MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JUNE 19, 2025

Call to Order: Chairman Paul V. Lynch called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Lynch asked everyone to stand for the Pledge of Allegiance, and after the Pledge, the Chairman made the following statement, "This Agenda is posted to inform the Public of actions being considered by the Authority's Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action." The Chairman also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: In addition to Chairman Lynch, the meeting was attended by Commissioners Daniel J. Cody, Robert Marra, Anthony Mobilio, Jr., and Robert Riley, Jr. Vice Chairman Albert Di Chiara and Commissioner Steven De Nobile were absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Gary Luna, and Assistant Executive Director/Recording Secretary Carol A. Ferrara.

Bids: Refer to Resolution page

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Commissioner Marra to approve the Minutes of the Annual/Reorganization Meeting held on May 22, 2025. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Motion was made by Commissioner Cody and Seconded by Commissioner Marra to approve the Minutes of the Regular Meeting held on May 22, 2025. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Motion was made by Commissioner Cody and Seconded by Commissioner Marra to approve the Minutes of the Closed Session of the Meeting held on May 22, 2025. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Communications: Thank you card from the family of Michael "Mickey" Haskoor

Report of Attorney: Refer to Closed Session – Attorney-Client Privileged Discussions

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the June 2025 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Report of Executive Director:

1. Contract Report: None
2. Monthly PIC Submission Analysis – PH @100% and S8 @98.58%
3. Silva's Mechanical currently installing heat exchanger at DVP boiler room
4. Submitted Voucher #3 in the amount of $16,625 to Bergen County for reimbursement under the Hot Water Equipment Replacement project currently underway at DVP
5. Expected delivery of the rooftop a/c unit in early July – installation will be scheduled upon delivery of unit
6. Met with reps from the Hale Built Group on 06/09/25 to discuss the possibility of raising the Rennie Place Complex one level to alleviate damage during floods
7. Phase 2 Mechanical Room Modifications Project – Bid Opening 6/13/25 – contract awarded – refer to Bd. Res. #24-24
8. Public Ad – seeking Price Quotations for Section 8 HQS Inspections & Related Services – quotes due 07/23/25
9. Executive Director recommended adjourning the July & August Meetings for the Summer with approval from the Board to pay all bills and report such at the September Regular Meeting

Motion was made by Commissioner Cody and Seconded by Commissioner Riley to Adjourn the July & August Meetings and Authorize Payment of Bills. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Report of Assistant Executive Director: None

Resolutions:

1. Resolution #24-20: Certifying Resolution & Commissioners' Receipt of FYE 09/30/24 IPA
2. Resolution #24-21: Approval of LHA's Operating Budget (HUD) – FY 10/1/25 – 09/30/26
3. Resolution #24-22: Approval LHA's Budget (NJDCA) – FY 10/1/25 – 09/30/26
4. Resolution #24-23: Contract Award to Execu-Tech, Inc. FY 10/1/25 – 09/30/26
5. Resolution #24-24: Contract Award to Silva's Mechanical for Phase 2 at DVP Boiler Room

Motion to Approve the above Resolutions by Consent Agenda was made by Commissioner Cody and Seconded by Commissioner Marra.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Report of Commissioners: None
Unfinished Business: None
Old Business: None
New Business: None
Good & Welfare: None
Hearing of Citizens: None

Closed Session:

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Commissioner Riley.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner Cody.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Adjournment:

Motion to Adjourn was made by Commissioner Cody and Seconded by Commissioner Mobilio. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Commissioner De Nobile Vice Chairman Di Chiara

Meeting was Adjourned at 7:18 PM and Chairman Lynch declared the Regular Meeting closed.

Gary Luna

GARY LUNA
Acting Executive Director/Secretary Treasurer

Paul V. Lynch

PAUL V. LYNCH, Chairman or
ALBERT Di CHIARA, Vice Chairman

Prepared by: Carol A. Ferrara
CAROL A. FERRARA
Assistant Executive Director/Recording Secretary

RESOLUTION NO. 24-20

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody				
Commissioner S. De Nobile				
Commissioner R. Marra				
Commissioner A. Mobilio, Jr.				
Commissioner R. Riley, Jr.				
Vice Chairman A. Di Chiara				
Chairman P. V. Lynch				

Approved_____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CERTIFYING RESOLUTION – COMMISSIONERS' RECEIPT OF FYE 09/30/24 INDEPENDENT PUBLIC AUDIT (IPA)

WHEREAS, NJSA 40A:5A-15 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for FYE September 30, 2023 has been completed and will be filed with the NJDCA pursuant to NJSA 40A:5A-15; and

WHEREAS, NJSA 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with NJSA 40A:5A-17;

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Lodi Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended September 30, 2024, and specifically has reviewed the sections of the audit report entitled "General Comments" and Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday, June 19, 2025

Henry Luna

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

June 19, 2025

LODI HOUSING AUTHORITY
INDEPENDENT PUBLIC AUDIT (IPA)
FYE 09/30/24

We hereby Certify that we have received a copy of the submitted FYE 09/30/24 IPA as prepared by Francis J. McConnell, Certified Public Accountant.

We further Certify that this FYE 09/30/24 IPA has been presented and placed on the June 19, 2025 Regular Meeting Agenda by the Executive Director of the Lodi Housing Authority.

			6/24/25
Paul V. Lynch, Chairman	**Date**	**Albert Di Chiara, Vice Chairman**	**Date**
			6/24/25
Daniel J. Cody, Commissioner	**Date**	**Steven De Nobile, Commissioner**	**Date**
			06/19/25
Robert Marra, Commissioner	**Date**	**Anthony Mobilio, Jr., Commissioner**	**Date**

6/19/25
Robert Riley, Jr., Commissioner **Date**

ATTESTED:

6/19/2025
Conrad M. Olear, Esq. **Date**

June 19, 2025

RESOLUTION #24-21

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
m	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile				✓
s	Commissioner R. Marra	✓			
	Commissioner A. Mobilio, Jr.	✓			
	Commissioner R. Riley, Jr.	✓			
	Vice Chairman A. Di Chiara				✓
	Chairman P. V. Lynch	✓			

Approved ✓ Denied ____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL OF OPERATING BUDGET – FY 10/01/25-09/30/26

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, , gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: LODI HOUSING AUTHORITY PHA Code: NJ011

PHA Fiscal Year Beginning 10/01/2025 Board Resolution Number: 24-21

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

	DATE
☑ Operating Budget approved by Board resolution on:	06/19/25
☐ Operating Budget submitted to HUD, if applicable, on:	
☐ Operating Budget revision approved by Board resolution on:	
☐ Operating Budget revision submitted to HUD, if applicable, on:	

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
Paul V. Lynch	Paul V. Lynch	6/19/25

June 19, 2025

RESOLUTION NO. ~~24~~-22

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile				✓
S	Commissioner R. Marra	✓			
	Commissioner A. Mobilio, Jr.	✓			
	Commissioner R. Riley, Jr.	✓			
	Vice Chairman A. Di Chiara				✓
	Chairman P. V. Lynch	✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL OF LODI HOUSING AUTHORITY BUDGET – FISCAL YEAR: 10/01/2025 to 09/30/2026

WHEREAS, the Annual Budget for Lodi Housing Authority for fiscal year beginning October 1, 2025 and ending September 30, 2026 has been presented before the governing body of Lodi Housing Authority at its open public meeting on June 19, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of $10,349,603, Total Appropriations, including any Accumulated Deficit, if any, of $10,272,778 and Total Unrestricted Net Position planned to be utilized as funding thereof, of $0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of $0 and Total Unrestricted Net Position planned to be utilized as funding thereof, of $0; and

WHEREAS, the schedule of rents, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or expend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purpose described in this section of the budget must be granted elsewhere by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on June 19, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2025 and ending September 30, 2026, is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/ expenses and all covenants, terms and provisions as stipulated in said Housing Authority's outstanding debt obligations, capital lease agreements, service contracts, and other pledged agreements and that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 18, 2025.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday, June 19, 2025

Tony Luna

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

June 19, 2025

RESOLUTION NO. 24-23

Governing Body Recorded Vote – Members:

Board Members		Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	M	✓			
Commissioner S. De Nobile					✓
Commissioner R. Marra	S	✓			
Commissioner A. Mobilio, Jr.		✓			
Commissioner R. Riley, Jr.		✓			
Vice Chairman A. Di Chiara					✓
Chairman P. V. Lynch		✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AWARD OF CONSULTING SERVICES CONTRACT TO EXECU-TECH, INC. – FY 10/01/25 to 09/30/26

WHEREAS, LHA and its Board recognizes the need for consulting services and subsequently publicly advertised for said services on May 6 & 12, 2025; and

WHEREAS, LHA received five (5) requests for the bid package but received only one (1) response/submission; and

WHEREAS, on or about May 27, 2025, LHA received an email response/submission for consulting services from Execu-Tech, Inc. (copy attached); and

WHEREAS, as Acting Executive Director, I hereby certify that the consulting services contract, referenced herein, falls within NJSA 40A:11-5 Exception/Unspecifiable/ Professional Services; and

WHEREAS, the proposal(s) received as set forth in the attachments have been reviewed for compliance by the Acting Executive Director; and

WHEREAS, as Acting Executive Director, I hereby certify to the funding availability to award contract referenced herein upon approval by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by Lodi Housing Authority and its Board of Commissioners, Execu-Tech, Inc., 20 Marin Lane, Manahawkin, NJ 08050 is hereby appointed to perform consulting services as specified in their attached fee proposal.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Acting Executive Director is hereby authorized to execute all related contract/fee proposal documents pertaining to appointment of Execu-Tech, Inc.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday, June 19, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

June 19, 2025

RESOLUTION NO. 24-24

Governing Body Recorded Vote – Members:

Board Members		Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	m	✓			
Commissioner S. De Nobile					✓
Commissioner R. Marra	s	✓			
Commissioner A. Mobilio, Jr.		✓			
Commissioner R. Riley, Jr.		✓			
Vice Chairman Albert Di Chiara					✓
Chairman P. V. Lynch		✓			

Approved ✓ Denied ____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CONTRACT AWARD ($91,100) TO SILVA'S MECHANICAL SERVICES FOR PHASE 2 – MECHANICAL ROOM MODIFICATIONS AT De VRIES PARK FAMILY COMPLEX

WHEREAS, Lodi Housing Authority (LHA) publicly advertised to receive sealed bids on May 14 & 16, 2025 for Phase 2 of the De Vries Park Mechanical Room Modifications (referenced above); and

WHEREAS, only one (1) public bid was received on 06/13/25 from Silva's Mechanical Services, which was opened, and reviewed by the LHA Design & Inspection Engineer (Coppa Montalbano Architects) and subsequently reviewed by LHA Attorney, Conrad M. Olear, Esq.; and

WHEREAS, after reviewing said bid, the Design Engineer and LHA Counsel have determined (see attached correspondence) that the lowest responsive qualified bid received within LHA Budget Allocation is from Silva's Mechanical Services of Kearny, NJ; and

WHEREAS, the LHA Executive Director hereby certifies the Base Bid of $91,100 is within the LHA's Budget Allocation funded by BCDG ($96,508) and LHA's Public Housing Operating Budget, along with sufficient Funding Availability, and can award contract.

NOW, THEREFORE, BE IT RESOLVED, the LHA Board hereby authorizes this Contract Award to Silva's Mechanical Services (Base Bid - $91,100).

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all documents necessary.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday, June 19, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

CONRAD M. OLEAR, ESQ.
26 MERRILL DRIVE
MAHWAH, NEW JERSEY 07430
ATTORNEY AT LAW
NJ & NY BAR

June 18, 2025

VIA ELECTRONIC MAIL
Mr. Gary Luna – Executive Director
Lodi Housing Authority
50 Brookside Avenue
Lodi, New Jersey 07644

Re: ***Bid Review***
Phase Two - Mechanical Room Modifications
50 Brookside Avenue, Lodi, NJ

Dear Mr. Luna:

Pursuant to your request I have reviewed your correspondence requesting a review of the bid documents submitted in connection with Phase 2 of the mechanical room modifications located at 50 Brookside Avenue. I have reviewed the bid submitted. Additionally, I also reviewed the comments of LHA's consultants on the project, Coppa Montalbano Architects (hereinafter referred to at times as "Coppa").

After reviewing the submitted bids, Coppa recommended that contract be awarded to Silva's Mechanical Services. Please be advised that I have reviewed the bid of Silva's Mechanical Services, specifically to determine if the bid package is complete and in accord with the requirements of the Local Public Contracts Law (see N.J.S.A. 40A:11-1 et seq.). Please be advised that the said bid is complete and in accord with the requirements of N.J.S.A. 40A:11-1 et seq.

As such, LHA may submit the successful bid to the Board of Commissioners for consideration and award should the Board see fit.

Should you have any questions regarding the above, kindly contact the undersigned at your earliest convenience.

Very truly yours,

Conrad M. Olear

Conrad M. Olear

COPPA
MONTALBANO
ARCHITECTS

June 17, 2025

Gary Luna ***(via Email garyl@lodihousing.org)***
Executive Director
Lodi Housing Authority
50 Brookside Ave.
Lodi, NJ 07644

Re: Mechanical Room Modifications (Phase 2)
Lodi Housing Authority
50 Brookside Ave.
Lodi, NJ 07644
Bid Review and Recommendation

Dear Mr. Luna,

On June 13, 2025, at 11:00 AM public bids were received for the Lodi Housing Authority Mechanical Room Modifications (Phase 2). Representatives from both Coppa Montalbano Architects (CMA) and Lodi Housing Authority (LHA) were present to accept the bids. One contracting company presented their bid. Upon review of the bid submitted, see Breakdown as follows:

CONTRACTOR:	BASE BID	ALT #1	ALT #2	ALT#3	ALT #4	TOTAL
1) Silva's Mechanical Services	**$87,700.00**	**$3,400.00**	**$18,734.00**	**$18,734.00**	**$18,734.00**	**$147,302.00**

Per CMA's review of the submitted bids, Silvas Mechanical is the lowest qualified bidder with a total bid in the amount of $147,302.00

At this time CMA recommends LHA award the project to the lowest qualifying bidder, Silva's Mechanical Services of Kearny, NJ providing the Housing Authority attorney deems their bid qualified. Due to budget limitations CMA recommends the Housing Authority award the Base Bid and Alt #1(Relocation of Temp Control Modules) for a total of $91,100.00

Contact our office to discuss should you have any questions or comments.

Sincerely,

Mark Montalbano

Mark B. Montalbano A.I.A.
Partner
Coppa Montalbano Architects