc.
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities

ARCHITECT'S FIELD REPORT

FIELD REPORT NO. GB-01

Project: Elm City Scattered Site Renovations-Group-B

Project No. 2257-03
Date: November 1, 2022
Time: 1:00 PM
Photos Taken: Yes
Construction Start Date: October 2022

Present at Site:

Rachel Gilroy	Elm City Communities (RG)
Jonathan Prete	A. Prete Construction Co, Inc (JP)
Andrew Hafele	A-Preferred
Gordon Fraites	Lothrop Associates ^{LLP} (GF)
Andrew Claar, RA	Lothrop Associates ^{LLP} (AC)

Work In Progress:

1. Wood Siding Removal
2. Radiator Removal

Observations:

- 1) Exterior Sheathing
 - a) After removal of wood siding, it has been discovered that exterior sheathing is a gypsum-based product covered with a black felt weather barrier. (Photo 1)
 - i) A Prete construction (APC) is concerned that the gypsum-based sheathing will not provide suitable substrate for new weather barrier, rigid insulation, and vinyl siding.
 - ii) Project team is concerned that the felt paper and/ or gypsum sheathing may be hazardous materials containing.
 - iii) Project team is concerned that there is a mold issue with the gypsum sheathing
 - iv) No insulation is present in the stud cavities.
 - b) Recommendations/Actions
Lothrop Associates LLP offers the following recommendation to address the unforeseen field conditions outlined above:
 - i) APC to provide cost proposal to remove and replace existing exterior sheathing with new plywood sheathing. Cost proposal to be based upon unit price for exterior wall sheathing replacement. Replacement required due to contamination of gypsum-based exterior sheathing with mold.
 - ii) APC to provide proposal to fill stud cavities with high density spray foam insulation R-13. Removal of sheathing requires cavity insulation to be added to meet State of Connecticut Building Code requirements section R503.1.1 LAA recommends filling cavity with high density spray foam insulation to minimize future moisture issues in the wall cavity.

- iii) Samples of the gypsum sheathing and black felt weather barrier have been taken by Fuss and O'Neil (F&O) for testing. Sheathing and felt paper have been found to be non-asbestos containing.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates ^{LLP} for this work, we will submit an Additional Services Request (ASR).

2) Office Addition

- a) After removal of the wood siding at the office addition the following conditions were observed:
 - i) The wood wall framing is in poor condition from moisture and pest damage. Rebuilding is required. (Photo 2)
 - ii) The wood header over the window is in poor condition from moisture and pest damaged. Rebuilding is required. (Photo 3)
 - iii) The wood sill is in poor condition from moisture and pest damage. Rebuilding is required. (Photo 4 and 5)
 - iv) The concrete floor slab is in poor condition from moisture and pest damage. Replacement is required. (Photo 4 and 5)
 - v) The Visible floor joists ends are in poor condition from moisture and pest damage. There is no access under the addition to fully assess the condition of the floor joists. Partial replacement is required. (Photo 6)
 - vi) Sections of the top of the masonry foundation wall are in poor condition. (There is no access under the addition to fully assess the condition of the foundation wall.) Repairs and rebuilding are required. (Photo7)

b) Recommendations/Actions

Lothrop Associates ^{LLP} offers the following options to address the unforeseen field conditions outlined above:

- i) **Option 1**-Completely demolish existing office addition. Remove concrete block foundation wall to 6" below grade. Remove and infill doors to office.
- ii) APC to provide pricing.
- iii) **Option 2**-Completely demolish existing office addition to top of masonry foundation. Rebuild with new wood framed addition as follows.
 - (1) Rebuild and repair existing masonry foundation and wall.
 - (a) Remove top brick course, and patch/ grout top to make level.
 - (b) Install vertical reinforcing, sill anchors and grout cores solid at 24" O.C.
 - (c) Install 2x6" pressure treated sill.
 - (d) Depth of footings to be verified by contractor.
 - (2) 2 x10 wood floor joists at 12" O.C., Plywood subfloor, Luxury Vinyl tile flooring and high-density spray foam insulation between joists R-30.
 - (3) 2 x 4 wood wall framing at 16" O.C. with exterior plywood sheathing, interior gypsum wall board and high-density spray foam insulation in wall cavity R-13.
 - (4) 2 new fiberglass windows, size to match existing.
 - (5) 2x8 wood rafters at 12" O.C., plywood sheathing and high-density spray foam insulation between rafters R-30.
 - (6) Size of addition to match existing. Approximately 12'-0"x 8'3"
 - (7) All materials to match the requirements of the project specifications
 - (8) Continuous rigid insulation, weather barrier and vinyl siding as included in the base bid.
 - (9) APC to provide pricing for option 2 scope of work as outlined above.
- iv) **Option 3**-Completely demolish existing office addition including masonry foundations. rebuild with new wood framed addition and concrete pier foundations as follows.
 - (1) (4) 12" diameter concrete pier with 29'5" diameter bigfoot footing extended down 4'-0" to the frost line.
 - (2) (4) posts- 6x6 pressure treated wood posts.
 - (3) 2 Girders 3-2x12 pressure treated
 - (4) 2 x10 wood floor joists at 12" O.C., Plywood subfloor, Luxury Vinyl tile flooring and high-density spray foam insulation between joists R-30.
 - (5) 2 x 4 wood wall framing at 16" O.C. with exterior plywood sheathing, interior gypsum wall board and high-density spray foam insulation in cavity R-13.

- (6) 2 new fiberglass windows, size to match existing.
- (7) 2x8 wood rafters at 12" O.C., plywood sheathing and high-density spray foam insulation between rafters R-30.
- (8) Size of addition to match existing. Approximately 12'-0" x 8'3"
- (9) All materials to match the requirements of the project specifications
- (10) Continuous rigid insulation, weather barrier and vinyl siding as included in the base bid.
- (11) APC to provide pricing for option 3 scope of work as outlined above.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates ^{LLP} for the selected option, we will submit an Additional Services Request (ASR).

3) Bathrooms

a) First Floor bathroom

- i) Water damage from leaking plumbing/ toilet has damaged floor and subfloor.
- ii) RG directed project team replace damaged subfloor, floor and toilet seal.
- iii) All materials to match the requirements of the project specifications
- iv) APC to provide pricing to remove and replace floor, subfloor and toilet seal ring.

b) Second Floor Bathroom

- i) Poor ventilation has led to mold growth and damage of plaster walls and ceiling. (Photo 6)
- ii) RG directed team to remediate mold through removal of plaster walls, ceiling, and ceramic wall tile. Ceramic floor tile to remain.
- iii) RG directed the removal and replacement of vanity, bathtub/ tub surround and toilet.
- iv) RG directed team to install new ceiling fan/light.
- v) All materials to match the requirements of the project specifications
- vi) APC to provide pricing to renovate bathroom as outlined above.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates ^{LLP} for this work, we will submit an Additional Services Request (ASR).

4) Kitchen

- a) Kitchen countertop – remove old caulk and recaulk
- b) Kitchen ceiling – to be removed. Evidence of water infiltration. Approximately 12' x 12' area. Replace with gypsum board.
- c) All materials to match the requirements of the project specifications
- d) APC to provide pricing for the above outlined scope of work.

5) Stairs to basement

- a) Ceiling and wall (to right) to be removed. Evidence of water infiltration. 12' x 4' and 8' x 12'. Replace with gypsum board. Taping compound is asbestos. Will require abatement. Not LBP according to EnviroMed report.
- b) All materials to match the requirements of the project specifications
- c) APC to provide pricing for the above outlined scope of work.

END OF REPORT # GB-01

Submitted By: Andrew Claar, RA
Lothrop Associates ^{LLP}

PHOTOGRAPHS



Photo 1- Gypsum Sheathing and black felt weather barrier.



Photo 2- Damaged wood Framing



Photo 3- Damaged wood header



Photo 4- Damaged wood sill and concrete floor slab



Photo 5- Damaged wood sill and concrete floor slab (close-up)



Photo-6 Plaster ceiling 2nd floor bathroom.



MEMORANDUM

TO: Rachel Gilroy - New Haven Housing Authority

FROM: Kathleen Pane - Fuss & O'Neill, Inc.

DATE: November 9, 2022

RE: 148 Ray Road, New Haven, CT

On November 1, 2022, Fuss & O'Neill conducted a visual inspection of one open exterior wall area associated with 148 Ray Road, New Haven, CT. At the time of the visit, we observed black mold. On November 9, 2022, Ms. Gilroy shared photos of the remaining structure with siding removed. There is visual evidence of deteriorated building materials (siding paper and gypcrete) at other portions of the Site building indicative of water intrusion and insect infestation.

On November 1, 2022, Fuss & O'Neill collected samples of the black tar paper that was behind the wood siding as well as gypcrete for asbestos analysis. The material is not asbestos-containing by polarized light microscopy (PLM). Fuss & O'Neill collected one bulk sample of sheeting behind plywood board for mold analysis by fungal direct examination. High level of stachybotrys was detected. All samples were analyzed by EMSL Analytical, Inc.

Stachybotrys is often associated with water damaged building materials such as gypsum board, insulation backing, sheetrock, wall paper etc.

The siding paper and gypcrete appear to have been impacted historically and presently by water infiltration, mold, and insect infestation. The materials are porous and damaged in many areas after siding removal. The mold impacted materials are not a candidate for the application of a mold inhibitor. We recommend removing the mold impacted siding paper and gypcrete.

It is assumed with new roofing, siding and component removal/replacement, the water infiltration issue will be resolved.

KCP

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____ 4
 Project No. _____
 Change Request No. _____

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>A. Prete Construction</u>		Date: <u>01/25/23</u>			
Address: <u>156 Fullon Terrace</u>		Allowance Change Order			
New Haven Ct 06512					
Telephone No.: <u>203-469-1396</u>					
SECTION A: CONTRACTOR WORK					
		HANH REVISIONS			
1. Total Contractor Labor (from Labor Worksheet)		\$0.00			
2. Total Contractor Material (from Material Worksheet)		\$0.00			
3. Total Contractor Equipment (from Equipment Expense Proposal)		\$0.00			
4 SUBTOTAL (total lines 1 through 3)		\$0.00			
5 Premium Portion of Overtime (from Labor Worksheet)		\$0.00			
6 Contractor's Markup Combined Overhead and Profit (% of line 4)		\$0.00			
7 CONTRACTOR TOTAL (Total lines 4, 5 and 6)		\$0.00			
SECTION B: SUBCONTRACTOR WORK					
<i>(From Subcontractor's Proposal - Use a separate form for each Sub)</i>					
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 4% Markup (Line D4)			
A. <u>A. Prete Construction</u>	\$12,316.50	\$985.32			
B. <u>A-Preferred</u>	\$48,965.53	\$3,917.24			
C. <u>ESG</u>	\$1,369.69	\$1,397.08			
D. _____	\$0.00	\$0.00			
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$62,651.72				
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):					
11a. Overhead 2%		\$1,253.04			
11b. Profit, Up to 6%		\$3,759.10			
11c. _____		\$0.00			
12. Subcontractors' Premium Portion of approved Overtime		\$0.00			
13. SUBCONTRACTOR TOTAL					
SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)					
	14.	\$70,690.68			
SECTION D: CONTRACTOR'S REQUESTED TOTAL					
15. AMOUNT REQUESTED		Round Totals to Nearest Dollar			
<u>Janatah Peta</u> <u>1-25-23</u>		\$70,690.68			
Signature of Contractor's Authorized Representative		Date			
Print Name		Print name of Contact Person (if different)			
Print Title		Phone No. (if different from above)			
SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW					
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below:					

By: _____					
Construction Manager/A/E	Date	Phone No.			
Project Manager	_____	_____			
Construction Officer	_____	_____			
Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 4

UNIT PRICE WORKSHEET

Contractor Name: <u>A. Prete Construction</u>		Page Number: <u>1</u> of <u>1</u>		Date: <u>01/25/23</u>	
Address: <u>156 Fulton Terrace</u>					
<u>New Haven Ct 06512</u>					
Telephone Number: <u>2034691396</u>					
FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Relocation For 148 Ray Rd	45	2	\$136.85	\$12,316.50
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$12,316.50
For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.					

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____
 Project No. _____
 Change Request No. 2

CHANGE ORDER MATERIAL WORKSHEET

Contractor: A-Preferred construction					Date: 01/20/22	
Address: 309 Washington Ave						
Bridgeport CT 06604						
Telephone: 203-650-1163						
					ECC USE ONLY	
Material Description	Quantity	Unit	Unit Cost	Material Cost	HANH Revisions	
Concrete Mix 80#	60	Each	\$6.16	\$369.60		
12" construction Tube	6	Each	\$15.98	\$95.88		
#4x20' Rebar	6	Each	\$35.00	\$210.00		
1/2"x8" Anchor Bolts	6	Each	\$8.00	\$32.00		
6" Simpson Post base	6	Each	\$24.01	\$144.06		
6" Simpson Post caps	6	Each	\$29.87	\$179.22		
2x10x18' DF	10	Each	\$28.00	\$280.00		
2x10x12' DF	8	Each	\$21.00	\$168.00		
4x8x3/4" CDX T&G	4	Each	\$87.50	\$350.00		
2x8 joist hangers	16	Each	\$2.79	\$44.64		
Hurricane Ties	16	Each	\$0.99	\$15.84		
4x8x1/2" PT Plywood	4	Each	\$45.00	\$180.00		
2x4x8' DF	60	Each	\$4.25	\$255.00		
6x6x8' PT Post	6	Each	\$32.00	\$192.00		
PI Adhesive	6	Tubes	\$6.75	\$40.50		
2x8x12' DF	14	Each	\$10.20	\$142.80		
2x8 Simpson Rafter single hanger	10	Each	\$6.42	\$64.20		
4x8x5/8" CDX	4	Each	\$32.50	\$130.00		
2x6x12' DF	2	Each	\$12.00	\$24.00		
4x8x1/2" CDX	6	Each	\$22.95	\$137.70		
2x12x12' DF	1	Each	\$34.80	\$34.80		
4x8 PVC Lattice	3	Each	\$21.98	\$65.94		
2x4x16' PT	7	Each	\$16.32	\$114.24		
R-30 Batt Insulation	3	Each	\$71.98	\$215.94		
R-13 Batt Insulation	6	Each	\$72.98	\$437.88		
R-49 Batt Insulation	3	Each	\$169.00	\$507.00		
1/2"x4x8' Drywall	14	Each	\$13.95	\$195.30		
45 Minute Set Compound	3	Each	\$15.24	\$45.72		
5 gallon Joint compound	1	Each	\$15.95	\$15.95		
250' Joint paper Tape	1	Each	\$10.95	\$10.95		
1 5/8" Drywall screws 5#	2	Each	\$39.99	\$79.98		
D/H Vinyl New Const. Window	1	Each	\$300.00	\$300.00		
<i>(Total from additional Material Worksheets, if required)</i>					\$0.00	
(5/2020)	TOTAL MATERIAL			\$5,162.04		

PROPOSED CHANGE ORDER

Electrical Services Group LLC

37 Townsend Avenue
New Haven, CT 06512
Telephone: 203-745-0323
Fax: 203-466-1045
Contact: Edward Napolitano
E-mail: edn@esg-ct.com

CCN # 3
Date: 1/20/2023
Project Name: SCATTERED SITES
Project Number: 148 RAY ROAD OFFICE
Page Number: 1

Client Address:

A. Prete Construction Co. Inc

Contact: John Prete
156 Fulton Terrace
New Haven, CT 06512

Work Description

INSTALLATION OF:

148 Ray Road Office

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
#12/2C MC CABLE STL ARMOR	30	24.12	0.71
#12/2C MC CABLE STL ARMOR REWORK	44	35.38	1.10
3/8" AC-90/MC DC SS CONN	6	5.15	0.54
B2-1 RED WIRE CONN	3	1.34	0.27
4x1 1/2" SQ BOX COMB KO	3	5.93	1.03
4" SQ 1G PLSTR RING 1/2" RISE	3	2.90	0.11
GROUND SCREW W/ INSUL #12 LEAD	1	0.69	0.04
20A 120-277V S/P SW (SG)	1	5.01	0.21
20A 125V DUPLEX REC (SG)	2	7.80	0.60
1G S/S SWITCH PLATE	1	0.94	0.04
1G S/S DUP REC PLATE	2	1.88	0.09
#8 x 3/4" P/H SELF-TAP SCREW	6	0.87	0.18
TY-526M TY-RAP (11")	11	2.26	0.82
H23 SQ BOX MTG BRKT	1	3.46	0.07
CEILING GLOBE	1	0.00	0.52
DEMO ELECTRICAL	8	0.00	8.00
Totals	123	97.71	14.35

Summary

General Materials		97.71
Material Total		97.71
FOREMAN	(14.35 Hrs @ \$88.64)	1,271.98
Subtotal		1,369.69

ORIGINAL

PROPOSED CHANGE ORDER

CCN # 3
Date: 1/20/2023
Project Name: Crawford Manor
Project Number: Crawford Manor
Page Number: 2

Electrical Services Group LLC

37 Townsend Avenue
New Haven, CT 06512

Client Address:

A. Prete Construction Co. Inc

Contact: John Prete
156 Fulton Terrace
New Haven, CT 06512

Summary (Cont'd)

Markup	(@ 10.000%)	81	109.58 136.97
Subtotal			1,506.66
Final Amount		1,479.27	1,506.66

CONTRACTOR CERTIFICATION

Name: _____
Date: _____
Signature: _____
I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN # 3
Final Amount: \$1,506.66
Name: _____
Date: _____
Signature: _____
Change Order #: _____
I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*
2257-03 Scattered Site Homes
Exterior and Interior Renovations
Group B
Various Sites
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 004

Date: August 30, 2022
(Notice to Proceed)

Date: February 8, 2023

OWNER: *(Name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(Name and address)*
Lothrop Associates Architects D.P.C. P.C.
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(Name and address)*
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

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.)

Included in this Change Order are charges associated with the cost of tenant relocation at 148 Ray Road. Total amount of Change Order is \$22,886.39. Proposed Construction Change Authorization (CCA) #003 - Additional Relocation for Additional Scope of Work dated January 12, 2023, in the amount of \$13,131.72 and Proposed CCA #007 - Additional Relocation for Additional Work dated February 3, 2023, in the amount of \$9,754.67 are attached as submitted by A. Prete Construction Co., Inc.

Change Order Summary

- 1) Construction Change Authorization generated by A. Prete Constuction to recover charges associated with extended relocation charges.
- 2) This G701 increases the substantial completion date due to the extended time needed to complete work at 148 Ray Road.

The original Contract Sum was	\$ 572,268.00
The net change by previously authorized Change Orders	\$ 108,400.92
The Contract Sum prior to this Change Order was	\$ 680,668.92
The Contract Sum will be increased by this Change Order in the amount of	\$ 22,886.39
The new Contract Sum including this Change Order will be	\$ 703,555.31

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be increased by 82 days for 148 Ray Road



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.

Lothrop Associates Architects D.P.C. P.C.
ARCHITECT *(Firm name)*

A. Prete Construction Co., Inc
CONTRACTOR *(Firm name)*

Housing Authority of New Haven
OWNER *(Firm name)*


SIGNATURE
Arthur J. Seckler, III,
Principal
PRINTED NAME AND TITLE

DATE


SIGNATURE
Jonathan Prete,
Vice President
PRINTED NAME AND TITLE
2/14/23
DATE

SIGNATURE
Karen Dubois Walton,
President
PRINTED NAME AND TITLE
DATE

EMAIL

(JPrete@aprete.com)

February 8, 2023

Jonathan Prete
Vice President
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

**RE: Elm City Communities
(aka Housing Authority of New Haven)
Scattered Site Homes
Exterior and Interior Renovations at Various Sites
Group B
New Haven, Connecticut 06511
LA #2257-03**

REF: AIA Change Order GC-004

Dear Mr. Prete:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-004 (AIA Document G701) dated February 8, 2023 in the amount of \$22,886.39 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-004 Change Order is based on your firm's Proposed Change Order as follows (attached):


Construction Change Authorization (CCA) #003 – Additional Relocation for Additional Scope of Work, dated January 12, 2023, in the amount of \$13,131.72 and CCA #007 – Additional Relocation for Additional Work, dated February 3, 2023, in the amount of \$9,754.67.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Jonathan Prete
Vice President
A. Prete Construction Co., Inc.
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



NEW HAVEN HOUSING AUTHORITY
CONSTRUCTION CHANGE AUTHORIZATION FORM

PROJECT NAME: Scattered Sites B CCA #003
ADDRESS: 148 Ray Rd DATE: 1/12/22
ARCHITECT: Lothrop
OWNER: Elm City Communities

In order to expedite the work and avoid or minimize delays in the Work, which will affect Contract Sum and / or Contract Time, the Contract Documents are hereby amended to include the additional Work described below:

Please proceed with the following work:

DESCRIPTION OF THE WORK:

Table with 3 columns: Trade Contractor, Description of Scope of Work, Amount. Rows include APC Extended Relocation 12/17-1/27 (\$11,495.40), APC Adjustment to previous Relocation (\$663.60), APC 8% On L&M ONLY (\$972.72), and Total (\$13,131.72).

The following information is being provided by:

Method of determining value of change in contract:

Form with checkboxes for Lump Sum, Unit price, Eligible, and Time and Material, Other, Ineligible.

Change in Contract Sum: Amount: \$13,131.72

Note: Any costs included in this CCA are subject to Accounting Review.

Change in Contract Time:

ARCHITECT: Lothrop Associates LLP Architect

HANH MANAGER: New Haven Housing Authority

CONSTRUCTION MANAGER: A. Prete Construction Co., Inc

DATE

DATE

DATE

1/12/23

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. 3
 Project No. _____
 Change Request No. _____

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>A. Prete Construction</u>	Date: <u>01/12/23</u>
Address: <u>156 Fulton Terrace</u>	Allowance Change Order
<u>New Haven Ct 06512</u>	
Telephone No.: <u>203-469-1396</u>	

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime ((from Labor Worksheet)	\$0.00	
6 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
7 CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 6% Markup (Line D4)
A. <u>A. Prete Construction</u>	\$12,159.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$12,159.00	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$243.18
11b. Profit, Up to 6%		729.54
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$13,131.72
--	-----	-------------

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED <u>11/12/23</u> (Total lines 7, 13, and 14.)	\$13,131.72
Signature of Contractor's Authorized Representative: <u>Jonathan Prete</u>	Date: _____
Print Name: <u>Jonathan Prete</u>	Print name of Contact Person (if different): _____
Print Title: <u>Vice President</u>	Phone No. (if different from above): _____

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal.
 see comments noted on proposal or below: _____

By: _____

Construction Manager/A/E _____ Date _____ Phone No. _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected	Line	Amount	Line	Amount	Line	Amount
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 3

UNIT PRICE WORKSHEET

Contractor Name:	A.Prete Construction	Page Number:	1	of	1	Date:	01/11/23
Address:	156 Fulton Terrace						
	New Haven Ct 06512						
Telephone Number:	2034691396						

FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS						
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost	
	Relocation For 148 Ray Rd December 17th - January 27th	42	2	\$136.85	\$11,495.40	
	Shorted amount per room from last CO Nov 19th-December 16th	28	2	\$11.85	\$663.60	
					\$0.00	
					\$0.00	
					\$0.00	
A. TOTAL CONTRACT UNIT PRICE COSTS				For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.		\$12,159.00



Scattered Sites B

Address 148 Ray Road SOW

- Remove existing damaged garage and replace with new garage assembly-GT
- Remove, Replace Roof, gutters, and leaders- GT
- Remove and Replace Siding- GT and Abatement
- Repoint, Flashing at Chimney and vents- GT
- Metal Guardrail-GT
- Remove and replace Existing Exterior Storm Door -GT
- Remove and reinstall House Numbers and Mailbox- GT
- Remove and replace Gable End Louvers- GT
- Remove, abate, Paint and reinstall Radiators- Plumber, Abatement, Painter

Duration of relocation Will be 4 weeks

October 24th-November 18th Original Schedule

November 19- December 16th 28 was part of CO 001R

December 17th – January 27th Additional Relocation 42 Day includes all SOW and Punchlist CO#3

New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317575
 Folio Type Current
 Suite: 614
 Arrival 10/24/22
 Departure 01/13/23
 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
1	10/24/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
2	10/25/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
3	10/26/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
4	10/27/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
5	10/28/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
6	10/29/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
7	10/30/22	American Express	Aut#: 104828/XXXX XXXXXX X4013	614	1	(821.10)	I	A
8	10/30/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
9	10/31/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
10	11/01/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
11	11/02/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
12	11/03/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
13	11/04/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
14	11/05/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
15	11/06/22	American Express	Aut#: 128234/XXXX XXXXXX X4013	614	1	(957.95)	I	A
16	11/06/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
17	11/07/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
18	11/08/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
19	11/09/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
20	11/10/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X

Guest signature

New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317575
 Folio Type Current
 Suite: 614
 Arrival 10/24/22
 Departure 01/13/23
 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
21	11/11/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
22	11/12/22	American Express	Aut#: 104621/XXXXX XXXXXXXX X4013	614	1	(821.10)	I	A
23	11/12/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
24	11/13/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
25	11/14/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
26	11/15/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
27	11/16/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
28	11/17/22	American Express	Aut#: 186055/XXXXX XXXXXXXX X4013	614	1	(821.10)	I	A
29	11/17/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
30	11/18/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
31	11/19/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
32	11/20/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
33	11/21/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
34	11/22/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
35	11/23/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
36	11/24/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
37	11/25/22	American Express	Aut#: 144432/XXXXX XXXXXXXX X4013	614	1	(957.95)	I	A
38	11/25/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
39	11/26/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
40	11/27/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
41	11/28/22	American Express	Aut#: 102314/XXXXX XXXXXXXX X4013	614	1	(957.95)	I	A

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

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New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317575** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **614** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
42	11/28/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
43	11/29/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
44	11/30/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
45	12/01/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
46	12/02/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
47	12/03/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
48	12/04/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
49	12/05/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
50	12/06/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
51	12/07/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
52	12/08/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
53	12/09/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
54	12/10/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
55	12/11/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
56	12/12/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
57	12/13/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
58	12/14/22	American Express	Aut#: 184796/XXXXX XXXXXXXX X4013	614	1	(1,915.90)	I	A
59	12/14/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
60	12/15/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
61	12/16/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317575
 Folio Type Current
 Suite: 614
 Arrival 10/24/22
 Departure 01/13/23
 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
62	12/17/22	Occupancy Tax				17.85		
		Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
63	12/18/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
64	12/19/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
65	12/20/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
66	12/21/22	American Express	Aut#: 183731/XXXX XXXXXX X4013	614	1	(1,915.90)	I	A
67	12/21/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
68	12/22/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
69	12/23/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
70	12/24/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
71	12/25/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
72	12/26/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
73	12/27/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
74	12/28/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
75	12/29/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
76	12/30/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
77	12/31/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
78	01/01/23	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
79	01/02/23	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
80	01/03/23	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
81	01/04/23	American Express	Aut#: 148885/XXXX XXXXXX X4013	614	1	(1,630.30)	I	A
TOTAL						(1,071.00)		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

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New Haven Village Suites

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name	Patterson, Monique	Arrival	10/24/22
Account No.	IN 317575	Departure	01/13/23
Folio Type	Current	# Guests	2
Suite:	614		

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
			*** TAXES INCL ***					
			Taxes			1,160.25		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317574 Arrival 10/24/22
 Folio Type Current Departure 01/13/23
 Suite: 1114 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
1	10/24/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
2	10/25/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
3	10/26/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
4	10/27/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
5	10/28/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
6	10/29/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
7	10/30/22	American Express	Aut#: 181804/XXXX XXXXXX X4013	414	1	(821.10)	I	A
8	10/30/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
9	10/31/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
10	11/01/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
11	11/02/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
12	11/03/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
13	11/04/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
14	11/05/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
15	11/06/22	American Express	Aut#: 184339/XXXX XXXXXX X4013	414	1	(2,600.15)	I	A
16	11/06/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
17	11/07/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
18	11/08/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
19	11/09/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
20	11/10/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317574** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **1114** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
21	11/11/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
22	11/12/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
23	11/13/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
24	11/14/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
25	11/15/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
26	11/16/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
27	11/17/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
28	11/18/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
29	11/19/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
30	11/20/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
31	11/21/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
32	11/22/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
33	11/23/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
34	11/24/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
35	11/25/22	American Express	Aut#: 102797/XXXX XXXXXX X4013	1114	1	(957.95)	I	A
36	11/25/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
37	11/26/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
38	11/27/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
39	11/28/22	American Express	Aut#: 129608/XXXX XXXXXX X4013	1114	1	(957.95)	I	A
40	11/28/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317574 Arrival 10/24/22
 Folio Type Current Departure 01/13/23
 Suite: 1114 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
41	11/29/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
42	11/30/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
43	12/01/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
44	12/02/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
45	12/03/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
46	12/04/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
47	12/05/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
48	12/06/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
49	12/07/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
50	12/08/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
51	12/09/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
52	12/10/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
53	12/11/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
54	12/12/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
55	12/13/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
56	12/14/22	American Express	Aut#: 148396/XXXX XXXXXX X4013	1114	1	(1,915.90)	I	A
57	12/14/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
58	12/15/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
59	12/16/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
60	12/17/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A

This bill is in currency : US Dollar

Print date: 01/04/23

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866-458-0232

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317574** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **1114** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
61	12/18/22	Occupancy Tax				17.85		
		Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
62	12/19/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
63	12/20/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
64	12/21/22	American Express	Aut#: 108917/XXXX XXXXXX X4013	1114	1	(1,915.90)	I	A
65	12/21/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
66	12/22/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
67	12/23/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
68	12/24/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
69	12/25/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
70	12/26/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
71	12/27/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
72	12/28/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
73	12/29/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
74	12/30/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
75	12/31/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
76	01/01/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
77	01/02/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
78	01/03/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
79	01/04/23	American Express	Aut#: 146683/XXXX XXXXXX X4013	1114	1	(1,630.30)	I	A
TOTAL						(1,071.00)		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X _____
 Guest signature

New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name	Patterson, Monique	Arrival	10/24/22
Account No.	IN 317574	Departure	01/13/23
Folio Type	Current	# Guests	2
Suite:	1114		

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
			*** TAXES INCL ***					
			Taxes			1,160.25		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X _____
 Guest signature



NEW HAVEN HOUSING AUTHORITY
CONSTRUCTION CHANGE AUTHORIZATION FORM

PROJECT NAME: Scattered Sites B CCA #007
ADDRESS: 148 Ray Rd DATE: 2/3/23
ARCHITECT: Lothrop
OWNER: Elm City Communities

In order to expedite the work and avoid or minimize delays in the Work, which will affect Contract Sum and / or Contract Time, the Contract Documents are hereby amended to include the additional Work described below:

Please proceed with the following work:

DESCRIPTION OF THE WORK:

Table with 3 columns: Trade Contractor, Description of Scope of Work, Amount. Rows include APC Extended Relocation 1/27-2/28 (\$9,032.10), APC 8% On L&M ONLY (\$722.57), and Total (\$9,754.67).

The following information is being provided by:

Method of determining value of change in contract:

Form with checkboxes for Lump Sum, Unit price, Eligible, Time and Material, Other, Ineligible.

Change in Contract Sum: Amount: \$9,754.67

Note: Any costs included in this CCA are subject to Accounting Review.

Change in Contract Time:

ARCHITECT: Lothrop Associates LLP Architect

HANH MANAGER: New Haven Housing Authority

CONSTRUCTION MANAGER: A. Prete Construction Co., Inc

DATE

DATE

Signature of A. Prete Construction Co., Inc. and DATE 2/3/23

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____ 7
 Project No. _____
 Change Request No. _____

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name:	A. Prete Construction	Date:	02/03/23
Address:	156 Fulton Terrace	Allowance	
	New Haven Ct 06512	Change Order	
Telephone No.:	203-469-1396		

SECTION A: CONTRACTOR WORK	HANH REVISIONS
1. Total Contractor Labor (from Labor Worksheet)	\$0.00
2. Total Contractor Material (from Material Worksheet)	\$0.00
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00
4 SUBTOTAL (total lines 1 through 3)	\$0.00
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00
6 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00
7 CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$0.00

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. A. Prete Construction	\$9,032.10	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$9,032.10	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$180.64
11b. Profit, Up to 6%		541.93
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.
--	-----

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	\$9,754.67
(Total lines 7, 13, and 14.)	
Signature of Contractor's Authorized Representative	Date
	2/3/23
Print Name	Print name of Contact Person (if different)
Print Title	Phone No. (if different from above)

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW	
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below.	
By:	
Construction Manager/A/E	Date
Project Manager	Phone No.
Construction Officer	

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 7

UNIT PRICE WORKSHEET

Contractor Name: <u>A.Prete Construction</u>		Page Number: <u>1</u> of <u>1</u>		Date: <u>02/03/23</u>	
Address: <u>156 Fulton Terrace</u>					
<u>New Haven Ct 06512</u>					
Telephone Number: <u>2034691396</u>					
FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Relocation For 148 Ray Rd January 27th - February 28th	33	2	\$138.85	\$9,032.10
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS		For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.			\$9,032.10

ARCHITECT'S FIELD REPORT

FIELD REPORT NO. GB-01

Project: Elm City Scattered Site Renovations-Group-B

Project No. 2257-03
Date: November 1, 2022
Time: 1:00 PM
Photos Taken: Yes
Construction Start Date: October 2022

Present at Site:

Rachel Gilroy	Elm City Communities (RG)
Jonathan Prete	A. Prete Construction Co, Inc (JP)
Andrew Hafele	A-Preferred
Gordon Fraites	Lothrop Associates ^{LLP} (GF)
Andrew Claar, RA	Lothrop Associates ^{LLP} (AC)

Work In Progress:

1. Wood Siding Removal
2. Radiator Removal

Observations:

- 1) Exterior Sheathing
 - a) After removal of wood siding, it has been discovered that exterior sheathing is a gypsum-based product covered with a black felt weather barrier. (Photo 1)
 - i) A Prete construction (APC) is concerned that the gypsum-based sheathing will not provide suitable substrate for new weather barrier, rigid insulation, and vinyl siding.
 - ii) Project team is concerned that the felt paper and/ or gypsum sheathing may be hazardous materials containing.
 - iii) Project team is concerned that there is a mold issue with the gypsum sheathing
 - iv) No insulation is present in the stud cavities.
 - b) Recommendations/Actions

Lothrop Associates LLP offers the following recommendation to address the unforeseen field conditions outlined above:

 - i) APC to provide cost proposal to remove and replace existing exterior sheathing with new plywood sheathing. Cost proposal to be based upon unit price for exterior wall sheathing replacement. Replacement required due to contamination of gypsum-based exterior sheathing with mold.
 - ii) APC to provide proposal to fill stud cavities with high density spray foam insulation R-13. Removal of sheathing requires cavity insulation to be added to meet State of Connecticut Building Code requirements section R503.1.1 LAA recommends filling cavity with high density spray foam insulation to minimize future moisture issues in the wall cavity.

- iii) Samples of the gypsum sheathing and black felt weather barrier have been taken by Fuss and O'Neil (F&O) for testing. Sheathing and felt paper have been found to be non-asbestos containing.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates^{LLP} for this work, we will submit an Additional Services Request (ASR).

2) Office Addition

- a) After removal of the wood siding at the office addition the following conditions were observed:
 - i) The wood wall framing is in poor condition from moisture and pest damage. Rebuilding is required. (Photo 2)
 - ii) The wood header over the window is in poor condition from moisture and pest damaged. Rebuilding is required. (Photo 3)
 - iii) The wood sill is in poor condition from moisture and pest damage. Rebuilding is required. (Photo 4 and 5)
 - iv) The concrete floor slab is in poor condition from moisture and pest damage. Replacement is required. (Photo 4 and 5)
 - v) The Visible floor joists ends are in poor condition from moisture and pest damage. There is no access under the addition to fully assess the condition of the floor joists. Partial replacement is required. (Photo 6)
 - vi) Sections of the top of the masonry foundation wall are in poor condition. (There is no access under the addition to fully assess the condition of the foundation wall.) Repairs and rebuilding are required. (Photo7)

b) Recommendations/Actions

Lothrop Associates^{LLP} offers the following options to address the unforeseen field conditions outlined above:

- i) **Option 1**-Completely demolish existing office addition. Remove concrete block foundation wall to 6" below grade. Remove and infill doors to office.
- ii) APC to provide pricing.
- iii) **Option 2**-Completely demolish existing office addition to top of masonry foundation. Rebuild with new wood framed addition as follows.
 - (1) Rebuild and repair existing masonry foundation and wall.
 - (a) Remove top brick course, and patch/ grout top to make level.
 - (b) Install vertical reinforcing, sill anchors and grout cores solid at 24" O.C.
 - (c) Install 2x6" pressure treated sill.
 - (d) Depth of footings to be verified by contractor.
 - (2) 2 x10 wood floor joists at 12" O.C., Plywood subfloor, Luxury Vinyl tile flooring and high-density spray foam insulation between joists R-30.
 - (3) 2 x 4 wood wall framing at 16" O.C. with exterior plywood sheathing, interior gypsum wall board and high-density spray foam insulation in wall cavity R-13.
 - (4) 2 new fiberglass windows, size to match existing.
 - (5) 2x8 wood rafters at 12" O.C., plywood sheathing and high-density spray foam insulation between rafters R-30.
 - (6) Size of addition to match existing. Approximately 12'-0" x 8'3"
 - (7) All materials to match the requirements of the project specifications
 - (8) Continuous rigid insulation, weather barrier and vinyl siding as included in the base bid.
 - (9) APC to provide pricing for option 2 scope of work as outlined above.
- iv) **Option 3**-Completely demolish existing office addition including masonry foundations. rebuild with new wood framed addition and concrete pier foundations as follows.
 - (1) (4) 12" diameter concrete pier with 29'5" diameter bigfoot footing extended down 4'-0" to the frost line.
 - (2) (4) posts- 6x6 pressure treated wood posts.
 - (3) 2 Girders 3-2x12 pressure treated
 - (4) 2 x10 wood floor joists at 12" O.C., Plywood subfloor, Luxury Vinyl tile flooring and high-density spray foam insulation between joists R-30.
 - (5) 2 x 4 wood wall framing at 16" O.C. with exterior plywood sheathing, interior gypsum wall board and high-density spray foam insulation in cavity R-13.

- (6) 2 new fiberglass windows, size to match existing.
- (7) 2x8 wood rafters at 12" O.C., plywood sheathing and high-density spray foam insulation between rafters R-30.
- (8) Size of addition to match existing. Approximately 12'-0" x 8'3"
- (9) All materials to match the requirements of the project specifications
- (10) Continuous rigid insulation, weather barrier and vinyl siding as included in the base bid.
- (11) APC to provide pricing for option 3 scope of work as outlined above.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates^{LLP} for the selected option, we will submit an Additional Services Request (ASR).

3) Bathrooms

- a) First Floor bathroom
 - i) Water damage from leaking plumbing/ toilet has damaged floor and subfloor.
 - ii) RG directed project team replace damaged subfloor, floor and toilet seal.
 - iii) All materials to match the requirements of the project specifications
 - iv) APC to provide pricing to remove and replace floor, subfloor and toilet seal ring.
- b) Second Floor Bathroom
 - i) Poor ventilation has led to mold growth and damage of plaster walls and ceiling. (Photo 6)
 - ii) RG directed team to remediate mold through removal of plaster walls, ceiling, and ceramic wall tile. Ceramic floor tile to remain.
 - iii) RG directed the removal and replacement of vanity, bathtub/ tub surround and toilet.
 - iv) RG directed team to install new ceiling fan/light.
 - v) All materials to match the requirements of the project specifications
 - vi) APC to provide pricing to renovate bathroom as outlined above.

NOTE: If additional design services and construction administration services are required to be performed by Lothrop Associates^{LLP} for this work, we will submit an Additional Services Request (ASR).

4) Kitchen

- a) Kitchen countertop – remove old caulk and recaulk
- b) Kitchen ceiling – to be removed. Evidence of water infiltration. Approximately 12' x 12' area. Replace with gypsum board.
- c) All materials to match the requirements of the project specifications
- d) APC to provide pricing for the above outlined scope of work.

5) Stairs to basement

- a) Ceiling and wall (to right) to be removed. Evidence of water infiltration. 12' x 4' and 8' x 12'. Replace with gypsum board. Taping compound is asbestos. Will require abatement. Not LBP according to EnviroMed report.
- b) All materials to match the requirements of the project specifications
- c) APC to provide pricing for the above outlined scope of work.

END OF REPORT # GB-01

Submitted By: Andrew Claar, RA

Lothrop Associates^{LLP}

PHOTOGRAPHS



Photo 1- Gypsum Sheathing and black felt weather barrier.



Photo 2- Damaged wood Framing



Photo 3- Damaged wood header



Photo 4- Damaged wood sill and concrete floor slab



Photo 5- Damaged wood sill and concrete floor slab (close-up)



Photo-6 Plaster ceiling 2nd floor bathroom.



MEMORANDUM

TO: Rachel Gilroy - New Haven Housing Authority

FROM: Kathleen Pane - Fuss & O'Neill, Inc.

DATE: November 9, 2022

RE: 148 Ray Road, New Haven, CT

On November 1, 2022, Fuss & O'Neill conducted a visual inspection of one open exterior wall area associated with 148 Ray Road, New Haven, CT. At the time of the visit, we observed black mold. On November 9, 2022, Ms. Gilroy shared photos of the remaining structure with siding removed. There is visual evidence of deteriorated building materials (siding paper and gypcrete) at other portions of the Site building indicative of water intrusion and insect infestation.

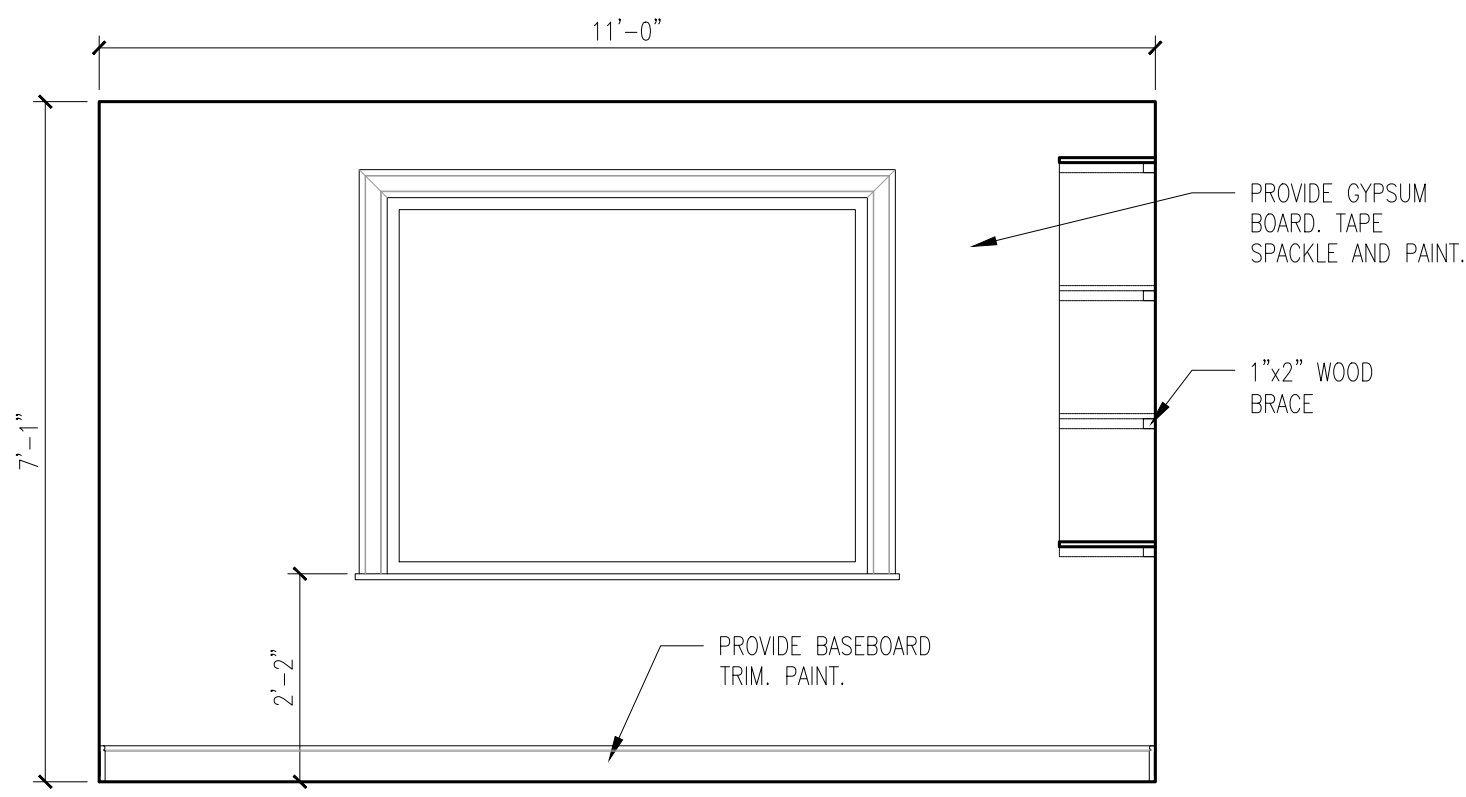
On November 1, 2022, Fuss & O'Neill collected samples of the black tar paper that was behind the wood siding as well as gypcrete for asbestos analysis. The material is not asbestos-containing by polarized light microscopy (PLM). Fuss & O'Neill collected one bulk sample of sheeting behind plywood board for mold analysis by fungal direct examination. High level of stachybotrys was detected. All samples were analyzed by EMSL Analytical, Inc.

Stachybotrys is often associated with water damaged building materials such as gypsum board, insulation backing, sheetrock, wall paper etc.

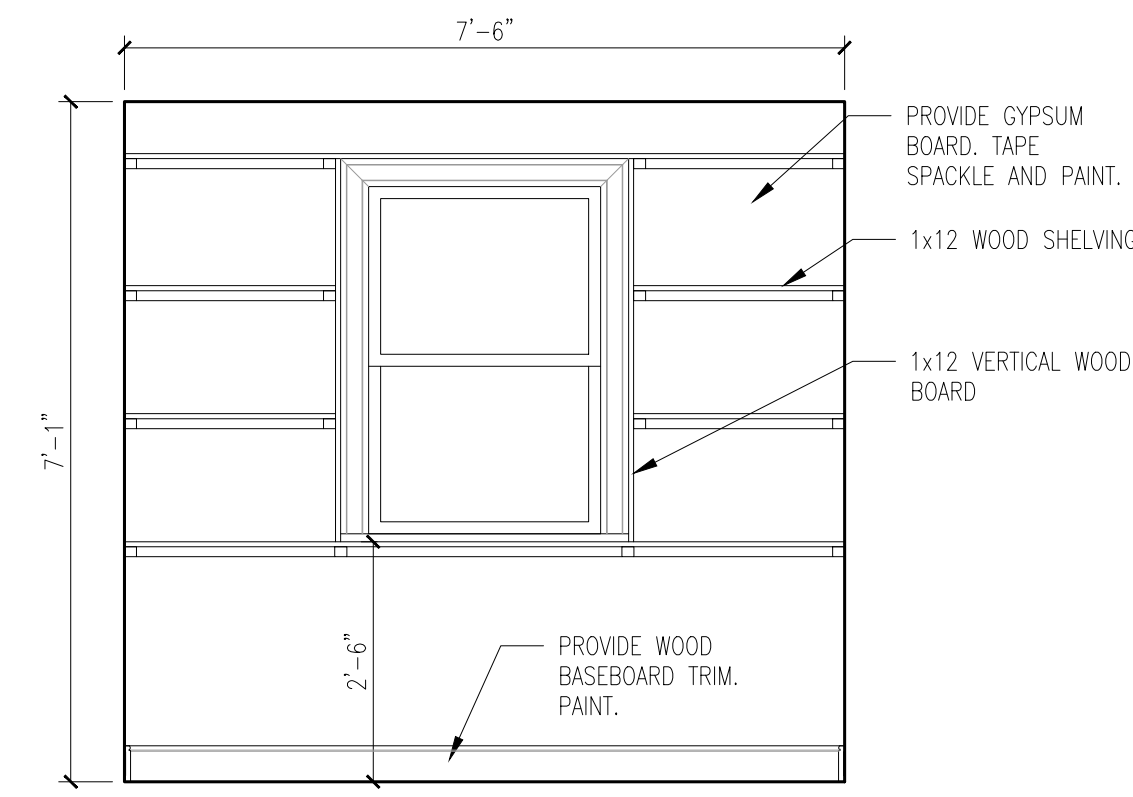
The siding paper and gypcrete appear to have been impacted historically and presently by water infiltration, mold, and insect infestation. The materials are porous and damaged in many areas after siding removal. The mold impacted materials are not a candidate for the application of a mold inhibitor. We recommend removing the mold impacted siding paper and gypcrete.

It is assumed with new roofing, siding and component removal/replacement, the water infiltration issue will be resolved.

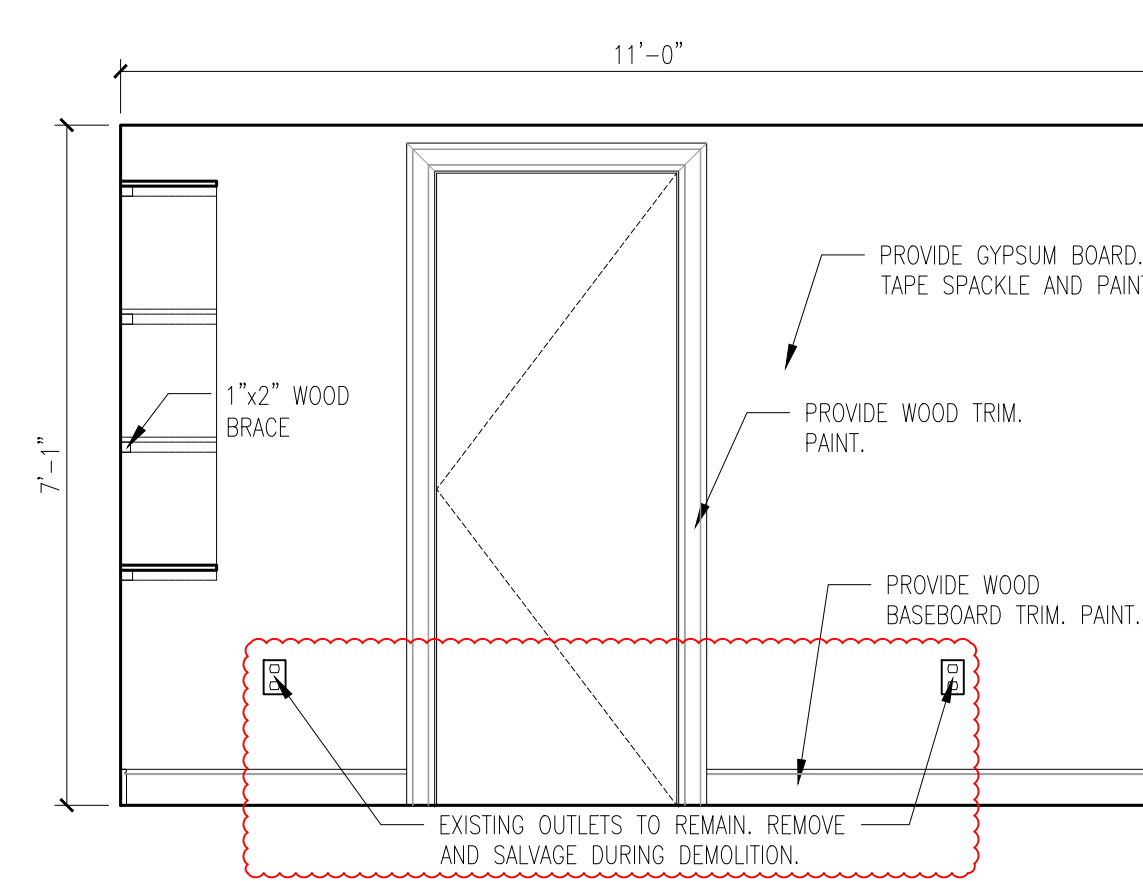
KCP



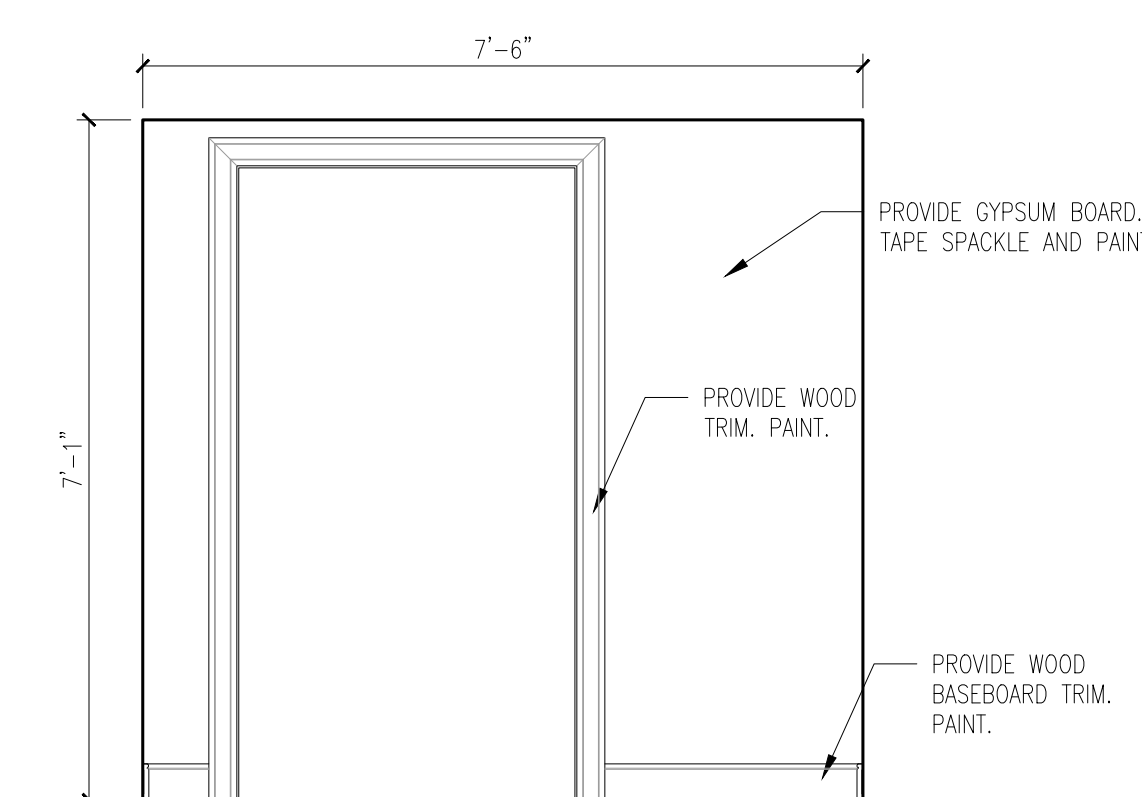
1 148 RAY RD - VIEW 1
1/2" = 1'-0"



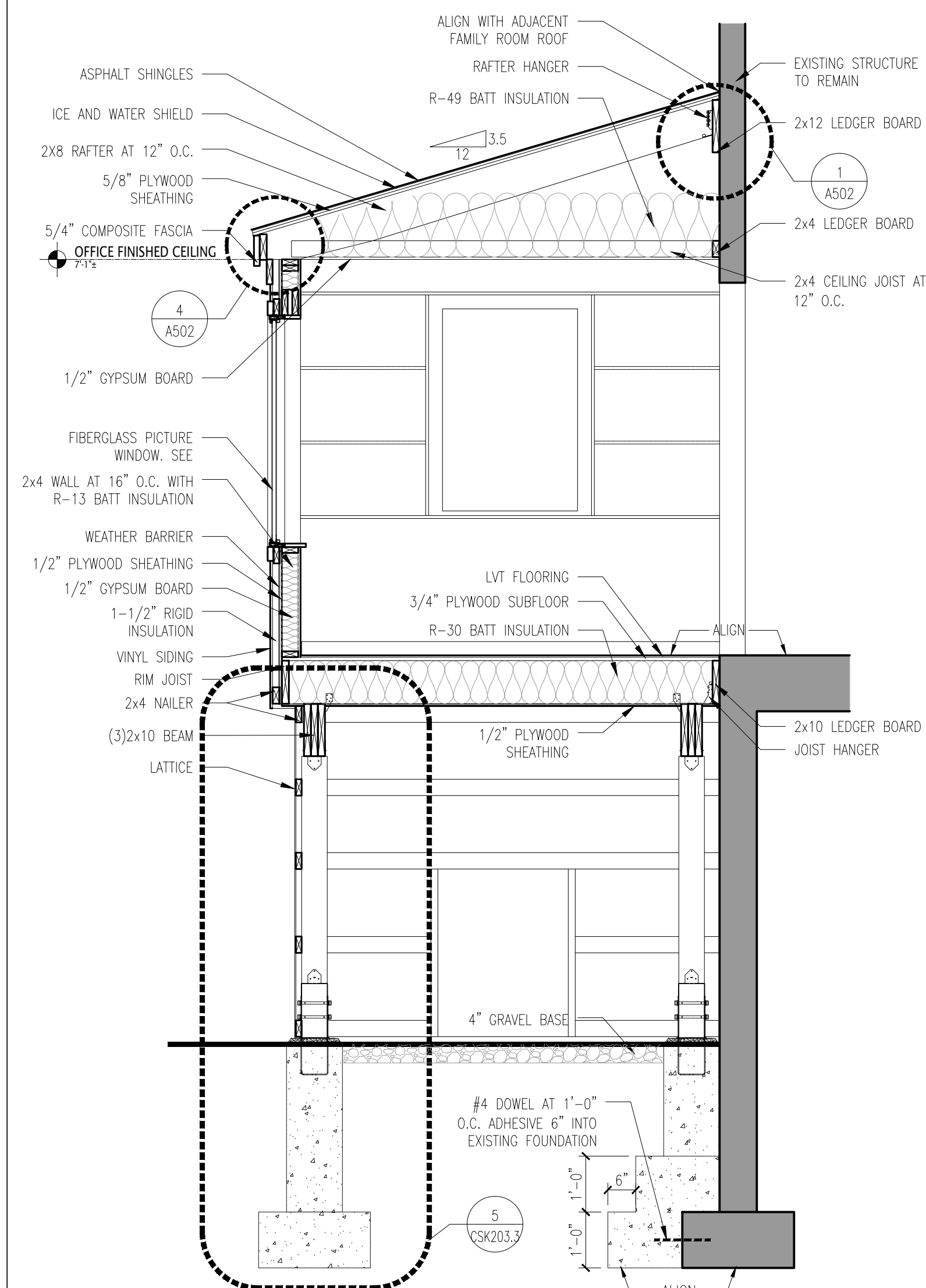
2 148 RAY RD - VIEW 2
1/2" = 1'-0"



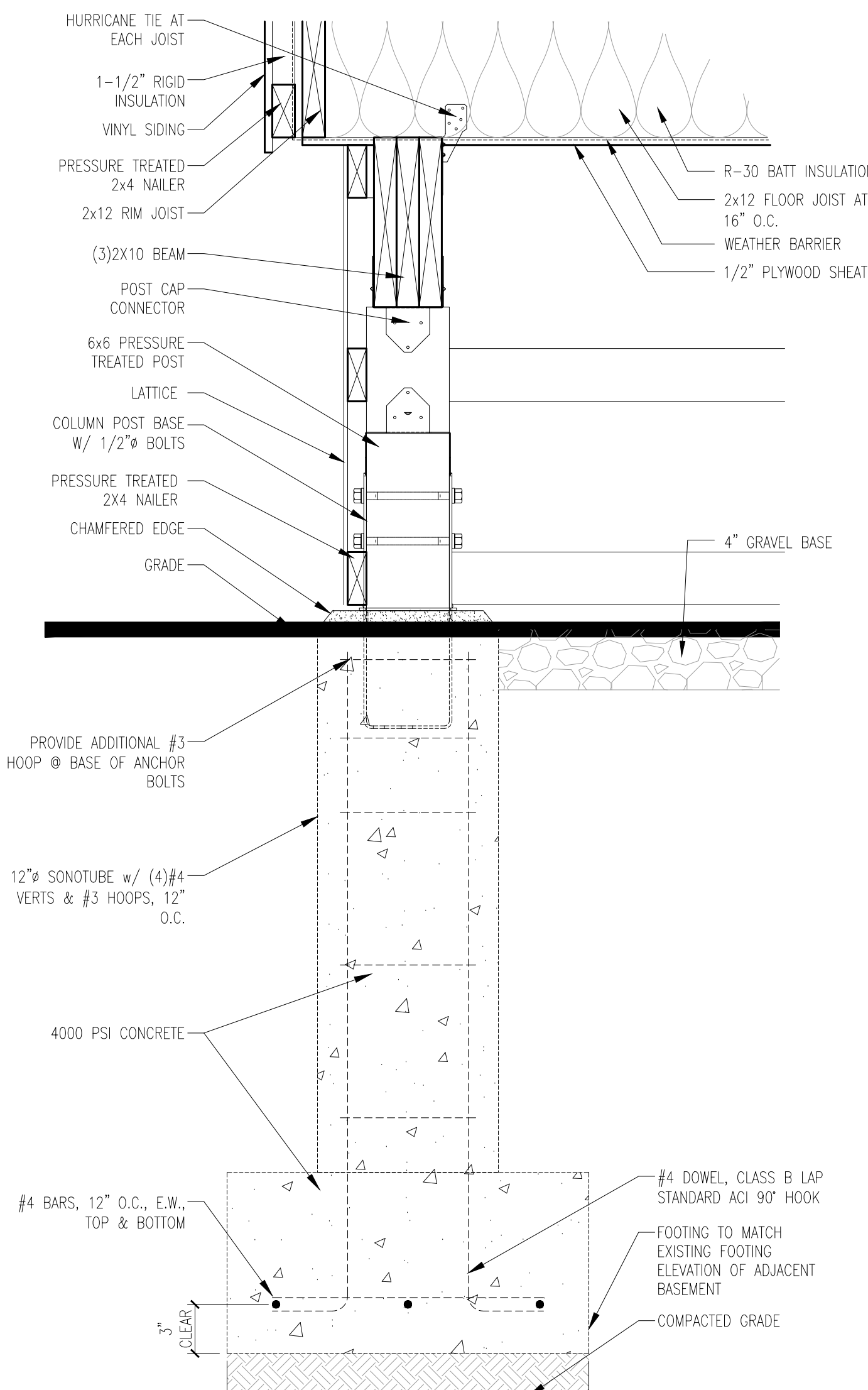
3 148 RAY RD - VIEW 3
1/2" = 1'-0"



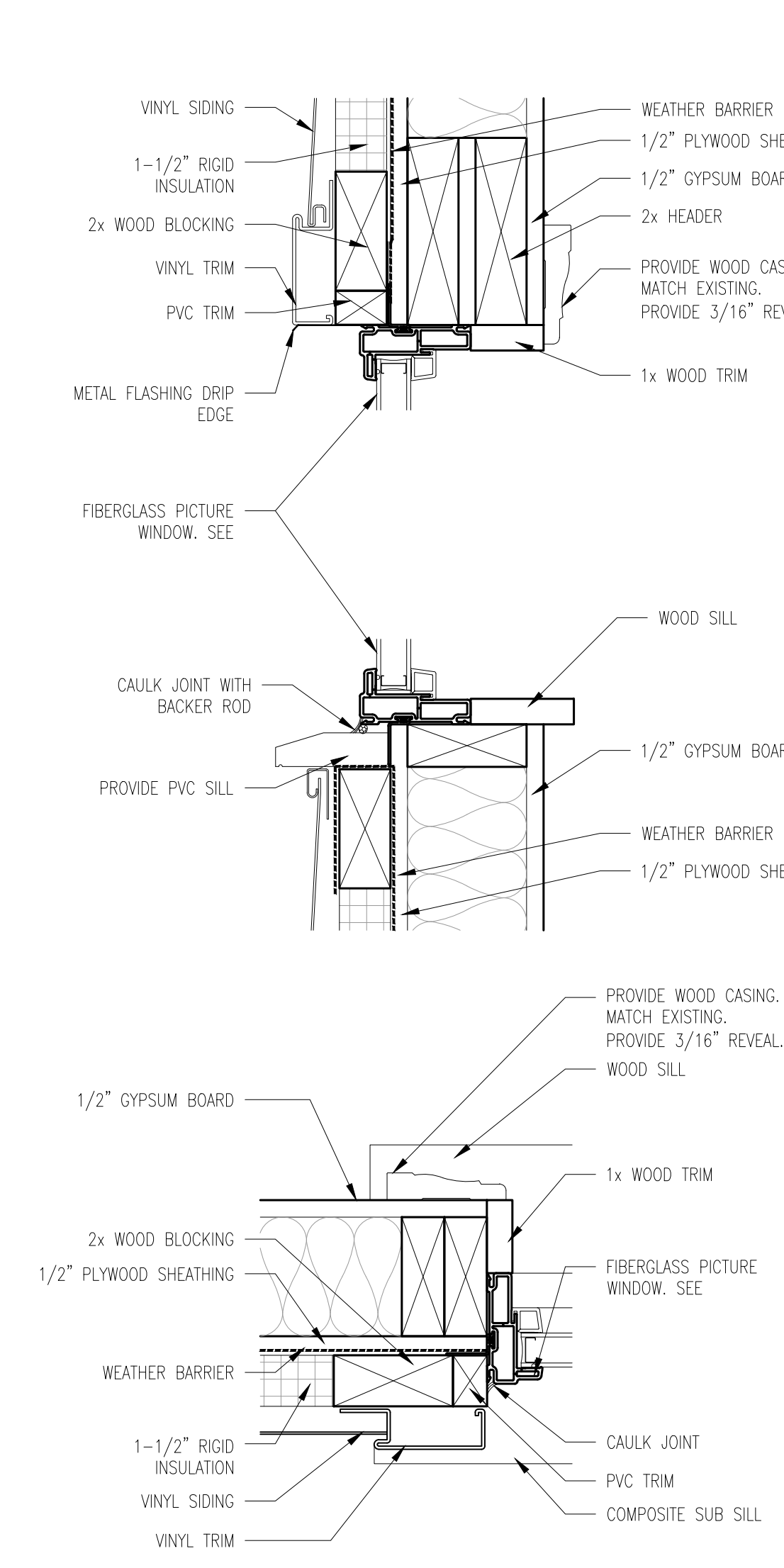
4 148 RAY RD - VIEW 4
1/2" = 1'-0"



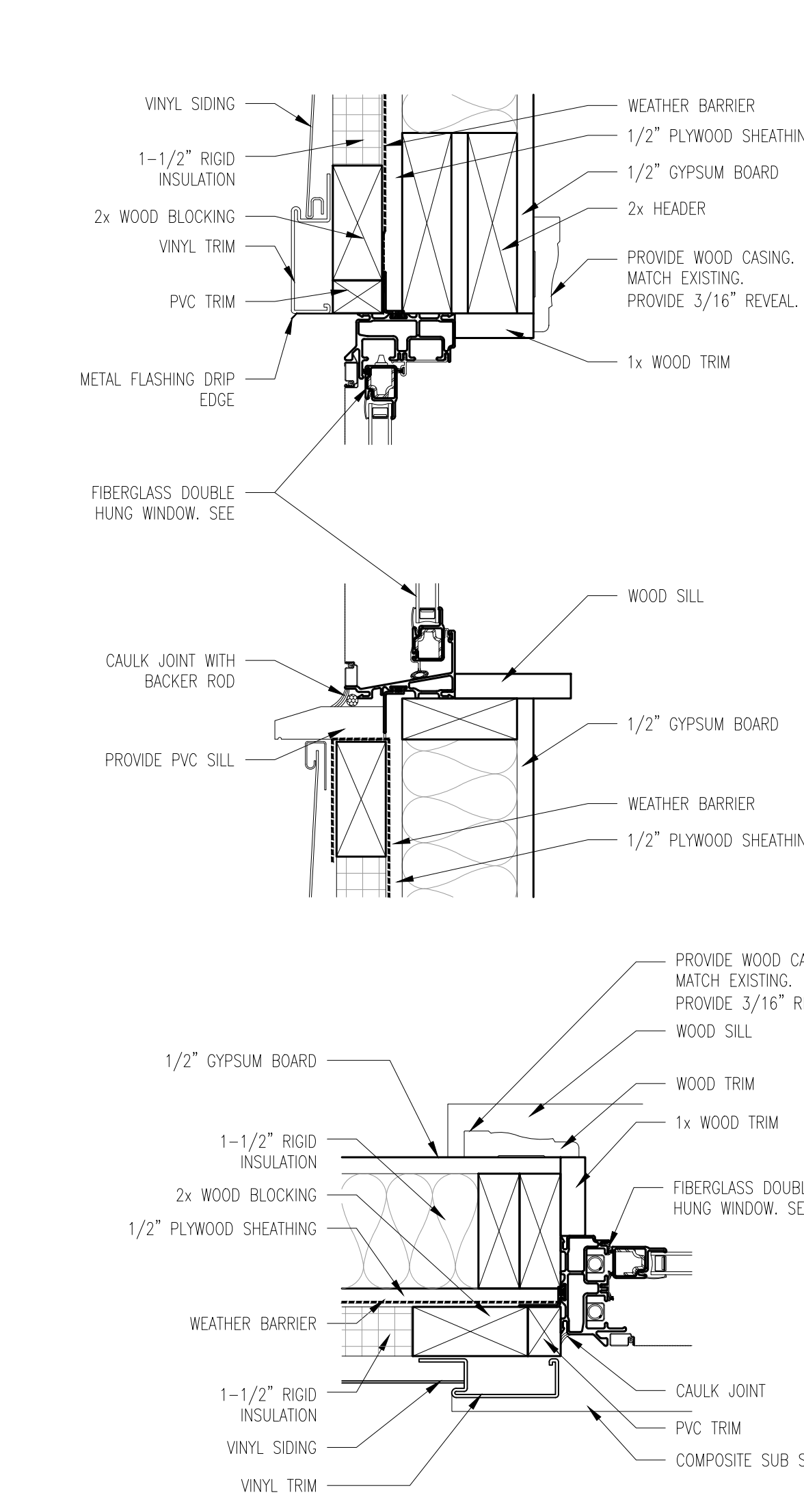
5 OFFICE SECTION
1/2" = 1'-0"



6 FOOTING DETAIL
1-1/2" = 1'-0"



7 PICTURE WINDOW DETAIL
3" = 1'-0"



8 DOUBLE HUNG WINDOW DETAIL
3" = 1'-0"

ISSUE NO.	ISSUE DATE	DESCRIPTION
2	01/19/2023	ISSUED FOR PRICING
1	01/18/2023	ISSUED FOR PRICING

ELM CITY COMMUNITIES

HUD LEAD BASED PAINT GRANTS
2017 AND 2020
AND
HOUSING RELATED HAZARDS
CAPITAL FUND GRANT 2020
(GROUP B)

VARIOUS SITES
NEW HAVEN, CT 06511
148 RAY ROAD
OFFICE CONSTRUCTION
PLANS, ELEVATIONS, AND
DETAIL

PROJECT NO.: 2257-03

DRAWING NO.:

CSK204.3

N:\10 PROJECTS\Housing Authorities\2257-03 - Elm City Communities (OC) - Task Order #3 LBP - Various Sites (21-288)\2257-03_10 - Drawings\2257-03_Active\2257-03_Package 2 - Group B\2257-03_21_10_148 Ray Road_Group B.dwg
 one eighth inch = one foot
 one quarter inch = one foot
 three eighths inch = one foot
 one half inch = one foot
 three quarters inch = one foot
 one inch = one foot

ELM CITY COMMUNITIES

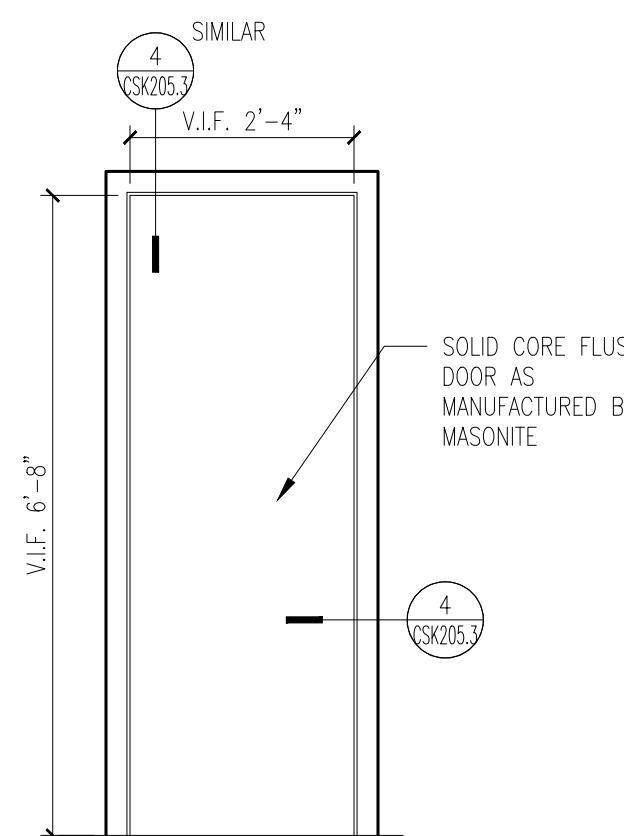
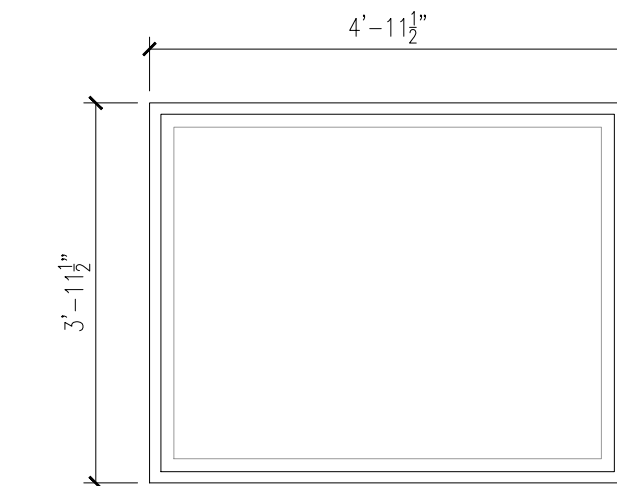
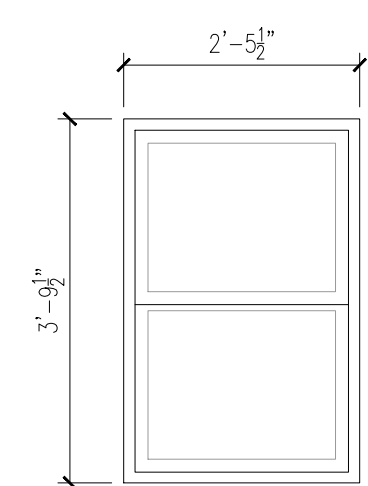
HUD LEAD BASED PAINT GRANTS
2017 AND 2020
AND
HOUSING RELATED HAZARDS
CAPITAL FUND GRANT 2020
(GROUP B)

VARIOUS SITES
NEW HAVEN, CT 06511
148 RAY ROAD
OFFICE CONSTRUCTION
PLANS, ELEVATIONS, AND
DETAIL

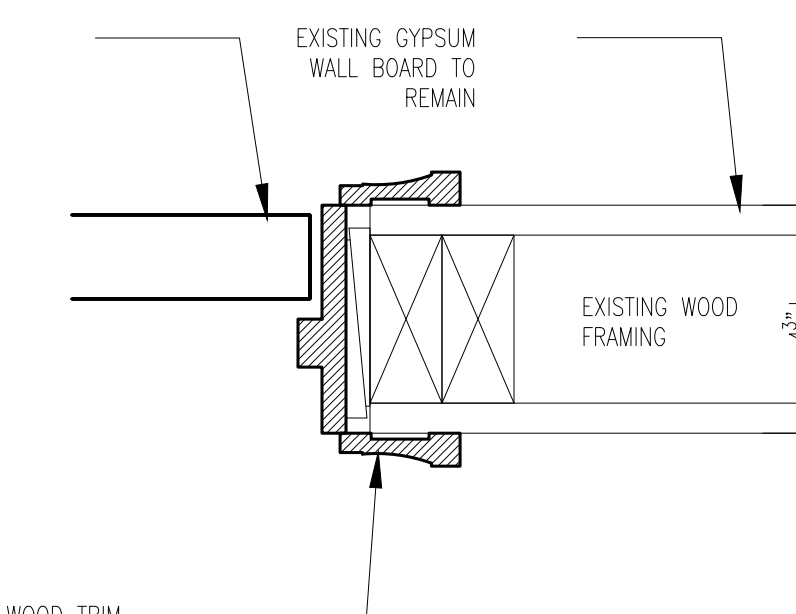
PROJECT NO.: 2257-03

DRAWING NO.:

CSK205.3



PREHUNG DOOR AND FRAME. SIZE VARIES. SEE SCHEDULES ABOVE

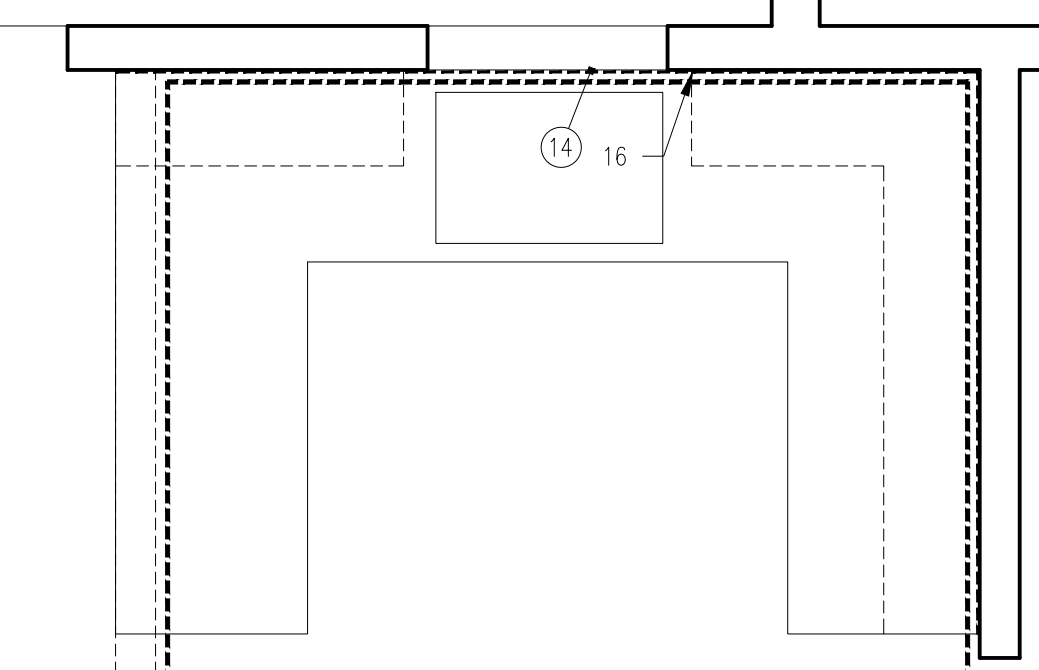
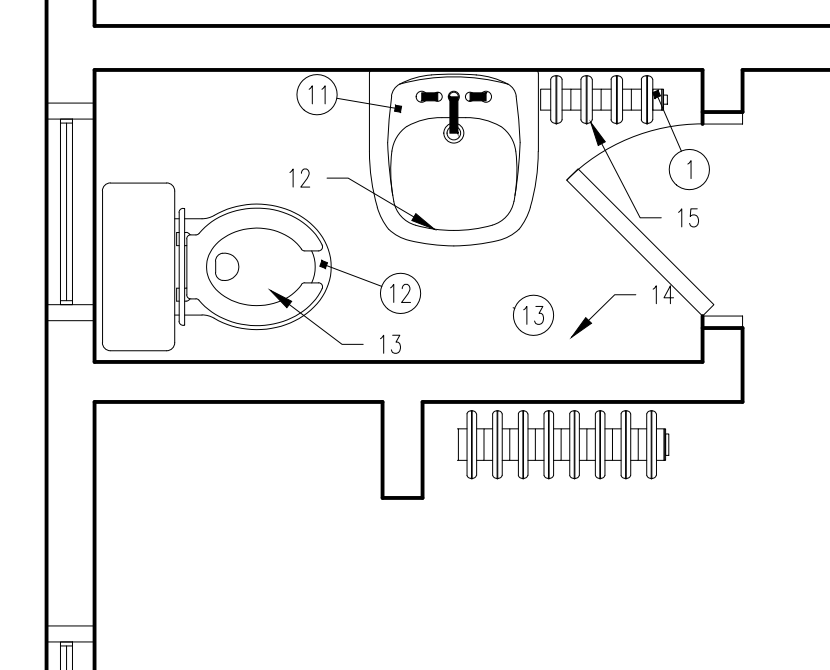
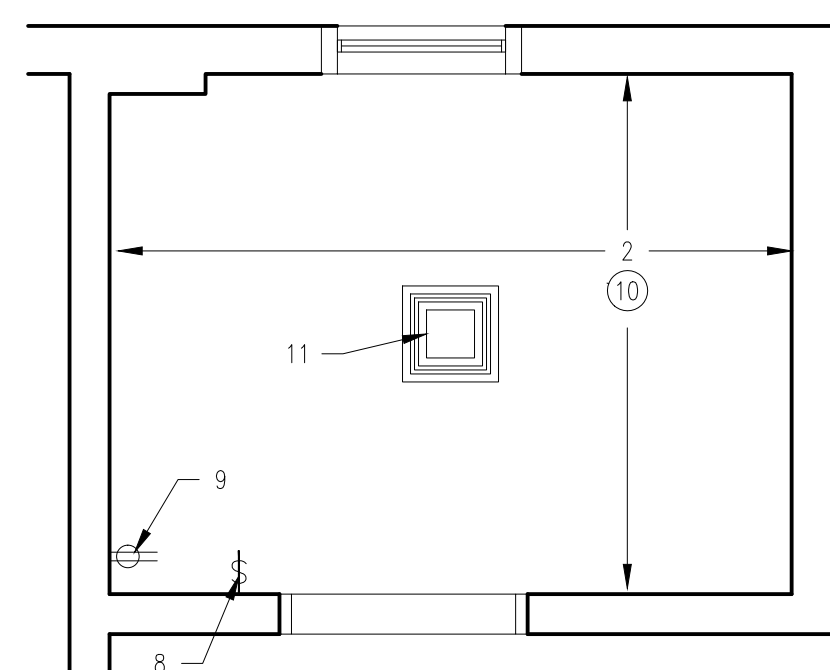
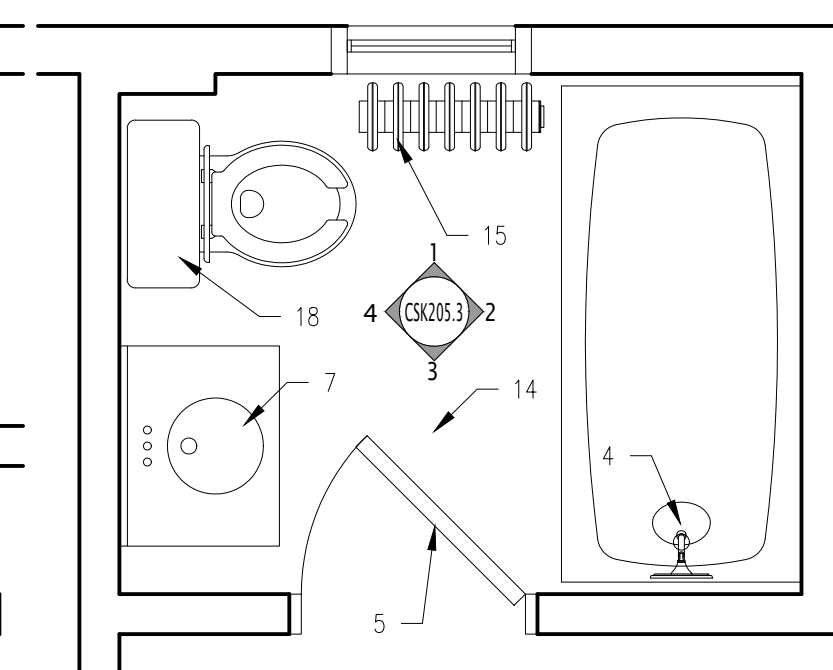
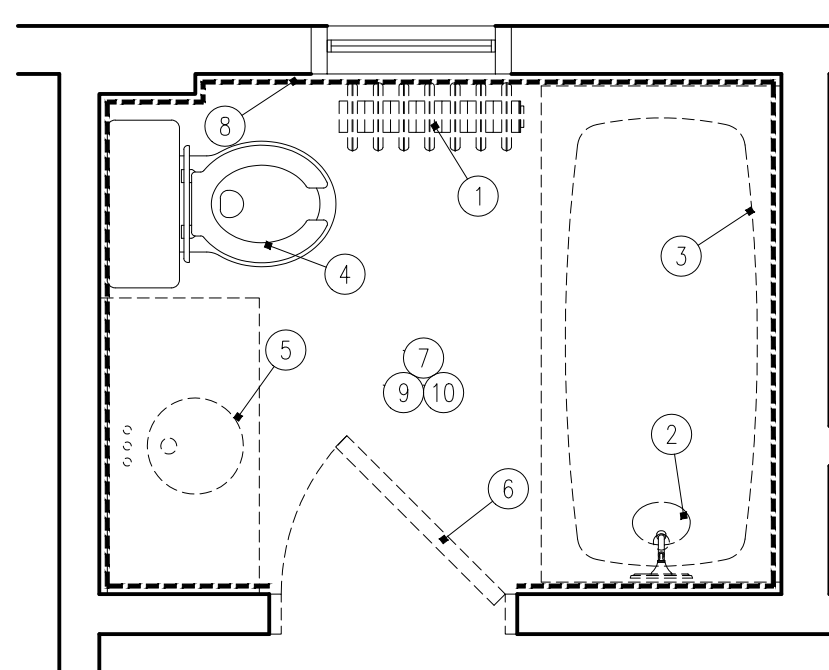


1 148 RAY RD - WINDOW TYPE A
1/2" = 1'-0"

2 148 RAY RD - WINDOW TYPE B
1/2" = 1'-0"

3 148 RAY RD - 2ND FLOOR BATHROOM DOOR
1/2" = 1'-0"

4 JAMB/HEAD DETAIL - TYPICAL
1/2" = 1'-0"

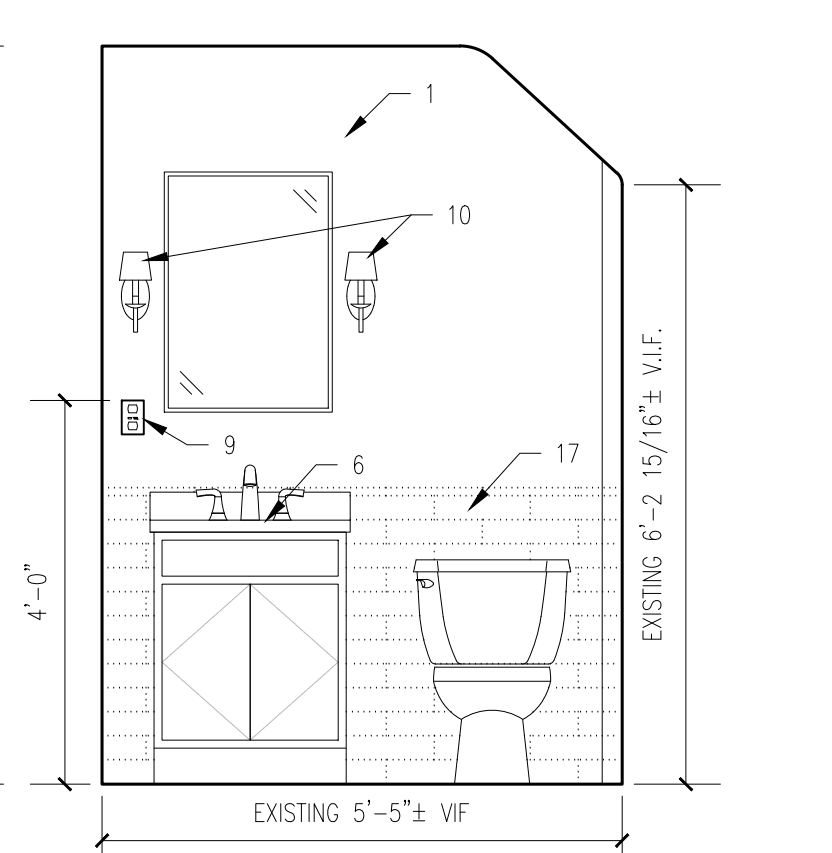
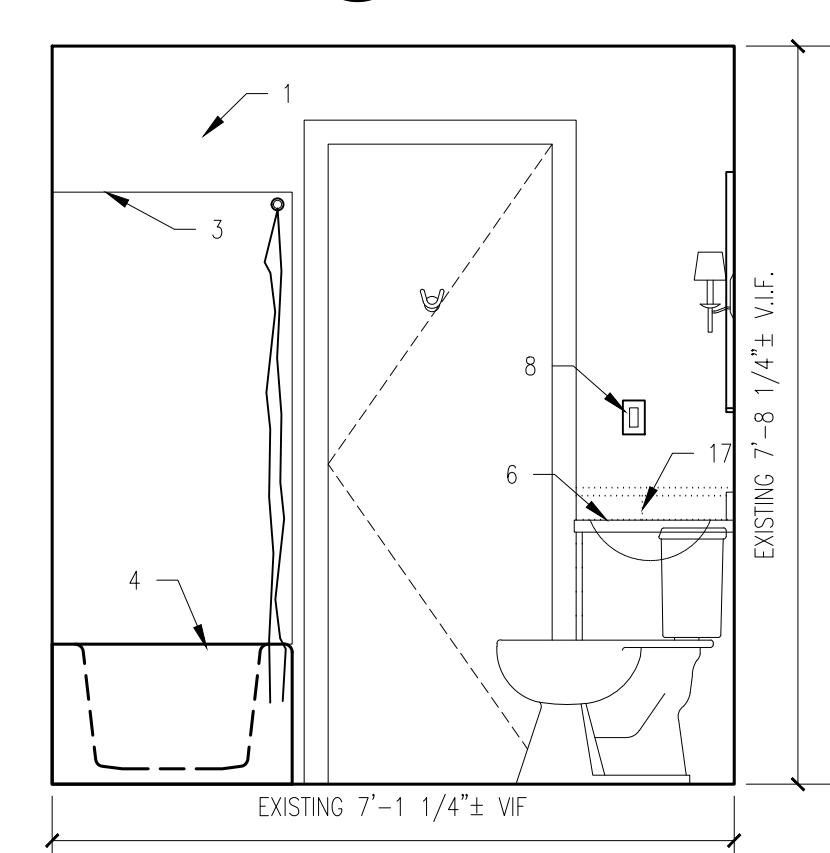
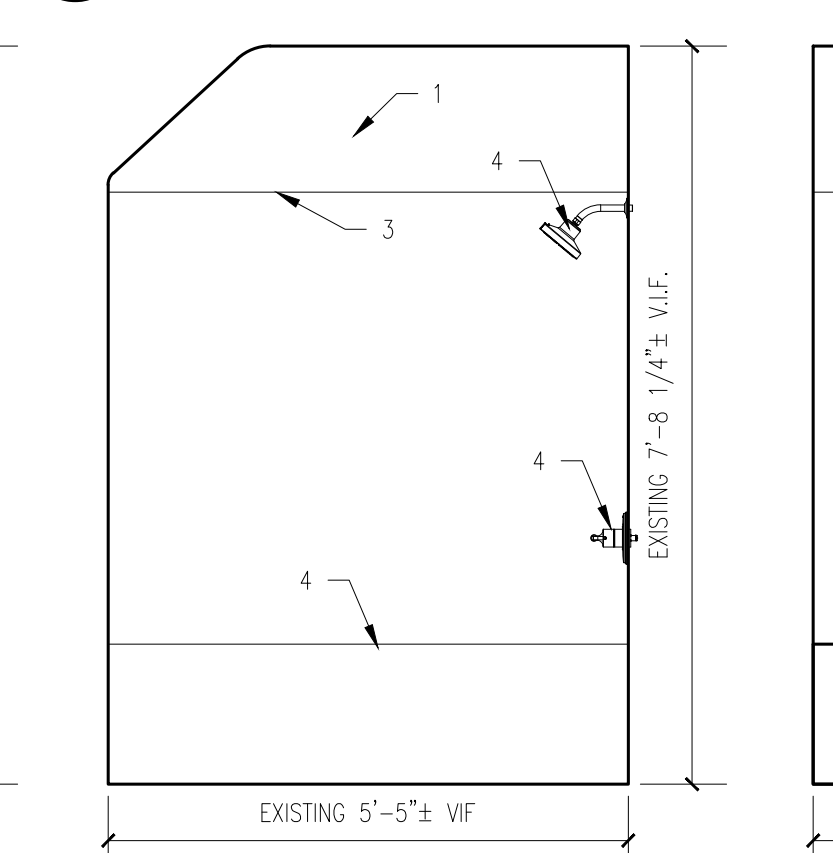
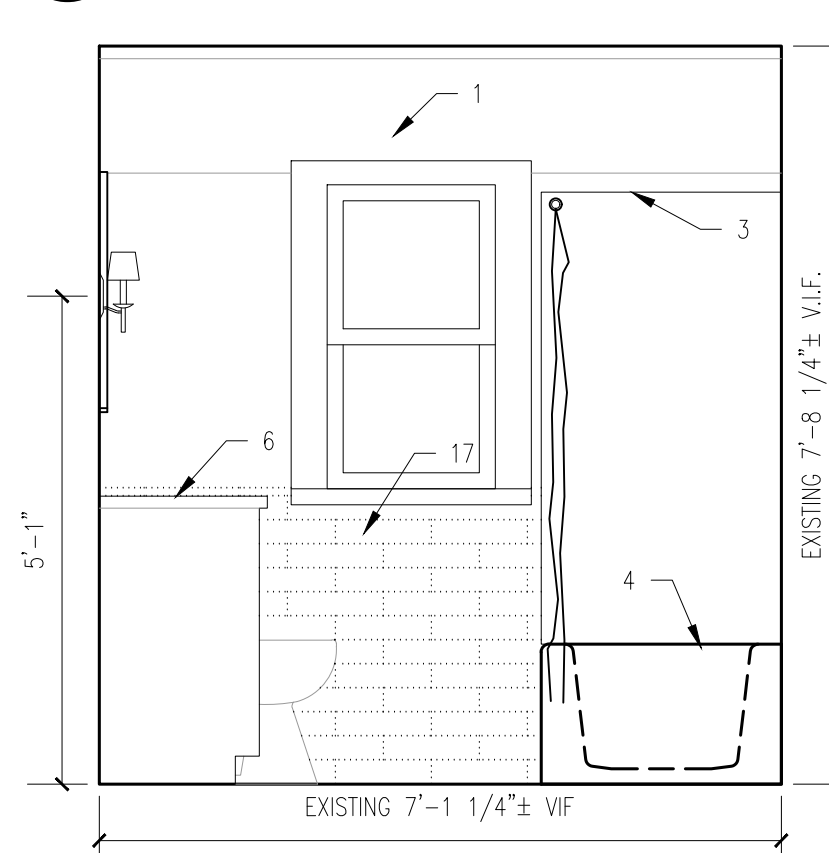


5 148 RAY RD - DEMO PLAN
1/2" = 1'-0"

6 148 RAY RD - CONSTRUCTION PLAN
1/2" = 1'-0"

7 148 RAY RD - CEILING PLAN
1/2" = 1'-0"

12 148 RAY RD - KITCHEN AND LAVATORY PLAN
1/2" = 1'-0"



8 148 RAY RD - VEI 1
1/2" = 1'-0"

9 148 RAY RD - VEI 2
1/2" = 1'-0"

10 148 RAY RD - VEI 3
1/2" = 1'-0"

11 148 RAY RD - VEI 4
1/2" = 1'-0"

DRAWING LEGEND	
	INTERIOR ELEVATION TAG
	KEYED NOTE TAG
	EXISTING ELEMENT TO REMAIN
	EXISTING WALL OR ELEMENT TO BE REMOVED
	DOOR TAG. SEE SCHEDULE A801
	FIXTURE TAG. REFER TO PLUMBING FIXTURE, ELECTRICAL FIXTURE AND TOILET ACCESSORY SCHEDULES ON DRAWING ABOVE
	CONSTRUCTION NOTE TAG
	GFCI RECEPTACLE
	LIGHT / FAN SWITCH
	DATUM

DEMOLITION KEYED NOTES	
1	REMOVE EXISTING RADIATOR AND SALVAGE FOR RE-INSTALLATION.
2	REMOVE EXISTING SHOWER BODY: MIXING VALVES, SHOWER HEAD, TUB FILLER, AND OTHER ASSOCIATED ELEMENTS, INCLUDING BRANCH PIPING BACK TO NEAREST MAIN THEN CAP. REMOVE GYPSUM BOARD AS NEEDED TO REMOVE PLUMBING FIXTURES.
3	REMOVE EXISTING BATHUB AND ASSOCIATED BRANCH PIPING BACK TO NEAREST MAIN AND THEN CAP. REMOVE DRYWALL AS NEEDED TO FACILITATE REMOVAL AND CAPPING OF PIPING AND INSTALLATION OF NEW WORK.
4	REMOVE EXISTING WATER CLOSET. CUT BACK AND/OR EXTEND PIPING AS NEEDED BY REMOVAL AND INSTALLATION OF NEW WATER CLOSET. REPLACE ENCOUNTERED DAMAGED PIPING WITH NEW PIPING.

DEMOLITION KEYED NOTES	
5	REMOVE EXISTING SINK AND VANITY. CUT BACK AND/OR EXTEND PIPING AS NEEDED BY REMOVAL AND INSTALLATION OF NEW SINK AND VANITY. REPLACE ENCOUNTERED DAMAGED PIPING WITH NEW PIPING.
6	REMOVE EXISTING DOOR SYSTEM. COORDINATE WITH HAZARDOUS DRAWINGS.
7	REMOVE EXISTING TILE FLOOR AND PLYWOOD SUB-FLOOR.
8	REMOVE EXISTING WALL TILE AND PLASTER WALL BACK TO WOOD FRAMING, AT WALLS. COORDINATE WITH HAZARDOUS DRAWINGS.
9	REMOVE EXISTING BATHROOM ACCESSORIES: MEDICINE CABINET, TOILET PAPER DISPENSER, LAVATORY SOAP DISH, BATHUB SOAP DISH, TOWEL BAR, CUT BACK AND REMOVE EXISTING GYPSUM BOARD AND BLOCKING AS NEEDED FOR NEW BLOCKING AND NEW WORK.
10	REMOVE EXISTING ELECTRICAL FIXTURES AND DEVICES: WALL MOUNTED LIGHT FIXTURES, LIGHT SWITCHES, GFI RECEPTACLES, AND OTHER ASSOCIATED ELEMENTS. CUT BACK AND/OR EXTEND WIRING AS NEEDED BY REMOVALS AND INSTALLATION OF NEW WORK.
11	REMOVE EXISTING PEDESTAL SINK AND SALVAGE FOR RE-INSTALLATION.
12	REMOVE EXISTING TOILET AND SALVAGE FOR RE-INSTALLATION.
13	REMOVE EXISTING LAMINATE FLOORING AND PLYWOOD SUB-FLOOR. COORDINATE WITH HAZARDOUS DRAWINGS.
14	REMOVE EXISTING CAULK AT KITCHEN COUNTERTOP. COORDINATE WITH HAZARDOUS DRAWINGS.
15	REMOVE EXISTING PLASTER CEILING. COORDINATE WITH HAZARDOUS DRAWINGS.
16	REMOVE EXISTING PLASTER WALL. COORDINATE WITH HAZARDOUS DRAWINGS.

GENERAL CONSTRUCTION WORK NOTES	
1	AT AREAS OF REMOVED PLASTER, INSTALL SOUND ATTENUATING INSULATION PRIOR TO INSTALLING MOISTURE RESISTANT WALLBOARD.
2	PROVIDE GYPSUM WALLBOARD AT WALLS AND/OR CEILINGS.
3	PROVIDE TUB SURROUND AND SHOWER BODY. CONNECT TO EXISTING COLD AND HOT WATER SUPPLY. SWANSTONE - MODEL: SS-60-5 30x60x60 WITH SOAP SHELF - WHITE.
4	PROVIDE NEW SHOWER AND BATHUB AND CONNECT TO EXISTING COLD WATER, HOT WATER, WASTE AND VENT PIPING. SHOWER BODY, AMERICAN STANDARD - MODEL DELANCY TUB AND SHOWER TRIM TU052508.002. BATHUB - AMERICAN STANDARD - MODEL PRINCETON 60x30x14 HIGH RECESSED BATHUB MODEL: 2391
5	PROVIDE DOOR SYSTEM. SEE 3/CSK205.3
6	PROVIDE VANITY CABINET. 24" X 21" VANITY SINK BASE, ULTIMATE CONSTRUCTION, ROCKPORT - STANDARD OVERLAY MAPLE STAIN FINISH: HONEY
7	PROVIDE VANITY SINK. SINGLE BOWL SOLID SURFACE VANITY TOP, MODEL - CH1B225, COLOR TBD
8	PROVIDE COMBINATION SWITCH FOR FAN/LIGHT COMBINATION UNIT AND VANITY LIGHT. HUBBELL - MODEL: RC210W - HUBBELL WIRING CIRCUIT. DEVICE-KELLEMS ROCKER SWITCH, WHITE, 120V WITH MATCHING 1 GANG DECORA COMBINATION WALL PLATE, WHITE.
9	PROVIDE GFCI RECEPTACLE. HUBBELL - MODEL: GFT15W - SELF TEST GFCI RECEPTACLE WITH MATCHING 1 GANG DECORA COMBINATION WALL PLATE, WHITE.
10	PROVIDE WALL SCONCE VANITY LIGHTING AT VANITY. THOMAS LIGHTING - MODEL: CN575172, BRUSHED NICKEL
11	PROVIDE FAN/LIGHT COMBINATION. NUTONE - MODEL: 8664RP, VENTILATION FAN WITH LIGHTING, WHITE GRILLE

GENERAL CONSTRUCTION WORK NOTES	
12	REINSTALL EXISTING PEDESTAL SINK. CONNECT TO EXISTING COLD AND HOT WATER SUPPLY.
13	REINSTALL EXISTING TOILET.
14	PROVIDE PORCELAIN FLOOR TILE.
15	REINSTALL EXISTING RADIATOR.
16	PROVIDE CAULKING AT KITCHEN COUNTERTOP
17	PROVIDE CERAMIC WALL TILE AT WALLS. DALITILE - MODEL: TBD
18	PROVIDE TOILET AND CONNECT TO EXISTING COLD WATER, WASTE AND VENT PIPING. PROVIDE SHUTOFF VALVES AND WAX RINGS. EXTEND PIPING AS NEEDED FOR NEW FLOOR ELEVATION. AMERICAN STANDARD - MODEL: TBD

N:\10 PROJECTS\Housing Authorities\2257-03 - Elm City Communities (00) - Task Order #3 - Drawings\2257-03_10 - Drawings\2257-03_Active\2257-03_Package 2 - Group B\2257-03_10_148 Ray Road_Group B.dwg
 one eighth inch = one foot
 one quarter inch = one foot
 one half inch = one foot
 three quarters inch = one foot
 one inch = one foot
 one eighth inch = one foot
 one quarter inch = one foot
 one half inch = one foot
 three quarters inch = one foot
 one inch = one foot



NEW HAVEN HOUSING AUTHORITY CONSTRUCTION CHANGE AUTHORIZATION FORM

PROJECT NAME: **Scattered Sites B**
ADDRESS: **148 Ray Rd**
ARCHITECT: **Lothrop**
OWNER: **Elm City Communities**

CCA #004
DATE: 1/25/23

In order to expedite the work and avoid or minimize delays in the Work, which will affect Contract Sum and / or Contract Time, the Contract Documents are hereby amended to include the additional Work described below:

Please proceed with the following work:

DESCRIPTION OF THE WORK:

Trade Contractor	Description of Scope of Work	Amount
A-Preferred	L&M Demo and Rebuild Office per drawings 1/19/23	48,965.53
A-Preferred	8%	\$3,917.24
ESG	L&M Electrical for Office	\$1,369.69
ESG	8%	\$109.58
APC	Relocation allowance 45 Days	\$12,316.50
APC OH&P	8% On L&M ONLY	\$5,012.14
	Total	\$70,690.68

No winter conditions included. Work can only be done weather permitting/ Work to be performed as No Hazardous material.

The following information is being provided by:

Method of determining value of change in contract:

Lump Sum: Unit price: Eligible:
 Time and Material: Other: Ineligible:

Change in Contract Sum:
Amount: \$70,690.68

Note: Any costs included in this CCA are subject to Accounting Review.

Change in Contract Time:

ARCHITECT:
Lothrop Associates LLP Architect

HANH MANAGER:
New Haven Housing
Authority

CONSTRUCTION MANAGER:
A. Prete Construction Co., Inc

DATE

DATE

DATE

Jonathan Prete
1-25-23

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____ 4
 Project No. _____
 Change Request No. _____

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>A. Prete Construction</u>		Date: <u>01/25/23</u>
Address: <u>156 Fulton Terrace</u>		Allowance Change Order
New Haven CT 06512		
Telephone No.: <u>203-469-1396</u>		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4 SUBTOTAL (total lines 1 through 3)	\$0.00	
5 Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6 Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
7 CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. <u>A. Prete Construction</u>	\$12,316.50	\$985.32
B. <u>A-Preferred</u>	\$48,965.53	\$3,917.24
C. <u>ESG</u>	\$1,369.69	\$1,397.08
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$62,651.72	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$1,253.04
11b. Profit, Up to 6%		\$3,759.10
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$70,690.68
--	-----	-------------

SECTION D: CONTRACTOR'S REQUESTED TOTAL		Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	(Total lines 7,13, and 14.)	\$70,690.68
Signature of Contractor's Authorized Representative		
<u>1-25-23</u> Date		
Print Name _____		Print name of Contact Person (if different) _____
Print Title _____		Phone No. (if different from above) _____

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW		
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____		
By: _____		
Construction Manager/A/E	Date	Phone No.
Project Manager	_____	_____
Construction Officer	_____	_____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 4

UNIT PRICE WORKSHEET

Contractor Name:	A.Prate Construction	Page Number: <u>1</u> of <u>1</u>	Date: <u>01/25/23</u>
Address:	156 Fulton Terrace		
	New Haven Ct 06512		
Telephone Number:	2034691396		

FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Relocation For 148 Ray Rd	45	2	\$136.85	\$12,316.50
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$12,316.50

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____
 Project No. _____
 Change Request No. 2

CHANGE ORDER MATERIAL WORKSHEET

Contractor: <u>A-Preferred construction</u>				Date: <u>01/20/22</u>		
Address: <u>309 Washington Ave</u>						
<u>Bridgeport CT 06504</u>						
Telephone: <u>203-850-1163</u>						
					ECC USE ONLY	
Material Description	Quantity	Unit	Unit Cost	Material Cost	HANH Revisions	
Concrete Mix 80#	60	Each	\$6.16	\$396.60		
12" construction Tube	6	Each	\$15.98	\$95.88		
#4x20' Rebar	6	Each	\$35.00	\$210.00		
1/2"x8" Anchor Bolts	6	Each	\$9.00	\$32.00		
6" Simpson Post base	6	Each	\$24.01	\$144.06		
6" Simpson Post caps	6	Each	\$29.87	\$179.22		
2x10x16' DF	10	Each	\$28.00	\$280.00		
2x10x12' DF	8	Each	\$21.00	\$168.00		
4x8x3/4" CDX T&G	4	Each	\$87.50	\$350.00		
2x8 single joist hangers	16	Each	\$2.79	\$44.64		
Hurricane Ties	16	Each	\$0.99	\$15.84		
4x8x1/2" PT Plywood	4	Each	\$45.00	\$180.00		
2x4x8' DF	60	Each	\$4.25	\$255.00		
6x6x8' PT Post	6	Each	\$32.00	\$192.00		
PI Adhesive	6	Tubes	\$6.75	\$40.50		
2x8x12' DF	14	Each	\$10.20	\$142.80		
2x8 Simpson Rafter single hanger	10	Each	\$6.42	\$64.20		
4x8x5/8" CDX	4	Each	\$32.50	\$130.00		
2x8x12' DF	2	Each	\$12.00	\$24.00		
4x8x1/2" CDX	8	Each	\$22.95	\$183.60		
2x12x12' DF	1	Each	\$34.80	\$34.80		
4x8 PVC Lattice	3	Each	\$21.98	\$65.94		
2x4x16' PT	7	Each	\$16.32	\$114.24		
R-30 Batt Insulation	3	Each	\$71.98	\$215.94		
R-13 Batt Insulation	6	Each	\$72.98	\$437.88		
R-49 Batt Insulation	3	Each	\$169.00	\$507.00		
1/2"x4x8' Drywall	14	Each	\$13.95	\$195.30		
45 Minute Set Compound	3	Each	\$15.24	\$45.72		
5 gallon Joint compound	1	Each	\$15.95	\$15.95		
250' Joint paper Tape	1	Each	\$10.95	\$10.95		
1 5/8" Drywall screws 5#	2	Each	\$39.99	\$79.98		
D/H Vinyl New Const. Window	1	Each	\$300.00	\$300.00		
<i>(Total from additional Material Worksheets, if required.)</i>				\$0.00		
(5/2020) TOTAL MATERIAL				\$5,152.04		



PROPOSED CHANGE ORDER

Electrical Services Group LLC

37 Townsend Avenue
 New Haven, CT 06512
 Telephone: 203-745-0323
 Fax: 203-466-1045
 Contact: Edward Napolitano
 E-mail: edn@esg-ct.com

CCN # 3
 Date: 1/20/2023
 Project Name: SCATTERED SITES
 Project Number: 148 RAY ROAD OFFICE
 Page Number: 1

Client Address:

A. Prete Construction Co. Inc

Contact: John Prete
 156 Fulton Terrace
 New Haven, CT 06512

Work Description

INSTALLATION OF:

148 Ray Road Office

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
#12/2C MC CABLE STL ARMOR	30	24.12	0.71
#12/2C MC CABLE STL ARMOR REWORK	44	35.38	1.10
3/8" AC-90/MC DC SS CONN	6	5.15	0.54
B2-1 RED WIRE CONN	3	1.34	0.27
4x1 1/2" SQ BOX COMB KO	3	5.93	1.03
4" SQ 1G PLSTR RING 1/2" RISE	3	2.90	0.11
GROUND SCREW W/ INSUL #12 LEAD	1	0.69	0.04
20A 120-277V S/P SW (SG)	1	5.01	0.21
20A 125V DUPLEX REC (SG)	2	7.80	0.60
1G S/S SWITCH PLATE	1	0.94	0.04
1G S/S DUP REC PLATE	2	1.88	0.09
#8 x 3/4" P/H SELF-TAP SCREW	6	0.87	0.18
TY-526M TY-RAP (11")	11	2.26	0.82
H23 SQ BOX MTG BRKT	1	3.46	0.07
CEILING GLOBE	1	0.00	0.52
DEMO ELECTRICAL	8	0.00	8.00
Totals	123	97.71	14.35

Summary

General Materials		97.71
Material Total		97.71
FOREMAN	(14.35 Hrs @ \$88.64)	1,271.98
Subtotal		1,369.69

ORIGINAL

PROPOSED CHANGE ORDER

CCN # 3
Date: 1/20/2023
Project Name: Crawford Manor
Project Number: Crawford Manor
Page Number: 2

Electrical Services Group LLC

37 Townsend Avenue
New Haven, CT 06512

Client Address:

A. Prete Construction Co. Inc

Contact: John Prete
156 Fulton Terrace
New Haven, CT 06512

Summary (Cont'd)

Markup	(@ 10.000%) 81	109.58136.97
Subtotal		1,506.66
Final Amount		1,479.27 \$1,506.66

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN # 3
Final Amount: \$1,506.66

Name: _____

Date: _____

Signature: _____

Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

EMAIL

(JPrete@aprete.com)

February 8, 2023

Jonathan Prete
Vice President
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

**RE: Elm City Communities
(aka Housing Authority of New Haven)
Scattered Site Homes
Exterior and Interior Renovations at Various Sites
Group B
New Haven, Connecticut 06511
LA #2257-03**

REF: AIA Change Order GC-003

Dear Mr. Prete:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-003 (AIA Document G701) dated February 8, 2023 in the amount of \$70,690.68 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-003 Change Order is based on your firm's Proposed Change Order as follows (attached):

Construction Change Authorization (CCA) #004 – Office Demo and Rebuild, dated January 25, 2023, in the amount of \$70,690.68.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Jonathan Prete
Vice President
A. Prete Construction Co., Inc.
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*
2257-03 Scattered Site Homes
Exterior and Interior Renovations
Group B
Various Sites
New Haven, Connecticut 06511

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 003

Date: August 30, 2022
(Notice to Proceed)

Date: February 8, 2023

OWNER: *(Name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(Name and address)*
Lothrop Associates Architects D.P.C. P.C.
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(Name and address)*
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

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.)

Included in this Change Order is all work associated with the demolition and reconstruction of the office addition at 148 Ray Road. Total amount of Change Order is \$70,690.68. Proposed Construction Change Authorization (CCA) #004 - Office Demo and Rebuild dated January 25, 2023, in the amount of \$70,690.68 is attached as submitted by A. Prete Construction Co., Inc.

Change Order Summary

- 1) Proposal request initiated upon discovery of unsound conditions, including rotten framing members, after the removal of lead based siding.
- 2) Architect and Hazardous Materials Consultant documented observations and provided recommendations in Architect's Field Report GB-01 dated November 1st, 2022 and Memorandum dated November 9th, 2022.
- 3) This G701 increases the substantial completion date due to the extended time needed for relocation.
- 4) Work includes submitting drawings to building department to secure a revised building permit.

The original Contract Sum was	\$ 572,268.00
The net change by previously authorized Change Orders	\$ 37,710.24
The Contract Sum prior to this Change Order was	\$ 609,978.24
The Contract Sum will be increased by this Change Order in the amount of	\$ 70,690.68
The new Contract Sum including this Change Order will be	\$ 680,668.92

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be increased by 45 days at 148 Ray Road

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.

Lothrop Associates Architects D.P.C. P.C.
ARCHITECT (*Firm name*)

A. Prete Construction Co., Inc
CONTRACTOR (*Firm name*)

Housing Authority of New Haven
OWNER (*Firm name*)

SIGNATURE

Arthur J. Seckler, III,

Principal

PRINTED NAME AND TITLE

DATE

2/8/2023

SIGNATURE

Jonathan Prete,

Vice President

PRINTED NAME AND TITLE

DATE

SIGNATURE

Karen Dubois Walton,

President

PRINTED NAME AND TITLE

DATE



AIA® Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Scattered Site Homes Exterior and Interior Renovations
Group B

CONTRACT INFORMATION:
Contract For: General Construction

Date: August 30,2022
(Notice to Proceed)

Architect’s Project Number: 2257-03
Proposal Request Number: 001

Proposal Request Date: November 10, 2022

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, Connecticut 06511

ARCHITECT: *(name and address)*
Lothrop Associates, LLP
333 Westchester Avenue
White Plains, New York 10604

CONTRACTOR: *(name and address)*
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

A Prete Construction Inc. is hereby requested to provide pricing for all work as listed in Architect's Field Report dated November 1, 2022. Site conditions as identified were observed on November 1, 2022. Architect's Field Report NO. GB-01 and supporting memorandum prepared by Fuss & O’Neil, Environmental Consultant, attached.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Gordon Fraites, Project Manager
PRINTED NAME AND TITLE



NEW HAVEN HOUSING AUTHORITY
CONSTRUCTION CHANGE AUTHORIZATION FORM

PROJECT NAME: Scattered Sites B
ADDRESS: 148 Ray Rd
ARCHITECT: Lothrop
OWNER: Elm City Communities

CCA #003
DATE: 1/12/22

In order to expedite the work and avoid or minimize delays in the Work, which will affect Contract Sum and / or Contract Time, the Contract Documents are hereby amended to include the additional Work described below:

Please proceed with the following work:

DESCRIPTION OF THE WORK:

Table with 3 columns: Trade Contractor, Description of Scope of Work, Amount. Rows include APC for Extended Relocation, Adjustment to previous Relocation, 8% On L&M ONLY, and a Total of \$13,131.72.

The following information is being provided by:

Method of determining value of change in contract:

Form with checkboxes for Lump Sum, Time and Material, Unit price, Other, Eligible, and Ineligible. Lump Sum and Time and Material are checked.

Change in Contract Sum: Amount: \$13,131.72

Note: Any costs included in this CCA are subject to Accounting Review.

Change in Contract Time:

ARCHITECT: Lothrop Associates LLP Architect

HANH MANAGER: New Haven Housing Authority

CONSTRUCTION MANAGER: A. Prete Construction Co., Inc

DATE

DATE

DATE

1/12/23

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. _____
 Project No. _____
 Change Request No. _____

3

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>A. Prele Construction</u>		Date: <u>01/12/23</u>
Address: <u>156 Fulton Terrace</u>		Allowance Change Order
<u>New Haven Ct 06512</u>		
Telephone No.: <u>203-469-1396</u>		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$0.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
7. CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. A. Prele Construction	\$12,159.00	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$12,159.00	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$243.18
11b. Profit, Up to 6%		729.54
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$13,131.72
--	-----	-------------

SECTION D: CONTRACTOR'S REQUESTED TOTAL		Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	(Total lines 7, 13, and 14.)	\$13,131.72

<i>Jonathan Prots</i> Signature of Contractor's Authorized Representative	<u>1/12/23</u> Date
Print Name <u>Vice President</u>	Print name of Contact Person (if different)
Print Title	Phone No. (if different from above)

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal see comments noted on proposal or below:

By: _____ Date _____ Phone No. _____

Construction Manager/A/E _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 3

UNIT PRICE WORKSHEET

Contractor Name: <u>A. Prete Construction</u>	Page Number: <u>1</u> of <u>1</u>	Date: <u>01/11/23</u>
Address: <u>155 Fulton Terrace</u>		
<u>New Haven Ct 06512</u>		
Telephone Number: <u>2034891396</u>		

FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Relocation For 148 Ray Rd December 17th - January 27th	42	2	\$136.85	\$11,495.40
	Shorted amount per room from last CO Nov 19th-December 16th	28	2	\$11.85	\$683.60
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$12,169.00

For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.



Scattered Sites B

Address 148 Ray Road SOW

- Remove existing damaged garage and replace with new garage assembly-GT
- Remove, Replace Roof, gutters, and leaders- GT
- Remove and Replace Siding- GT and Abatement
- Repoint, Flashing at Chimney and vents- GT
- Metal Guardrail-GT
- Remove and replace Existing Exterior Storm Door -GT
- Remove and reinstall House Numbers and Mailbox- GT
- Remove and replace Gable End Louvers- GT
- Remove, abate, Paint and reinstall Radiators- Plumber, Abatement, Painter

Duration of relocation Will be 4 weeks

October 24th-November 18th Original Schedule

November 19- December 16th 28 was part of CO 001R

December 17th – January 27th Additional Relocation 42 Day includes all SOW and Punchlist CO#3

New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317575** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **614** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
1	10/24/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
2	10/25/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
3	10/26/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
4	10/27/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
5	10/28/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
6	10/29/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
7	10/30/22	American Express	Aut#: 104828/XXXX XXXXXX X4013	614	1	(821.10)	I	A
8	10/30/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
9	10/31/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
10	11/01/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
11	11/02/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
12	11/03/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
13	11/04/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
14	11/05/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
15	11/06/22	American Express	Aut#: 128234/XXXX XXXXXX X4013	614	1	(957.95)	I	A
16	11/06/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
17	11/07/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
18	11/08/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
19	11/09/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
20	11/10/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X

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New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317575** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **614** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
21	11/11/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
22	11/12/22	American Express	Aut#: 104621/XXXX XXXXXX X4013	614	1	(821.10)	I	A
23	11/12/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
24	11/13/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
25	11/14/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
26	11/15/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
27	11/16/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
28	11/17/22	American Express	Aut#: 186055/XXXX XXXXXX X4013	614	1	(821.10)	I	A
29	11/17/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
30	11/18/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
31	11/19/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
32	11/20/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
33	11/21/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
34	11/22/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
35	11/23/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
36	11/24/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
37	11/25/22	American Express	Aut#: 144432/XXXX XXXXXX X4013	614	1	(957.95)	I	A
38	11/25/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
39	11/26/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
40	11/27/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
41	11/28/22	American Express	Aut#: 102314/XXXX XXXXXX X4013	614	1	(957.95)	I	A

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317575** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **614** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
42	11/28/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
43	11/29/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
44	11/30/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
45	12/01/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
46	12/02/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
47	12/03/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
48	12/04/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
49	12/05/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
50	12/06/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
51	12/07/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
52	12/08/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
53	12/09/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
54	12/10/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
55	12/11/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
56	12/12/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
57	12/13/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
58	12/14/22	American Express	Aut#: 184796/XXXX XXXXXX X4013	614	1	(1,915.90)	I	A
59	12/14/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
60	12/15/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A
		Occupancy Tax				17.85		
61	12/16/22	Room Charge	Re: 614/Patterson, Monique	614	1	119.00	N	A

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name	Patterson, Monique	Arrival	10/24/22
Account No.	IN 317575	Departure	01/13/23
Folio Type	Current	# Guests	2
Suite:	614		

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
			*** TAXES INCL ***					
			Taxes			1,160.25		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name	Patterson, Monique	Arrival	10/24/22
Account No.	IN 317574	Departure	01/13/23
Folio Type	Current	# Guests	2
Suite:	1114		

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
1	10/24/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
2	10/25/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
3	10/26/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
4	10/27/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
5	10/28/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
6	10/29/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
7	10/30/22	American Express	Aut#: 181804/XXXX XXXXXX X4013	414	1	(821.10)	I	A
8	10/30/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
9	10/31/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
10	11/01/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
11	11/02/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
12	11/03/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
13	11/04/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
14	11/05/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
15	11/06/22	American Express	Aut#: 184339/XXXX XXXXXX X4013	414	1	(2,600.15)	I	A
16	11/06/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
17	11/07/22	Room Charge	Re: 414/Patterson, Monique	414	1	119.00	N	A
		Occupancy Tax				17.85		
18	11/08/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
19	11/09/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
20	11/10/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317574** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **1114** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
21	11/11/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
22	11/12/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
23	11/13/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
24	11/14/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
25	11/15/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
26	11/16/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
27	11/17/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
28	11/18/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
29	11/19/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
30	11/20/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
31	11/21/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
32	11/22/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
33	11/23/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
34	11/24/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
35	11/25/22	American Express	Aut#: 102797/XXXX XXXXXX X4013	1114	1	(957.95)	I	A
36	11/25/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
37	11/26/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
38	11/27/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
39	11/28/22	American Express	Aut#: 129608/XXXX XXXXXX X4013	1114	1	(957.95)	I	A
40	11/28/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name **Patterson, Monique**
 Account No. **IN 317574** Arrival **10/24/22**
 Folio Type **Current** Departure **01/13/23**
 Suite: **1114** # Guests **2**

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
41	11/29/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
42	11/30/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
43	12/01/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
44	12/02/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
45	12/03/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
46	12/04/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
47	12/05/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
48	12/06/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
49	12/07/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
50	12/08/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
51	12/09/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
52	12/10/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
53	12/11/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
54	12/12/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
55	12/13/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
56	12/14/22	American Express	Aut#: 148396/XXXX XXXXXX X4013	1114	1	(1,915.90)	I	A
57	12/14/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
58	12/15/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
59	12/16/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
60	12/17/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A

This bill is in currency : US Dollar

Print date: 01/04/23

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GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name Patterson, Monique
 Account No. IN 317574
 Folio Type Current
 Suite: 1114
 Arrival 10/24/22
 Departure 01/13/23
 # Guests 2

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
61	12/18/22	Occupancy Tax				17.85		
		Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
62	12/19/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
63	12/20/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
64	12/21/22	American Express	Aut#: 108917/XXXXX XXXXXXXX X4013	1114	1	(1,915.90)	I	A
65	12/21/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
66	12/22/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
67	12/23/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
68	12/24/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
69	12/25/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
70	12/26/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
71	12/27/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
		Occupancy Tax				17.85		
72	12/28/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
73	12/29/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
74	12/30/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
75	12/31/22	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
76	01/01/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
77	01/02/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
78	01/03/23	Room Charge	Re: 1114/Patterson, Monique	1114	1	119.00	N	A
79	01/04/23	American Express	Aut#: 146683/XXXXX XXXXXXXX X4013	1114	1	(1,630.30)	I	A
TOTAL						(1,071.00)		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X

Guest signature

New Haven Village Suites

866-458-0232

www.newhavensuites.com

GUEST FOLIO

Monique Patterson
 Prete Construction/NH Housing
 148 Ray Rd.
 NEW HAVEN, CT
 06511
 USA

Account Name	Patterson, Monique	Arrival	10/24/22
Account No.	IN 317574	Departure	01/13/23
Folio Type	Current	# Guests	2
Suite:	1114		

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Room No.	Q	Amount	TX	S/F
			*** TAXES INCL ***					
			Taxes			1,160.25		

This bill is in currency : US Dollar

Print date: 01/04/23

I agree to pay for any balance left unpaid by the company, organization or person in charge and am aware of my responsibility to cover for any damage caused to the property.

X _____
 Guest signature



NEW HAVEN HOUSING AUTHORITY
CONSTRUCTION CHANGE AUTHORIZATION FORM

PROJECT NAME: **Scattered Sites B**
ADDRESS: **148 Ray Rd**
ARCHITECT: **Lothrop**
OWNER: **Elm City Communities**

CCA #007
DATE: 2/3/23

In order to expedite the work and avoid or minimize delays in the Work, which will affect Contract Sum and / or Contract Time, the Contract Documents are hereby amended to include the additional Work described below:

Please proceed with the following work:

DESCRIPTION OF THE WORK:

Trade Contractor	Description of Scope of Work	Amount
APC	Extended Relocation 1/27-2/28	\$9,032.10
APC	8% On L&M ONLY	\$722.57
	Total	\$9,754.67

The following information is being provided by:

Method of determining value of change in contract:

Lump Sum: Unit price: Eligible:
 Time and Material: Other: Ineligible:

Change in Contract Sum:
Amount: \$9,754.67

Note: Any costs included in this CCA are subject to Accounting Review.

Change in Contract Time:

ARCHITECT:
Lothrop Associates LLP Architect

HANH MANAGER:
New Haven Housing
Authority

CONSTRUCTION MANAGER:
A. Prete Construction Co., Inc

DATE

DATE

DATE

[Signature]
2/3/23

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. 7
 Project No. _____
 Change Request No. _____

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>A. Prete Construction</u>		Date: <u>02/03/23</u>
Address: <u>156 Fulton Terrace</u>		Allowance Change Order
<u>New Haven Ct 06512</u>		
Telephone No.: <u>203-469-1396</u>		

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$0.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
7. CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. A. Prete Construction	\$9,032.10	\$0.00
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$9,032.10	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$180.64
11b. Profit, Up to 6%		541.93
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	
--	-----	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL		Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	(Total lines 7, 13, and 14.)	\$9,754.67
<u><i>[Signature]</i></u>	<u>2/3/23</u>	
Signature of Contractor's Authorized Representative	Date	
Print Name		Print name of Contact Person (if different)
Print Title		Phone No. (if different from above)

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW		
I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____		
By: _____		
Construction Manager/A/E	Date	Phone No.
Project Manager		
Construction Officer		

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number _____
 Project Number _____
 Change Request No. 7

UNIT PRICE WORKSHEET

Contractor Name:	A.Preté Construction	Page Number: <u>1</u> of <u>1</u>	Date: <u>02/03/23</u>
Address:	156 Fulton Terrace		
	New Haven Ct 06512		
Telephone Number:	2034691396		

FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS					
Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
	Relocation For 148 Ray Rd January 27th - Febuary 28th	33	2	\$136.65	\$9,032.10
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$9,032.10

For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.

EMAIL

(JPrete@aprete.com)

February 8, 2023

Jonathan Prete
Vice President
A. Prete Construction Company, Inc.
156 Fulton Terrace
New Haven, Connecticut 06512

**RE: Elm City Communities
(aka Housing Authority of New Haven)
Scattered Site Homes
Exterior and Interior Renovations at Various Sites
Group B
New Haven, Connecticut 06511
LA #2257-03**

REF: AIA Change Order GC-004

Dear Mr. Prete:

On behalf of Elm City Communities/Housing Authority of New Haven, we are transmitting for your review and signature one (1) original of the attached Change Order GC-004 (AIA Document G701) dated February 8, 2023 in the amount of \$22,886.39 for the changes as listed below. Once you have signed the original, please have delivered to the Housing Authority of New Haven for their signature.

For the record, this GC-004 Change Order is based on your firm's Proposed Change Order as follows (attached):

Construction Change Authorization (CCA) #003 – Additional Relocation for Additional Scope of Work, dated January 12, 2023, in the amount of \$13,131.72 and CCA #007 – Additional Relocation for Additional Work, dated February 3, 2023, in the amount of \$9,754.67.

Your firm will be provided with a fully executed original change order after it has been signed by Elm City Communities.

Jonathan Prete
Vice President
A. Prete Construction Co., Inc.
Page 2 of 2

If you have any questions, please call.

Respectfully,



Gordon Fraites, Associate AIA
Design | Technical

cc: Hannah Sokal-Holmes, Elm City Communities
Catherine Hawthorne, Elm City Communities
Rachel Gilroy, Elm City Communities

MEMORANDUM

TO: Board of Commissioners

DATE: February 21, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: **RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH THE PROCEEDS OF TAX-EXEMPT BOND FOR THE HAZEL STREET DEVELOPMENT**

ACTION Recommend that the Board of Commissioner adopt Resolution **#02-12/23-R**

TIMING: Immediately

DISCUSSION: The Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt. Such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations.

The purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure.

The Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Hazel Street Development which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

The issuance of the Bonds by the Authority will be in furtherance of the purposes of the Act, will result in an increase in employment in the City and will provide quality affordable housing in the City.

FISCAL IMPACT: \$22,500,000 Bond Revenue

STAFF: Edward Lachance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-12/23-R

**RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH THE PROCEEDS
OF TAX-EXEMPT BONDS FOR THE HAZEL STREET DEVELOPMENT**

WHEREAS, the Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt; and

WHEREAS, such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations; and

WHEREAS, generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse; and

WHEREAS, the purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure; and

WHEREAS, the Housing Authority of the City of New Haven (the “Authority”) intends to finance the renovation, reconstruction and all expenditures and related costs in connection therewith including, but not limited to, demolition and construction, the purchase and installation of appliances and related site work of approximately 40 units of housing located on 201 Hazel Street in the City of New Haven, Connecticut, the addresses of which are attached hereto as Exhibit A and the owner of which (the “Owner”) will be an entity formed by the Glendower Group (the “Hazel Street Development”); and

WHEREAS, the Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Hazel Street Development which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

NOW THEREFORE, be it resolved that the Authority declares its official intent as follows:

Section 1. The Authority reasonably expects to incur expenditures in connection with the Project of which a functional description is as set forth above.

Section 2. The Authority hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds the maximum principal amount of which shall be \$22,500,000. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Authority hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as

of this date. The Executive Director or his/her designee is hereby authorized to pay Hazel Street Development expenses, if any, in accordance herewith pending the issuance of the Bonds.

Section 3. This resolution shall take effect immediately upon passage.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: February 21, 2023

FROM: Karen DuBois-Walton, Ph.D., President, Elm City Communities

RE: **RESOLUTION TO MAKE DECLARATION OF OFFICIAL INTENT FOR REIMBURSEMENT BONDS FOR THE EASTVIEW TERRACE PHASE I DEVELOPMENT**

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-13/23-R

TIMING: Immediate

DISCUSSION: The Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt. Said Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations.

In order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse.

The Eastview Terrace Phase was redeveloped in 2008 and 2009 using Low-Income Housing Tax Credits to provide private equity. The initial 15-years compliance period expires in 2023. The agency is exploring various option to generate capital to make the necessary improvements to ensure the long-term sustainability of the development. Re-syndication is one way to generate the much-needed capital.

Re-syndication requires obtaining an allocation of LIHTCs from the State of Connecticut Housing Finance Authority (CHFA). The agency is considering using 4% LIHTC as a means to obtain these credits. To achieve this objective, at least 50 percent of the project’s aggregate must be financed with private activity tax-exempt bonds. The authorization provided via this resolution will enable ECC to issue the tax exempt bonds needed to accomplish this objective.

FISCAL IMPACT: \$9,620,000

STAFF: Calvin McGee Assoc. AIA, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-13/23-R

RESOLUTION TO MAKE DECLARATION OF OFFICIAL INTENT FOR REIMBURSEMENT BONDS FOR THE EASTVIEW TERRACE DEVELOPMENT

WHEREAS, the Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt; and

WHEREAS, such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations; and

WHEREAS, generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse; and

WHEREAS, the purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure; and

NOW THEREFORE, be it resolved that the Authority declares its official intent as follows:

1. The Authority reasonably expects to incur expenditures (the “Expenditures”) in connection with the Project of which a general functional description is contained in **Exhibit A** attached hereto.
2. The Authority expects to issue tax-exempt debt in the amount of approximately \$9,620,000 to finance Expenditures for the Project.
3. The Authority reasonably expects to reimburse itself for the cost of Expenditures with respect to the Project with the proceeds of tax-exempt debt to be issued by the Authority within eighteen (18) months after the date of any Expenditure or the date the was placed in service or abandoned, whichever is later.
4. This declaration of official intent is a declaration of official intent made pursuant to Section 1.150-2 of the Regulations.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

EASTVIEW TERRACE DEVELOPMENT

The Authority reasonably expects to reimburse itself for the costs of the following project from the proceeds of tax-exempt borrowings of the Authority in an amount not to exceed \$9,620,000.

This development, consisting of 102 units, will be a substantial rehabilitation in accordance with the plans and specifications approved by the Authority.

MEMORANDUM

To: Board of Commissioners

Date: February 21, 2023

From: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Change Order Number Two (2) To The Contract With F.W. Webb Wholesale Company For Plumbing & Heating Parts & Equipment For An Additional Amount Of \$58,000.00 Bringing The Total Not To Exceed Contract Amount From \$89,711.00 To \$147,711.00

ACTION: Recommend that the Board of Commissioners adopt Resolution **#02-14/23-R**

TIMING: Immediately

DISCUSSION: HANH has determined a need for plumbing & heating parts and equipment agency wide. The F.W. Webb Company administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreements (LPA) used as one of the State's, main procurement vehicles for leveraging its buying power. This objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies.

The State of Connecticut, through the Department of Administrative Services, has a contract with F.W. Webb Company (Contract # 15PSX0193) for plumbing & heating parts and equipment set to expire on December 31, 2023.

On January 2022, HANH approved PO-22219-13719 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$45,000.00

On September 14, 2022, HANH approved of Change Order Number One (1) PO-22456-3574 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$44,711.00.

HANH is now seeking approval of Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing & heating parts & equipment for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. HANH is now seeking approval of Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing & heating parts & equipment for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00

FISCAL IMPACT: \$58,000.00 Operating funds budgeted FY 2023

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-14/23-R

Resolution Authorizing Change Order Number Two (2) To The Contract With F.W. Webb Wholesale Company For Plumbing & Heating Parts & Equipment For An Additional Amount Of \$58,000.00 Bringing The Total Not To Exceed Contract Amount From \$89,711.00 To \$147,711.00

WHEREAS, the Housing Authority of the City of New Haven has a recurring need for plumbing & heating parts and equipment agency wide;and

WHEREAS, the F.W. Webb Company administers statewide Commodity Contracts for use by State Department and Local Governments making the resulting Contract available to other public agencies; and

WHEREAS, the State of Connecticut, through the Department of Administrative Services, has a Contract with F.W. Webb Company (Contract # 15PSX0193) for plumbing & heating parts and equipment set to expire on December 31, 2023; and

WHEREAS, justification for procurements with City or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation SFR 85.6 (page 527); and C) HANH Procurement Policy (Page 14) Cooperative Purchasing which states “HANH may enter into State and Local Intergovernmental Agreements to purchase or use common goods and services; and

WHEREAS, On January 2022, HANH approved PO-22219-13719 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$45,000.00;and

WHEREAS, On September 14, 2022, HANH approved Change Order Number One (1) PO-22456-3574 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$44,711.00; and

WHEREAS, HANH is now seeking approval of Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing & heating parts & equipment for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

1. Resolution approving Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing & heating parts & equipment for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00 is approved.
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 21, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

F.W. Webb Change Order Log

Vendor: F.W. Webb State Contract # 15PSX0193

Intital Contract Term: Set to expire on 12/31/23

Original Contract amount: \$45,000.00

Change Order #1 \$44,711.00

Change Order #2 \$58,000.00

Total Contract Value: \$147,711.00