

**RESOLUTION NO. 5381**

**RESOLUTION AWARDING CONTRACT FOR A/E SERVICES FOR  
HOT WATER HEATER REPLACEMENT AT THE JOHN J. CURREY BUILDING**

**WHEREAS**, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for Lakewood Housing Authority (LHA) has an urgent situation where there is currently only one operational hot water heater in operation and that hot water heater is going out of service multiple times per day requiring it to be reset; and

**WHEREAS**, cost estimates to have the non-operational hot water heater repaired/rebuilt and placed back into service exceeded \$50,000, which is above the bid threshold; and

**WHEREAS**, legal counsel indicated that the matter can not be treated as an “emergency” and bypass the bid requirements by only receiving proposals as there is still hot water being provided by the one partially operational hot water heater; and

**WHEREAS**, due to the urgent nature/time sensitivity in having the needed work completed as quickly as possible to avoid a complete loss of hot water, the current contracted A/E for other ongoing jobs (Habitech Architecture) was asked to provide a proposal to develop a scope of work, plans, drawings, etc. and oversee the contract for a hot water heater repair/replacement; and

**WHEREAS**, after receiving and reviewing the proposal, ED Parsons requested permission from Chair Stafford-Smith to award the contract prior to the board meeting in order to expedite the process; and

**WHEREAS**, based on previous contracts and experience with Habitech Architecture, they have always provided excellent service and have also provided the lowest cost proposals on a regular/consistent basis

**WHEREAS**, after review of the proposal, the AHCL recommends that the LHA award the contract to Habitech Architecture, LLC; and

**NOW THEREFORE BE IT RESOLVED** by the members of the Board of Commissioners of the LHA, that the contract for A/E Services for the above-captioned work items be awarded to Habitech Architecture, LLC; in the amount of \$8,750; and

**BE IT FURTHER RESOLVED** that the AHCL is hereby authorized to enter into said contract and to take any and all necessary administrative actions to implement this Resolution.

*I hereby certify that this is a true copy of a Resolution duly adopted by the Board of Commissioners, of the Housing Authority of the Township of Lakewood, in the County of Ocean, at its Regular Board Meeting held on the 5<sup>th</sup> day of September 2024.*

*Scott E. Parsons, Secretary  
Executive Director*

Motion: SG      Second: DD

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			

**RESOLUTION NO. 5382**

**RESOLUTION AWARDING CONTRACT FOR A/E SERVICES FOR HEATING BOILER REPLACEMENTS AT THE PETER WARD TOWER AND JOHN J. CURREY BUILDING**

**WHEREAS**, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for Lakewood Housing Authority (LHA) has solicited competitive proposals for A/E Services for Heating Boiler replacement at the Peter Ward Tower and John J. Currey Building; and

**WHEREAS**, based upon the criteria established in the proposal the AHCL will award the contract to a firm considering price and five (5) other factors; and

**WHEREAS**, the AHCL received requests for RFP documents from eleven (11) firms and received proposals from the following A/E Firms:


On-Board Engineering East Windsor, NJ \$57,440	O&S Associates Hackensack, NJ \$71,200	LAN Associates Midland Park, NJ \$ no price included in RFP
Habitech Architecture, LLC Medford, NJ \$59,500 ; and	GPI Scranton, PA \$117,563.50	

**WHEREAS**, after review of the proposals, the AHCL rated the firm of Habitech Architecture, LLC the highest based on criteria set forth in the Specifications for Architectural & Engineering Services and recommends that the LHA award the contract to Habitech Architecture, LLC; and

**NOW THEREFORE BE IT RESOLVED** by the members of the Board of Commissioners of the LHA, that the contract for A/E Services for the above-captioned work items be awarded to Habitech Architecture, LLC; in the amount of \$59,500; and

**BE IT FURTHER RESOLVED** that the AHCL is hereby authorized to enter into said contract and to take any and all necessary administrative actions to implement this Resolution.

*I hereby certify that this is a true copy of a Resolution duly adopted by the Board of Commissioners, of the Housing Authority of the Township of Lakewood, in the County of Ocean, at its Regular Board Meeting held on the 5<sup>th</sup> day of September 2024.*

  
 \_\_\_\_\_  
 Scott E. Parsons, Secretary  
 Executive Director

Motion: SG      Second: DD

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			

**RESOLUTION NO. 5383**

**RESOLUTION AWARDING THE CONTRACT FOR  
ELEVATOR CAB UPGRADES AT THE PETER WARD TOWER**

**WHEREAS**, the Lakewood Housing Authority (hereinafter referred to as LHA) has a need for the above listed work item; and

**WHEREAS**, the Affordable Housing Corporation of Lakewood (AHCL) acting as the managing agent for the LHA has advertised for bids in the appropriate newspaper on two occasions without receiving any bids; and

**WHEREAS**, the AHCL then reached out to several contractors in order to negotiate a bid and received only one response/bid on August 9, 2024, as follows:

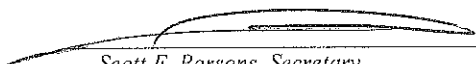
Curtis Elevator Cab Co., Inc. - \$80,000.00  
; and

**WHEREAS**, after review by Habitech Architects P.C. it was determined that Curtis Elevator Cab Co., Inc. submitted a responsible and responsive bid, in accordance with the requirements, in the amount of \$80,000; and

**NOW THEREFORE BE IT RESOLVED** by the members of the Board of Commissioners of the LHA as follows:

1. The public bid for the work described both herein as well as in the bid specifications and drawings be awarded to Curtis Elevator Cab Co., Inc. in the amount of \$80,000; and
2. The Executive Director is hereby authorized and directed to execute said contract and to take all necessary administrative actions to implement this Resolution.

*I hereby certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean, at its Regular Board Meeting held on the 5<sup>th</sup> day of September 2024.*

  
\_\_\_\_\_  
*Scott E. Parsons, Secretary  
Executive Director*

Motion: SG      Second: DD

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			