

NEWTON HOUSING AUTHORITY

AGENDA

Special Meeting

Date: Wednesday, October 9th, 2024

Time: 5:15 PM

Location: 32 Liberty Street, Newton, NJ

1. CALL TO ORDER

2. ROLL CALL

		Term of Office
Chairperson:	Richard Bitondo	5/1/24-4/30/29
Vice-Chairman:	Karen Crossley	5/1/22-4/30/27
Commissioners:	Mary Ann Carlson	5/1/24-4/30/29
	Mark Fiedorczyk	5/1/20-4/30/25
	Wendy Vandermaas	5/1/23-4/30/28
	Joseph Ricciardo	5/1/24-4/30/29

3. Flag Salute

4. ANNOUNCEMENT OF OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting has been provided by the filing of a Special Meeting Notice with Municipal Clerk, posting on the official bulletin board and delivery of same to the New Jersey Herald and Star Ledger on September 26th, 2024. The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice of and to attend the meetings of public bodies at which any business affecting their interests is discussed or acted upon. In accordance with the provisions of this Act, the Newton Housing Authority has caused notice of this meeting to be advertised by having the date, time, and place posted on the Newton Housing Authority Website.

Members of the public are welcomed and encouraged by the Newton Housing Authority to comment during the "Public Comments" portion of the meeting. There will be one (1) "Public Comments" section at this special meeting. Residents can address the Board of Commissioners on the agenda item during this "Public Comment-Agenda item" portion of the meeting. All questions and comments from the public will be directed to the Chairperson. When addressing the Board of Commissioners, please give your name and address.

All members of the public should be cognizant of the rights and feelings of any individual they feel compelled to discuss at an open public meeting. General comments and statements should be made in a calm and civil manner. Comments that violate the rights of employees,

residents or members of the public could be subject to a civil lawsuit for damages. The individual making such statements will be personally liable for any monetary damages resulting from their statements.

5. PUBLIC COMMENTS-Agenda Item

6. RESOLUTIONS

**RESOLUTION #2024-25
(Change-Order #1-Roof Replacement)**

WHEREAS, the Newton Housing Authority approved a contract with Weathertite Solutions to replace the roof at Liberty Towers; and

WHEREAS, it has been determined that the make-up air unit had to be removed and reinstalled in order to properly install the curbing around the base of the unit and to make the unit watertight; and

WHEREAS, the cost of this additional work was not included in the original contract and requires a change-order to continue the installation and to ensure proper installation; and

WHEREAS, the contractor has submitted a change-order for this additional work which has been reviewed and approved by the project architect and which lists an itemization of all costs; and

WHEREAS, this additional work was unforeseen and not included in the original bidding documents and the architect has found the cost to be reasonable based upon his independent cost estimate and recommends a[approval by the board; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that change-order #1 to the roofing contract with Weathertite solution is hereby approved as follows:

Original Contract	\$372,300.00
Change-Order	\$ 18,500.00
Revised Contract Price	\$390,800.00

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute change-order #1 and all related documents to complete this additional work.

7. ADJOURNMENT

RESOLUTION #2024-26
(Approval of Requisition #1 Roofing Contract)

WHEREAS, the Newton Housing Authority Housing Authority approved a contract with Weathertite Solutions to replace the roof at Liberty Towers in the amount of \$372,300.00; and

WHEREAS, the contractor has complete the work and has requested payment of Requisition #1 in the amount of \$271,890.00; and

WHEREAS, the architect has reviewed and approved the requisition for payment and is recommending approval; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that Requisition #1 to the roofing contract with Weathertite Solutions be hereby approved in the amount of \$271,890.00; and

BE IOT FURTHER RESOLVED that the Executive Director is authorized to take all necessary actions to ensure that payment is made.

CHANGE ORDER

Newton Housing Authority
Project Name
32 Liberty St, Newton, NJ 07860
Project Address
Weathertite Solutions
Project Manager Name / Firm Name

1
Change Order Number
9/27/2024
Change Order Date

DESCRIPTION OF CHANGES:

(check here and attach additional pages if more space is needed.)

Disconnect HVAC unit, supply and install new 12' x 18" rail curbs.
Reconnect unit with new insulated ductwork.
EVCO Mechanical.....\$15,500.00
Electrician\$ 2,250.00
Insulate and wrap duct.....\$750.00

PRICE. These changes (select one):

- raise lower the price of the contract by \$ 18,500
 _____ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- extend shorten the duration of the project by _____ days.
 do not affect the duration of the project.

COMPLETION. The new approximate date of completion is: 9/30/24

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

Owner Signature

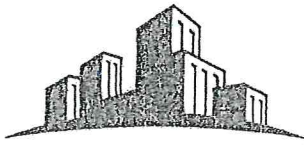
Contractor Signature

Jeff Gargiulo

Printed Name Date

Jeff Gargiulo 09/27/2024
Printed Name Date





WeatherTite Solutions
Roofing Contractors

908-484-7077

WWW.WEATHERTITEROOF.COM

OCTOBER 1, 2024
CUSTOMER NO. 329
INVOICE NO. 1024-001

Newton Housing Authority
32 Liberty Street
Newton, NJ 07860

INVOICE # 1024-001

RE: Roof Replacement
Architect's Project #: 23047

Per Application for Payment #1

TOTAL AMOUNT DUE \$271,890.00

CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN

Project/ Owner

Contractor

Project: Newton Housing Authority

Name: Weathertite Solutions

Address: 32 Liberty Street

Address: 502 Route 57

Newton, NJ 07860

Port Murray, NJ 07865

City State Zip Code

City State Zip Code

Owner: Town of Newton/NHA

Contractor Licence: 13VH09304800

Contract Date: 7 / / 2024

TO ALL WHOM IT MAY CONCERN:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Contractor hereby waives, discharges, and releases any and all liens, claims, and rights to liens against the above-mentioned project, and any and all other property owned by or the title to which is in the name of the above-referenced Owner and against any and all funds of the Owner appropriated or available for the construction of said project, and any and all warrants drawn upon or issued against any such funds or monies, which the undersigned Contractor may have or may hereafter acquire or possess as a result of the furnishing of labor, materials, and/or equipment, and the performance of Work by the Contractor on or in connection with said project, whether under and pursuant to the above-mentioned contract between the Contractor and the Owner pertaining to said project or otherwise, and which said liens, claims or rights of lien may arise and exist.

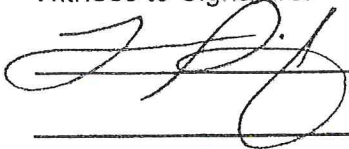
The undersigned further hereby acknowledges that the sum of Two hundred seventy one thousand eight hundred ninety Dollars (\$ 271,890.00) constitutes the entire **unpaid** balance due the undersigned in connection with said project whether under said contract or otherwise and that the payment of said sum to the Contractor will constitute payment in full and will fully satisfy any and all liens, claims, and demands which the Contractor may have or assert against the Owner in connection with said contract or project.

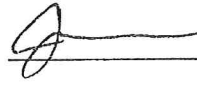
Dated this 1 day of October 2024

Weathertite Solutions

Contractor

Witness to Signature:



By: 

Title: Partner

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER) Newton Housing Authority PROJECT: Newton Housing Authority
32 Liberty Street 32 Liberty Street
Newton, NJ 07860 Newton, NJ 07860

FROM (CONTRACTOR) Weathertite Solutions, LLC VIA (ARCHITECT): W2A Architects
331 Newport Road 609 Hamilton Street
Glen Gardner, NJ 08826 Allentown, NJ 18101

CONTRACT FOR: Roof Replacement

AIA Document G702 PAGE 1 OF 2 PAGES

APPLICATION NO: 1 Distribution to: OWNER

PERIOD TO: 9/30/24 ARCHITECT

ARCHITECTS: W2A Architects CONTRACTOR
 PROJECT NO: 23047

CONTRACT DATE: 7/25/24

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner.	ADDITIONS	DEDUCTIONS
Total		
Approved this Month		
Number	Date Approved	
Totals		\$ -
Net Change by Change Orders		\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR: Weathertite Solutions, LLC

By: [Signature] Date: 9/26/2024



Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 372,300.00
- 2. Net Change by Change Orders \$ -
- 3. CONTRACT SUM TO DATE (Line 1+/-2) \$ 372,300.00
- 4. TOTAL COMPLETED & STORED TO DATE \$ 286,200.00
(Column G on G703)
- 5. RETAINAGE:
 - a. 5% of completed work \$ 14,310.00
(Column D + E on G703)
 - b. % of Stored Material \$ -
(Column F on G703)
- Total Retainage (Line 5a + 5b or Total in Column I on G703) \$ 14,310.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 271,890.00
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ -
- 8. CURRENT PAYMENT DUE \$ 271,890.00
- 9. BALANCE TO FINISH, PLUS RETAINAGE \$ 100,410.00
(Line 3 less Line 6)

State of: NJ County of: Warren
 Subscribed and sworn to before me this 26th day of Sept. 2024
 Notary Public: [Signature]
 My Commission expires: 9/1/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ _____
 Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: _____

By: _____ Date: _____
 This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G703, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO.:

1

9/26/24

9/30/24

A.	B.	C.	D.	E.	F.	G.	H.	I.	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (D + E)	COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	Mobilization/Permits	\$ 10,000.00	-	10,000.00		10,000.00	100%	-	500.00
2	Bonds/Insurances	\$ 15,000.00	-	15,000.00		15,000.00	100%	-	750.00
2	Roof Removal/Disposal	\$ 44,000.00	-	35,200.00		35,200.00	80%	8,800.00	1,760.00
3	New EPDM Roof System	\$ 140,000.00	-	140,000.00		140,000.00	100%	-	7,000.00
	Labor	\$ 100,000.00	-	80,000.00		80,000.00	80%	20,000.00	4,000.00
4	New Sheet-Metal Work	\$ 20,000.00	-	-		-	0%	20,000.00	-
	Materials	\$ 20,000.00	-	-		-	0%	20,000.00	-
	Labor	\$ 20,000.00	-	-		-	0%	20,000.00	-
5	EPDM Base Flashings	\$ 15,000.00	-	6,000.00		6,000.00	40%	9,000.00	300.00
6	Walkway Protection Pads	\$ 5,000.00	-	-		-	0%	5,000.00	-
7	Warranties/Close-out Docs	\$ 3,300.00	-	-		-	0%	3,300.00	-
		\$ 372,300.00	-	286,200.00		286,200.00	77%	86,100.00	14,310.00