



REGULAR BOARD MEETING

August 24, 2022

6:00 p.m.

Zoom Conference

AGENDA

1. Approve Minutes of the COC Board Meeting of July 27, 2022
2. Public Comment
3. Board Committee Reports
 - HR Committee Meeting
 - Operations Committee Meeting
 - Finance Committee Meeting
4. Report from Executive Director
5. Strategic Overview from Chief Executive Officer
6. Resolutions:
 - 22-21 Resolution Authority the Issuance and Sale of Not Exceeding \$36,000,000 Aggregate Principal Amount of the Housing Authority of the City of Stamford Revenue Notes (the Dogwoods Project), Series 2022
 - 22-22 Award Contract to Arrow Security Services for Security Guard Services
 - 22-23 Award Contract to Connecticut Pest Elimination LLC for Extermination Services
 - 22-24 Authorize Change Order No. 3 to contract w/ BRD Builders for Additional Work and Funding for Site Improvements at Lawn Avenue Townhouses
7. Executive Session
 - Legal Matters, Real Estate Items, Personnel Items

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
JULY 27, 2022

A regular Board meeting of the Commissioners of the Housing Authority of the City of Stamford was held at 40 Clinton Avenue, Stamford, Connecticut and a remote connection meeting platform, Zoom, on Wednesday, July 27, 2022.

Commissioner Rutz called the meeting to order at 6:05 p.m.

A. Attendees

Present:	Susan Rutz	Absent:
	Rich Ostuw	
	Lester McKoy	
	Bianca Shinn-Desras	
	Sheila Williams-Brown	

Advisory Board Members: Laura Burwick
Ronice Latta

Present:

- Vin Tufo
- Natalie Coard
- Jon Gottlieb
- Lisa Reynolds
- Sam Feda
- Jackie Figueroa
- Brethela Love-Ortiz
- Jan Tantimonico
- Chris Warren
- Christine Young

Public:

- Ms. Frances Lane
- Ms. Cynthia Bowser

B. Approval of Minutes

- Approval of minutes of the COC Board Meeting of June 22, 2022

➤ Commissioner Ostuw moved, Commissioner Williams-Brown seconded

The minutes were approved.

Ayes:	Susan Rutz	Nays:	None
	Rich Ostuw		
	Lester McKoy		
	Bianca Shinn-Desras		
	Sheila Williams-Brown		

Public Comments – Ms. Lane asked to understand the reason for having the recent inspections of her unit. Ms. Lane stated that there were two different inspections and that she was unsure of the standards of one of the inspections. Ms. Coard responded that one of the inspections was a Real Estate Assessment Center (REAC) inspection and the other was the annual Uniform Physical Condition Standards (UPCS) inspection. COC contracts with a company to conduct the UPCS inspections and staff from COC accompany them in the units. Ms. Coard noted that she'll inquire as to why one of the inspectors made a comment regarding Ms. Lane's stove.

C. Board Committee Reports

Human Resources Committee – Commissioners Rutz, Ostuw, McKoy and Williams-Brown and Advisory Board members Burwick and Latta, Mr. Tufo, Ms. Coard, Mr. Gottlieb, Ms. Tantimonico, Mr. Gomez, Mr. Fedra, Ms. Reynolds, Ms. Figueroa, Ms. Love-Ortiz, Mr. Paulemon, Mr. Soares, Mr. Stothart and Ms. Young attended the HR Committee meeting on 7/26/2022. Ms. Tantimonico provided a recruitment update including new hires and open positions. Mr. Gomez presented a high-level overview of the new ADP Employee Performance Review process and employee engagement events and communications.

Finance Committee – Commissioners Rutz, Ostuw, McKoy and Williams-Brown and Advisory Board members Burwick and Latta, Mr. Tufo, Ms. Coard, Mr. Gottlieb, Ms. Tantimonico, Mr. Gomez, Mr. Fedra, Ms. Reynolds, Ms. Figueroa, Ms. Love-Ortiz, Ms. Luzietti, Mr. Paulemon, Mr. Soares, Mr. Stothart and Ms. Young attended the Finance Committee meeting on 7/26/2022. Ms. Figueroa and Ms. Luzietti provided an overview of the FY 2023 HCVP Voucher Utilization and Funding module components and assumptions in accordance with the Board Fiduciary checklist. Ms. Luzietti detailed the projections for FY 2023 based on HUD-granted budget authority and highlighted the potential for a significant unused balance due to the timing of the budget allocation as well as the unusually large inflationary increase this year. Ms. Figueroa outlined the next steps, both internally and with HUD, to protect this surplus from recapture. It was agreed that the voucher module would be reviewed with the Board on a quarterly basis as we work through the options associated with a reserve recapture.

Mr. Fedra provided an overview of the Finance Department's revised organizational structure resulting from projections of workload growth associated with redevelopment efforts and the HCV Program. Mr. Fedra noted the addition of two new positions and the status of internal and external hires filling those key roles. Ms. Reynolds gave an update on Scofield Manor subsidy funding activity recognizing the funds received from the City for the Operating Grant; the CBD Grant to cover unreimbursed COVID-19 related costs; a recent significant increase to our cost reimbursement rate of 6%; and the possible distribution of ARPA funds that could range between 3% to 10% over the next year.

Operations Committee – Commissioners Rutz, Ostuw, McKoy and Williams-Brown and Advisory Board members Burwick and Latta, Mr. Tufo, Ms. Coard, Mr. Gottlieb, Ms. Tantimonico, Mr. Gomez, Mr. Fedra, Ms. Reynolds, Ms. Figueroa, Ms. Love-Ortiz, Ms. Luzietti, Mr. Paulemon, Mr. Soares, Mr. Stothart and Ms. Young attended the Operations Committee meeting on 7/26/2022. Mr. Fedra provided reports on the A/R for 06/2022 and ongoing efforts to secure rent relief payments. Ms. Coard reported that we still have applications pending to be processed through applications both at the UniteCT Rent Relief program and Community Action Agency of Western Connecticut (CAAWC). Ms. Coard noted that forty-two UniteCT applications are still pending. COC has five applications pending at CAAWC. Ms. Coard noted there will be an estimated \$17,000 write-off for a resident that failed to follow through with a UniteCT application.

Ms. Figueroa announced that a grant application for additional HCV Mainstream Vouchers was submitted at the beginning of 7/2022. HCV Mainstream Vouchers assist non-elderly persons with disabilities. Charter Oak Communities (COC) has a current award of 78 Mainstream Vouchers and is looking forward to expanding opportunities to qualified households. If awarded these vouchers, COC will continue to work closely with community partners such as The Housing Collective, Inspirica, Pacific House and Abilis to ensure these vouchers are utilized by offering supportive services and housing search assistance to applicants.

Ms. Figueroa discussed an application that was submitted to the Department of Housing and Urban Development (HUD) requesting a regulatory waiver allowing COC to set the Housing Choice Voucher payment standards at 120% of the Fair Market Rates. A proposed payment standard amount would offer a higher subsidy to voucher households who may be at risk of voucher expiration or facing rent burden. This higher subsidy would improve outcomes and success rates for voucher families searching for units in Stamford's high and competitive rental market. If granted this exception, the waiver would be applied to new voucher lease-ups through 12/31/2022.

Ms. Figueroa provided an update of the self-service kiosk that has been installed in the vestibule of Clinton Manor. The kiosk will be accessible 24/7 and will assist COC applicants, residents and program participants by

increasing self-service options and minimizing customer wait times. The kiosk offers accessibility across an array of services including applications, work orders, document submissions and employee contacts.

Ms. Coard provided an update on the capital projects for site improvements and erosion control at the Lawn Avenue Townhouses development.

D. Report from Executive Director - Ms. Coard provided an update on the Area Median Income (AMI) increase that impacts the setting of Below Market Rate (BMR) rents. Ms. Coard noted that two owners have elected to use the higher rates effective July 1st for recertifications and new move-ins resulting in sharply higher rental rates for those units. The City of Stamford provided guidance on the rate increase to the owners to encourage a tiered or lower increase; however, the city has no mechanism currently in place to enforce the owners to comply. Additionally, Ms. Coard mentioned there has been an increase in calls from individuals from around the state looking for affordable housing opportunities.

E. Strategic Overview from Chief Executive Officer – Mr. Tufo reintroduced Dovetail: SIP, Inc., which is a subsidiary corporation of COC to facilitate effective collaboration to improve the social and economic well-being of the community. The Vita Health & Wellness Partnership, Fairgate Farm, Cradle to Career, Youth Mental Health Alliance, Parents as Co-Educators, Pathways to Employment Growth and other initiatives have been stimulated, in part, because of Dovetail. The revitalization to create partnerships with local communities began 25 years ago with the HOPE VI program and HUD changing the way residents connected to the community through better services including education, jobs, housing, etc. To further develop this initiative at that time, COC began to collaborate with service providers such as Stamford Hospital, Family Centers, Inspirica and the Boys & Girls Club. Dovetail has been the driver that can provide solutions to more complex challenges in education, health, economic security and equity.

Mr. Tufo stated that he's offering an opportunity to Board members to serve on the Dovetail board of directors, which will include three COC commissioners and up to two community directors. We will be reconstituting the Board and develop a strategic plan including opportunities that will move the mission forward. Dovetail will be further formalized with its own cost center so that when applying for grants it can be viewed a standalone entity.

Board Discussion – Commissioner Rutz welcomed comments on the recent Stamford Affordable Housing Trust Fund article that announced the increase from 5% to 10% of in Linkage Fees to be made available to the Trust Fund. Ms. Rutz welcomed Frances Lane into the discussion as she sits on the Affordable Housing Trust Fund board. Commissioner Rutz asked Ms. Lane if she could tell us if she expected more to come into the fund in addition to the linkage fees? Ms. Lane responded that, at present, Trust Fund income was limited to Fee in Lieu funds, from developers, and the Linkage Fees. She felt that, speaking personally, the Fund was under-resourced and would benefit from other lines of funding to be provided by the City.

Advisory Board member Latta asked about how Fee in Lieu (FIL) funds work and how does it relate to developers who can have up to 10% affordable housing. Mr. Tufo described how FIL funds are made available, either to a specifically designated project or to the Trust Fund. He noted that, since it's difficult to predicate the future volume of private development activity, we can't predict how much FIL fund money will be available.

Mr. Tufo stated that there is no recurrent ongoing source of income for the Affordable Housing Trust Fund unless city money is allocated through its Operating or Capital Budget processes.

Commissioner Rutz stated that she has mixed feelings about the Trust Fund. In some ways you want the money to come to COC, but it might be better for the community if developers built BMR units on site. Mr. Gottlieb stated that when you look at the apartments that are created under the BMR program, they are mostly one- and two-bedroom units, at 50% AMI, with a small number created for families. If COC gets FIL funds, we would build two- and three-bedroom units, often at 25% AMI.

F. Executive Session

No Executive Session was held.

G. Adjournment

At 6:47 p.m., after a motion duly made by Commissioner Rutz and seconded by Commissioner Williams-Brown, the Board meeting was adjourned.

Natalie Coard
Executive Director

Agenda

Human Resources Committee Meeting

August 23, 2022

4:30 P.M.

1. Recruitment Update
 - a. New Hires
 - b. Promotions
 - c. Open Positions
2. Human Resources Current Recruitment & Onboarding Strategy
3. Update on ADP Performance Evaluations
4. Upcoming Employee Engagement Events

Agenda

Operations Committee Meeting

August 23, 2022

5:00 PM

1. July Accounts Receivable Update and Arrears/Rent Relief Report
2. Operations Board Report
3. Capital Projects & Procurement Activity
 - a. Update on Lawn Ave Townhouses Site Renovations
 - b. Resolution for a Change Order for Lawn Avenue Townhouse site renovations
 - c. Resolution to Award Security Guard Services
 - d. Resolution to Award Extermination Services

Agenda

Finance Committee Meeting

August 23, 2022

5:30 p.m.

1. Review the 6/30/22 Quarterly Financial Report – Sam
2. FY 2022 Audit Update - Alexis
3. Other Items

**HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A CHARTER OAK COMMUNITIES
22 CLINTON AVENUE
STAMFORD, CT 06901**

Board Meeting Date: August 24, 2022

Resolution Number: 22-21

RESOLUTION

Subject: Authorization of Issuance and Sale of Multifamily Housing Revenue Notes Not Exceeding Aggregate Amount of \$36,000,000 for the Dogwoods Project, Series 2022

Background: See attached resolution prepared by bond counsel containing details of the proposed issuance by COC of tax-exempt bonds to fund the development of The Dogwoods Project, a 210 unit mixed-income assisted living development by TJH Senior Living LLC, a wholly owned subsidiary of Jewish Home for the Elderly of Fairfield County, Inc., a Connecticut non-profit corporation. COC will incur no financial exposure, expenses, or repayment obligation as a result of issuing the bonds, and COC will receive a total issuance fee of \$800,000. \$150,000 will be paid in association with the initial issuance of \$36,000,000 in Bond Anticipation Notes to be used for property acquisition and pre-development costs. The balance of the issuance fee to be paid for the second issuance of over \$200,000,000, to be used to fund construction of the project.

Resolution: Be it resolved by the commissioners of the Housing Authority of the City of Stamford that the resolution prepared by bond counsel authorizing issuance and sale of multifamily revenue housing notes not exceeding \$36,000,000 for Dogwoods Project be approved and that the Executive Director or CEO of the Housing Authority of the City of Stamford be authorized to execute and implement the agreement.

Jonathan Gottlieb

Staff Member Submitting Report

THE HOUSING AUTHORITY OF THE CITY OF STAMFORD
BOARD OF COMMISSIONERS MEETING
August 24, 2022

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT EXCEEDING \$36,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE HOUSING AUTHORITY OF THE CITY OF STAMFORD REVENUE NOTES (THE DOGWOODS PROJECT), SERIES 2022

WHEREAS, The Housing Authority of the City of Stamford (the “Authority”) has been duly established and constituted to carry out the purposes of Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as it may be amended from time to time (the “Act”);

WHEREAS, Sections 8-38 and 8-112a of the Act provides that the exercise of powers by municipalities, acting by and through housing authorities in connection with the providing of safe and sanitary dwelling accommodations for families of low and moderate income and elderly persons of low and moderate income, respectively, are public uses and purposes for which public money may be expended;

WHEREAS, Section 8-44 of the Act empowers the Authority to, among other things: (i) within its area of operation, to prepare, carry out, acquire, lease and operate housing projects and to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof either directly or in the form of loans or other similar assistance to developers; (ii) to demise any dwellings, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project; and (iii) to promote the creation and preservation of housing for low and moderate income persons and families, either directly or through an agency or instrumentality designated or appointed by the Authority, by lending or otherwise making available to developers the proceeds from the sale of obligations which are tax-exempt pursuant to the provisions of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as amended from time to time (the “Code”), in its discretion, for any of its corporate purposes;

WHEREAS, Section 8-52 of the Act authorizes the issuance of bonds and other obligations the principal and interest of which are payable exclusively from the income and revenues of the housing project financed therewith;

WHEREAS, TJH Senior Living LLC, a Connecticut limited liability company, duly organized and existing under the laws of the State of Connecticut (the “Borrower”), has requested the Authority’s assistance to finance one or more loans, pursuant to a plan of finance, to the Borrower to provide moneys for the purpose of financing the costs of (i) the planning, design, acquisition, construction, improvement, furnishing, and equipping of an up to 210-unit senior living facility, comprised of a mix of independent living, assisted living, memory care, and skilled nursing beds units, known as The Dogwoods @ Long Ridge, including, but not limited to, the acquisition of 15 acres of land, the demolition of the existing improvements, if any, and the acquisition, construction, furnishing and equipping of approximately 60,000 square feet of community and amenity space, consisting of full-service dining center, bar, bistro, a fitness center, a yoga studio, a salon, physical therapy space, a wellness center, theatre, various multipurpose rooms, a parking garage containing approximately 168 spaces, related site improvements (the “Facility”); (ii) the funding of pre-development activities for the Facility, including up to \$1,000,000 for the construction of an off-site marketing office at 260 Long Ridge Road, architectural, engineering, environmental surveys, and other related costs; (iii) the funding of a debt service reserve fund for the Notes, if any, (iv) the funding of a capitalized interest fund for the Notes, if any, and (v) the payment of certain costs of issuance and credit enhancement fees, if any, with respect to the Notes including, but not limited to, related legal, consulting, licensing, advisory, administrative, and governmental fees and expenses (collectively, the “Project”). The Project to be financed with the proceeds of

the Notes will be owned and operated by the Borrower and will be located at 210 Long Ridge Road in Stamford, Connecticut (the "City");

WHEREAS, the Authority has determined, in order to promote the purposes of the Act, to issue one or more series of its revenue notes to be known as The Housing Authority of the City of Stamford Revenue Notes (The Dogwoods Project), Series 2022 (the "Notes"), or such other series designation as deemed appropriate by an Authorized Officer (as defined below), and to provide for financing and refinancing the cost of the Project;

WHEREAS, in accordance with the Act, the Notes (i) shall be special obligations of the Authority payable solely from the revenues and assets pledged therefor; (ii) shall not subject the State of Connecticut (the "State"), the City, the Authority, or any other political subdivision to any liability; (iii) shall not constitute or give rise to any right on the part of any noteholder to compel the exercise of the taxing power of the State or the City; and (iv) shall qualify as "qualified 501(c)(3) bonds" for federal income tax purposes pursuant to Section 145 of the Code; and

WHEREAS, the issuance of the Notes and the loan of the proceeds thereof will be in furtherance of the purposes of the Act, will provide for the planning, design, acquisition, construction, equipping and furnishing of approximately 210 units of housing, which will be available to elderly persons of low and moderate income in compliance with certain requirements of the Act;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority:

Section 1. Pursuant to and in furtherance of the underlying purposes of the Act, the Authority hereby authorizes the issuance of the Notes in one or more series, in the aggregate principal amount not to exceed \$36,000,000, subject to the provisions of this Resolution and Trust Indenture (the "Indenture"), by and between the Authority and a trust company or national banking association appointed by an Authorized Officer of the Authority to act as trustee (the "Trustee"). The Notes shall be in the principal amount, be dated, mature, bear interest at the rates, be payable as to principal and interest at such places and in such medium of payment, be in such denominations and forms, carry such exchange or registration privileges, have such rank or priority, be executed in such manner, be secured, be subject to such terms of redemption and contain such other provisions and particulars as are set forth in the Indenture. The Notes shall be special obligations of the Authority and shall be payable solely from Revenues (as defined in the Indenture) to be received pursuant to the Loan Agreement (defined below) and other moneys and property pledged therefor under the Indenture. The Notes shall never constitute a debt of the State, the City, the Authority, or any other political subdivision or body corporate and politic of the State within the meaning of any constitutional or statutory provision. Neither the State, the City, nor the Authority shall be liable thereon, nor shall the Notes be payable out of any funds or properties other than those pledged therefor under the Indenture. The Indenture, substantially in the form of the draft submitted to this meeting, is hereby approved.

Section 2. The proceeds of the Notes shall be loaned to the Borrower (the "Loan") pursuant to the terms of a Loan Agreement (and Security Agreement) by and between the Authority and the Borrower (the "Loan Agreement"). For purposes of providing security for repayment of the Loan and the Notes, the Borrower will enter into an open-end mortgage in favor of the Authority (the "Mortgage"), and issue one or more notes (the "Promissory Note") to the Authority in the aggregate principal amount of the Loan to evidence the obligations of the Borrower under the Loan Agreement, and the Authority will assign such Mortgage and Promissory Note to the Trustee pursuant to one or more assignments (the "Assignment"). The Loan and the Loan Agreement and the Promissory Note, substantially in the form of the drafts submitted to this meeting, are hereby approved.

Section 3. The Notes will be sold by Herbert J. Sims & Co., Inc., or such other underwriter or underwriters or syndicate of underwriters to be appointed by the Authority with the approval of the Borrower (the "Underwriter") pursuant to a note purchase agreement (the "Note Purchase Agreement"), by and between the Authority and the Underwriter, and through the use of a limited offering memorandum, official statement, or other disclosure documentation, for the public offering and sale of the Notes and further setting forth information relating to the Notes (the "Offering Memorandum"). The Offering Memorandum and Note Purchase Agreement, shall be approved by an Authorized Officer (hereinafter defined).

Section 4. In connection with the issuance of the Notes, the Authority, the Borrower, and the Trustee will enter into a Tax Regulatory Agreement (the "Tax Regulatory Agreement"), to ensure that the interest on the Notes will be excluded from gross income of the holders thereof pursuant to the Code.

Section 5. In connection with the issuance of the Notes, Robinson & Cole LLP is hereby appointed as Bond Counsel to the Authority, and Herbert J. Sims & Co., Inc. is hereby appointed as Underwriter. An Authorized Officer (hereinafter defined) shall approve the appointment of counsel to the Trustee.

Section 6. The Chairman, the Vice-Chairman, or the Chief Executive Officer of the Authority (the "Authorized Officers"), are each individually authorized to, and if any such action shall heretofore have been taken by any Authorized Officer, any other officer or any agent of the Authority, such action is hereby ratified and confirmed, (a) publish such notices, to hold such hearings, to make such representations and agreements, and to take such other actions as shall be necessary to enable Bond Counsel to render its opinions as to the validity of the Notes and the exclusion of the interest on the Notes from gross income for federal income tax purposes, (b) make, execute and deliver all such additional and supplemental agreements, documents and instruments as they deem necessary, desirable or appropriate to carry out and give effect to the transactions contemplated by this Resolution, including, but not limited to any compliance agreements, tax certificates, tax forms, investment agreements, assignments, intercreditor agreements, or other agreements (c) appoint or approve of any other consultants or professionals required, including the execution and delivery of any and all documents required thereby or in connection therewith, and (d) do and perform such acts and to take such actions as they deem necessary, desirable or appropriate to carry out and give effect to the transactions contemplated by this Resolution, the Indenture, the Loan Agreement, the Mortgage, the Promissory Note, the Assignment, and any supplements or amendments and thereto and the financing, refinancing, or reimbursing of the costs of the aforementioned Project, including, without limitation, any amendments or supplements to any of the foregoing documents after the issuance of the Notes.

Section 7. The Authorized Officers are each individually authorized to execute and deliver the above-mentioned documents, with such changes, omissions, insertions, revisions and deletions as they may individually approve, and are expressly individually authorized to complete, clarify, modify and amend the terms of such documents approved by this Resolution without further authorization by the Commissioners, and the execution and delivery of such documents by the Authorized Officers shall constitute conclusive evidence of their approval and of their consent to the same.

Section 8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the execution and delivery of the Notes, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, any addition or substitution of security for the Notes or any prepayment of the Notes, may be given or taken by any Authorized Officer, as appropriate, without further authorization by the Commissioners, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this

Resolution and the financing and/or refinancing of the Project; provided such action shall not create any obligation or liability of the Authority other than as provided in the Indenture, Loan Agreement, Note Purchase Agreement, the Tax Regulatory Agreement, and other documents approved herein.

Section 9. 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 adoption of this resolution in connection with the development of the Project with the proceeds of the Notes in accordance with the Regulations. The Notes 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 her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Notes. This Section 9 is included herein solely for purposes of compliance with the Regulations and may not be used or relied on for any other purpose.

Section 10. This Resolution shall take effect immediately upon its adoption.

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SECRETARY'S CERTIFICATION

This Resolution was adopted upon the vote of a majority of the Commissioners present, constituting a quorum, at an Authority meeting, duly called for, on August 24, 2022.

By: _____
Name: Vincent J. Tufo
Title: Secretary

EXHIBITS

1. Indenture
2. Loan Agreement and Promissory Note (attached as exhibit to the Loan Agreement)

**HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A CHARTER OAK COMMUNITIES**

22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: August 24, 2022

Resolution Number: 22-22

RESOLUTION

Subject: Award Contract to Arrow Security Services for Security Guard Services

Background: Charter Oak Communities (COC) issued RFP No. 22-0006 for Security Guard Services on June 1, 2022. Nine firms requested the RFP documents, which resulted in the receipt of five proposals. The evaluation committee reviewed the proposals and determined that the highly rated, lowest cost proposal submitted by Arrow Security Services met the bidding criteria, and that the firm possessed positive references. The committee has concluded that the Arrow Security proposal is acceptable and is recommending this award.

Arrow Security Services has demonstrated that they have the qualifications, the necessary organization and manpower, experience and operational controls to perform Security Guard Services for COC. As their current fee proposal is deemed to be fair and reasonable, it is recommended that the contract for Security Guard Services, for a not to exceed total annual amount of \$606,000.00 for a one-year contract be awarded to Arrow Security Services. (See attached Consolidated Evaluation Rating form.)

Resolution: Be it resolved by the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to enter into an annual contract with Arrow Security Services for Security Guard Services. The cost of this procurement shall not exceed a total annual amount of \$606,000.00 for a one-year contract. Further Board approval will be required if the contract amount exceeds 110% of the authorized amount.

Jamie Perna,
Staff Member Submitting Resolution

Security Guard Services
Proposals rec'd July 12, 2022 - RFP No. 22-0006

Consolidated Evaluation Grid Date 7/14/2022 Reviewer Name: Consolidated

	CRITERIA	MAXIMUM	Factor Type	Westech Security	Arrow Security	United Security (US)	EMEK	Fairfield County Protective Services
1	Appropriateness and cost effectiveness of PROPOSED COSTS the proposer proposes to charge COC to complete the required work	50 Points	Objective	43	48	41	41	41
2	Demonstrated Understanding of the Requirements	10 Points	Subjective (Technical)	8	9	9	8	5
3	Appropriateness of the Technical Approach and Quality of the work plan	15 points	Subjective (Technical)	12	14	11	11	10
4	The Proposer's Technical Capabilities (in terms of personnel, etc.)	10 Points	Subjective (Technical)	10	10	9	6	6
5	The proposer's Demonstrated Performance Capacity in performing similar work and the proposer's demonstrated successful Past Performance of contract work	10 Points	Subjective (Technical)	9	10	8	7	5
6	The Overall Quality and Professional Appearance of the Proposal Submitted	5 Points	Subjective (Technical)	4	5	5	4	1
7	TOTAL POINTS	100 Points		86	96	83	77	68

NOTES/COMMENTS:

**HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A CHARTER OAK COMMUNITIES**

22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: August 24, 2022

Resolution Number: 22-23

RESOLUTION

Subject: Award Contract to Connecticut Pest Elimination LLC for Extermination Services

Background: Charter Oak Communities (COC) issued RFP No. 22-0005 for Extermination Services on June 1, 2022. Nine firms requested the RFP documents, which resulted in the receipt of three proposals. The evaluation committee reviewed the proposals and determined that the proposal submitted by Connecticut Pest Elimination LLC met the bidding criteria, and that the firm possessed positive references. The committee has concluded that the Connecticut Pest Elimination LLC proposal is acceptable and is recommending this award.

Connecticut Pest Elimination LLC has demonstrated that they have the qualifications, the necessary organization and manpower, experience, and operational controls to perform Extermination Services for COC. As their current fee proposal is deemed to be fair and reasonable, it is recommended that the contract for Extermination Services, for a not to exceed total annual amount of \$149,000.00 for a one-year contract with the option for four additional years up to five years, be awarded to Connecticut Pest Elimination LLC. (See attached Consolidated Evaluation Rating form.)

Resolution: Be it resolved by the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to enter into an annual contract with Connecticut Pest Elimination LLC for Extermination Services. The cost of this procurement shall not exceed a total annual amount of \$149,000.00 for a one-year contract with the option for four additional years up to five years. Further Board approval will be required if the contract amount exceeds 110% of the authorized amount.

Jamie Perna,
Staff Member Submitting Resolution

Pest Control Services
Proposals rec'd July 12, 2022 - RFP No. 22-0006

Consolidated Evaluation Grid
Date 7/14/2022 Reviewer Name: Consolidated

	CRITERIA	MAXIMUM	Factor Type	IBM	ABC	CT PEST
1	Appropriateness and cost effectiveness of PROPOSED COSTS the proposer proposes to charge COC to complete the required work	50 Points	Objective	47	41	45
2	Demonstrated Understanding of the Requirements	10 Points	Subjective (Technical)	8	7	10
3	Appropriateness of the Technical Approach and Quality of the work plan	15 points	Subjective (Technical)	11	9	15
4	The Proposer's Technical Capabilities (in terms of personnel, etc.)	10 Points	Subjective (Technical)	7	6	9
5	The proposer's Demonstrated Performance Capacity in performing similar work and the proposer's demonstrated successful Past Performance of contract work	10 Points	Subjective (Technical)	7	6	9
6	The Overall Quality and Professional Appearance of the Proposal Submitted	5 Points	Subjective (Technical)	4	2	5
7	TOTAL POINTS	100 Points		84	71	93

NOTES/COMMENTS:

HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A CHARTER OAK COMMUNITIES
22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: August 24, 2022

Resolution Number: 22-24

RESOLUTION

Subject: Authorize Change Order No. 3 to Contract w/ BRD Builders for Additional Work and Funding for Site Improvements at Lawn Avenue Townhouses

Background: The contract for the Site Improvements at Lawn Avenue Townhouses was awarded to BRD Builders, LLC, pursuant to Contract No. 20-0007 and was signed on November 4, 2021. The original contract sum was in the amount of \$1,163,000.00. Change Order Nos. 1 and 2 increased the contract amount by \$147,828.75 for a revised contract total of \$1,310,828.75. This contract Change Order No. 3 for excavation, supply and install underground domestic hot and cold-water line piping including bedding sand, backfill, tree removal and site restoration (asphalt, curbing and topsoil), for an added cost of \$205,878.40 (which includes a credit of \$29,908.40) for a revised not to exceed total of \$1,516,707.15.

COC recommends the authorization of an additional amount of \$205,878.40 for the associated services through to the completion of the contract. The revised total under this proposed Change Order No. 3 is for a new not to exceed contract amount of \$1,516,707.15 for the services referenced herein.

Resolution: Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to approve Change Order No. 3 to the contract with BRD Builders, LLC for the total amount of \$205,878.40, bringing the total not to exceed contract amount to \$1,516,707.15; and that further additional funding exceeding 110% of this contract amount shall not be authorized without further Board approval.

Peter Stothart
Staff Member Submitting Resolution

Change Order

1 of 2

PROJECT (Name and address):
Site Renovations for Lawn Avenue Townhouses
1 Lawn ave
Stamford, CT 06902
TO CONTRACTOR (Name and address):
BRD Builders
2099 Main St.
Hartford, CT 06120

CHANGE ORDER NUMBER: CO 03
DATE: 7/28/2022
PROJECT #: 1220004
CUSTOMER CONTRACT ID:
CONTRACT DATE: 06/09/2022

OWNER: []
ARCHITECT: []
CONTRACTOR: []
FIELD: []
OTHER: []

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Table with 3 columns: Description, Days, Amount. Includes items like '07: Replace Water Lines' and '09: Rip Rap to Replace Rear Retaining Wall CREDIT'.

Summary table showing contract adjustments: The original Contract Sum was \$1,163,000.00, net change by previously authorized Change Orders \$147,828.75, resulting in a new Contract Sum of \$1,516,707.15.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor...

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Hibbard & Rosa Architects
ARCHITECT (Firm name)
100 Riverview Center, Suite 272
Middletown, CT 06457
ADDRESS

BRD Builders
CONTRACTOR (Firm name)
2099 Main St.
Hartford, CT 06120
ADDRESS

The Housing Authority of the City of Stamford
d/b/a Charter Oak Communities
OWNER (Firm name)
22 Clinton Avenue
Stamford, CT 06901
ADDRESS

Carmelo Rosa
BY (Signature)

Mitchel Cleveland
BY (Signature)

[Handwritten Signature]
BY (Signature)

Carmelo Rosa
(Typed name)

Mitchel Cleveland
(Typed name)

Natale Coard
(Typed name)

8-1-2022

07-28-2022

8/1/2022

DATE

DATE

DATE

2 of 2

Change Order

PROJECT *(Name and address):*

Site Renovations for Lawn Avenue Townhouses
1 Lawn ave
Stamford, CT 06902

TO CONTRACTOR *(Name and address):*

BRD Builders
2099 Main St.
Hartford, CT 06120

CHANGE ORDER NUMBER: CO 03

DATE: 7/28/2022

PROJECT #: 1220004

CUSTOMER CONTRACT ID:

ARCHITECT'S PROJECT N°:

CONTRACT DATE: 06/09/2022

OWNER:

ARCHITECT:

CONTRACTOR:

FIELD:

OTHER:

NARRATIVE FOR THIS CHANGE:

PCO 07 - Replacement of Water Lines
PCO 09 - Furnish and Install Rip Rap and Swale on Slope behind Building A and B in lieu of a Versa Lok Retaining Wall

INCLUDED IN THIS CHANGE:

07: Replace Water Lines

Additional labor and materials required to excavate, install, and backfill new water lines

09: Rip Rap to Replace Rear Retaining Wall CREDIT

Eliminate the retaining wall behind building A & B.

Riprap the slope from the top of the existing wood retaining wall and add a riprap swale at the toe of the slope.



BRD Builders
Powered by RedTeam

FIXED PRICE CHANGE PROPOSAL

07/14/2022

Peter Stothart
The Housing Authority of the City of Stamford d/b/a Charter Oak Communities
22 Clinton Avenue
Stamford, CT 06901

Re: Our Change Proposal 1220004-07 for **Replace Water Lines**

Project: Site Renovations for Lawn Avenue Townhouses

The Housing Authority of the City of Stamford d/b/a Charter Oak Communities
Lawn Ave Townhouses, 1 Lawn ave, Stamford, CT 06902

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:

Additional labor and materials required to excavate, install, and backfill new water lines

Price: \$ 235,786.80 *Two Hundred Thirty Five Thousand Seven Hundred Eighty Six Dollars and Eighty Cents*

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 35 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 ldamatobrd@gmail.com if you have any questions or require additional information.

Regards,
BRD Builders
Lou Damato
PM/Super

ACCEPTANCE OF PROPOSAL

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

Customer Signature: _____ Date: _____

The Housing Authority of the City of Stamford d/b/a
Charter Oak Communities



BRD Builders
Powered by RedTeam

ADDITIONAL DOCUMENTS

Project: 1220004 - Replace Water Lines

Date: 07/14/2022

Document: 1220004-07

Name

-
- 1 New water line material
<https://redteam.link/2rftg1z>

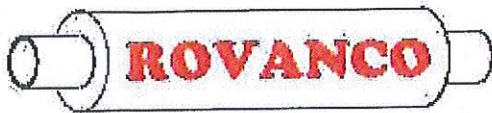
 - 2 Water Lines Installation Quote
<https://redteam.link/ikan1c7>

 - 3 CO #1 Water Line 7-28-22
<https://redteam.link/3d6qlso>

 - 4 RedTeam_ Cost Estimate
<https://redteam.link/onrw2eo>

BRD Builders: _____

Customer: _____



QUOTATION

Document No. 65740

Rovanco Piping Systems
 20535 SE Frontage Road
 Joliet, IL. 60431

CUSTOMER: 777777 5
 Phone: 000-0000
 Fax: 000-0000
 Email:

(815) 741-6700 Fax(815) 741-4229
 www.rovanco.com

TO:
 BRD Builders
 Attn: Lou D'Amato

SHIP TO:
 Lawn Ave. Apartments
 Stamford, CT

QUOTE DATE 07/11/2022	F.O.B.: Joliet, IL. FULL FRT ALLOWD	FLATBED MODE: JOLIET, IL	TERMS SEE BELOW
PROJECT NAME CHARTER OAKS	Sales Rep 1: JENSEN MECHANICAL EQUIPMENT, INC.		Our Quote No. Quote 65740
QuoteQty	U/M	Item Number	Description

CHARTER OAK - DOMESTIC HOT/COLD WATER

** Revised per email received from JME on 7-8-22 **

LEAD TIME BASED ON MATERIAL AVAILABILITY AT TIME OF RELEASE - (NORMALLY APPROX. 4 WEEKS)

FOAM PRODUCTS:

DOMESTIC HOT WATER - BELOW GROUND

120 FT 1.25" TYPE K COPPER x FOAM x
 4" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTHS)

2 EA 1.25"x4" PREFAB 90 DEG ELBOW
 2 EA 1.25"x4" PREFAB ODD DEG ELBOW
 (145 DEG)

2 EA 1.25"x4" FOAM ANCHOR

120 FT .75" TYPE K COPPER x FOAM x
 4" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTHS)

2 EA .75"x4" PREFAB 90 DEG ELBOW
 2 EA .75"x4" PREFAB ODD DEG ELBOW
 (145 DEG)

2 EA .75"x4" FOAM ANCHOR

COLD WATER

160 FT 2" TYPE K COPPER x FOAM x
 6" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTHS)

4 EA 2"x6" PREFAB 90 DEG ELBOW
 2 EA 2"x6" PREFAB ODD DEG ELBOW
 (145 DEG)

Quote	Qty	U/M	Item Number	Description
	2	EA		2"x2"x1.25" PREFAB RED TEE
	1	EA		2"x1.5" IN LINE REDUCER
	200	FT		1.5" TYPE K COPPER x FOAM x
	4" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTHS)			
	2	EA		1.5"x4" PREFAB 90 DEG ELBOW
	3	EA		1.5"x1.5"x1.25" PREFAB RED TEE
	1	EA		1.5"x1.25" IN LINE REDUCER
	120	FT		1.25" TYPE K COPPER x FOAM x
	4" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTHS)			
	4	EA		1.25"x4" PREFAB 90 DEG ELBOW
	1	EA		1.25"x1.25"x.75" PREFAB RED
	TEE			
	20	FT		.75" TYPE K COPPER x FOAM x
	4" PVC JACKET W/JOINT INSULATION KITS (IN 20' LENGTH)			
DOMESTIC HOT WATER				

	100	FT		2" TYPE K COPPER x FOAM x
	6" PVC JACKET W/JOINT INSULATION KITS IN 20' LENGTHS			
	3	EA		2" x 6" PREFAB 90 DEG ELBOW
	2	EA		2" x 6" FOAM ANCHOR
	100	FT		1" TYPE K COPPER x FOAM x
	4" PVC JACKET W/JOINT INSULATION KITS IN 20' LENGTHS			
	6	EA		1" x 4" PREFAB 90 DEG ELBOW
	2	EA		1" x 4" FOAM ANCHOR
	38	SQ XEF0D		EXPANSION PADDING 3/4" THICK
	1	EA		FREIGHT

FIELD SERVICE/INSTRUCTION BY JENSEN MECHANICAL EQUIPMENT IS INCLUDED - (4) SITE VISITS.
 Wall sleeves and wall seals not included.
 Straight building penetrations figured.

The pipe footage was taken off as end of pipe to center line of fittings and center line of fittings to center line of fittings. No additional pipe was added to the fittings. The pipe will be supplied in random lengths with standard tangent fittings. The pipe footage required to make the standard tangent fittings will be deducted from the footage of the straight pipe.

Due to the instability of the market price for steel, copper, stainless steel, insulation, plastics, and other materials, this quotation is valid for 1-2 days.

Due to current supply chain disruptions, materials are subject to pricing at time of release. Material availability and timeliness of shipments cannot be guaranteed. This term supersedes all other contractual provisions.

IF THE PRODUCTS OFFERED IN THIS QUOTATION ARE ENGINEERED, NON-STANDARD AND/OR CUSTOM-MADE PRODUCTS THAT ARE NOT USABLE BY OTHER ROVANCO CUSTOMERS AND CANNOT BE RETURNED TO OUR INVENTORY OR OUR SUPPLIERS,

QuoteQty	U/M	Item Number	Description
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ROVANCO MAY REQUIRE A DEPOSIT. Rovanco payment terms are determined at the time of placement of an order and are dependent on the following: A. The type of material being specifically fabricated/one of a kind/custom made products. B. The credit history of the purchaser. C. The total dollar value of the order. D. Rovanco does not give discounts for early, 10 day, or prepayment of an invoice.

We are quoting the bill of materials listed on our quote.

If you require different quantities of pipe, fittings or accessories, please contact Rovanco for a revised quote. This quote is offered for the project to be released and manufactured as a single order. If the order is broken up into separate smaller quantities an additional processing fee and freight costs may apply. Quoted lead times are based on material levels and availability of material and production capability at time of written release. All ship dates quoted by Rovanco are considered to be after receipt of approved submittal data, verified field dimensions "if required", approval of Rovanco credit department and written release from customer to manufacture and ship. This quote incorporates Rovanco's terms & conditions by reference. If you do not have a copy of Rovanco's terms & conditions, please contact your Rovanco representative immediately or you can access our terms and conditions on the home page of Rovanco's website www.rovanco.com.

Contact Rovanco if you need a HubZone Company, SBE, WBE, DBE, MBE, 8a, SDVOB, SCA, DPMC, MTA, or Port Authority certified company to assist in installation on your project.

TOTAL PRICE \$39,932.00
APPLICABLE SALES TAX NOT INCLUDED
FREIGHT INCLUDED, NOT UNLOADED

Presented by:

Scott Jensen - President

JENSEN MECHANICAL EQUIPMENT, INC.
PO Box 346, New Hartford, CT 06057 - (860) 738-2800



ALL AMERICAN
TREE AND TURF LLC
ENHANCING YOUR ENVIRONMENT

Quote/ Proposal # 1001

Date: 07/20/2022

Address: 2099 Main St.
Hartford, CT 06120
Cell: 203-410-5351
Office: 860-706-0359

Name of Person in charge of Property: Louis D'Amato
BRD builders

Description of work to be done: **Tree Service**

- **Tree removal**
- **Storm damage**
- **Stump grinding**
- **Shade tree pruning**
- **Ornamental pruning**
- **Cabling, bracing, duck billing**
- **Christmas lights**
- **Other**

Work to be performed at

Charter Oak Communities

1 Lawn Ave, Stamford CT 06902

**The trees are in front of building A and just below
retaining wall on lower level**

1. 24" DBH Twin stem mulberry tree next to metal fence enclosing entrance to building A and stairs going down to main parking lot along the post road. Take down, chip brush and remove wood off working site \$2500
2. 3" DBH dogwood tree next to item 1. Take down, chip brush and remove from property \$100
3. 8" DBH Red maple tree in line with item 2. Take down, chip brush and remove wood off working site \$400
4. 12" DBH Norway maple inside enclosed area in front of building A. take down, chip brush, and remove wood off working site. \$600

Total \$3600

Notes. Bucket truck is to be used where possible to make sense of the amount being charged. Plywood will be used to drive over lawn. Grass may get torn with truck tires. We will avoid driving over septic tank and leach fields

If you have any questions, feel free to contact me at any time via email or phone at (203)424-7954

This quote/ contract between us at All American Tree & Turf LLC and **BRD builders** is to confirm the above stated work being done at the property as stated above. Please be advised that a 50% is due half way through the job and the remaining 50% is due upon job being completed and signed off on by homeowner or person in charge of the property. Please make check out to All American Tree and Turf Llc and/or mail to 22 Glenbrook Rd Unit 108 Stamford CT 06902

Prepared by: Edwin S Ruano

Title: owner Date:07/20/2022

Homeowner signing off: _____

Date _____



COST ESTIMATE
Including Item Details

1220004 - 07 - Replace Water Lines

Manager: Lou Damato

As of 7/28/2022

Authorized Change 07

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
02200	Excavation and Restoration	1.00	l/s	0.00	0.00	108,600.00	0.00	0.00	108,600.00
	Transportation	1.00	l/s	Subcontract @	3,200.00	=			3,200.00
	Excavation								
	additional erosion control	1.00	ea	Subcontract @	2,875.00	=			2,875.00
	additional site demo disposal	1,700.00	sf	Subcontract @	1.95	=			3,315.00
	trench excavation	1,111.00	cy	Subcontract @	32.00	=			35,552.00
	<i>800 Linear Feet in length amounting to 1100 Cubic Yards</i>								
	trench backfill	1,111.00	cy	Subcontract @	28.00	=			31,108.00
	<i>800 Linear Feet in length amounting to 1100 Cubic Yards</i>								
	bedding sand	300.00	cy	Subcontract @	30.00	=			9,000.00
	place bedding sand	300.00	cy	Subcontract @	8.50	=			2,550.00
	site restoration (wood water bars, asphalt, curbing, topsoil)	1.00	l/s	Subcontract @	17,400.00	=			17,400.00
	<i>A portion of the parking lot and curbing around the parking lot will have to be trenched in order to replace the domestic water supply lines</i>								
	excavate test holes to locate building connections	1.00	ea	Subcontract @	3,600.00	=			3,600.00
02600	Tree Removal	1.00	l/s	0.00	0.00	2,500.00	0.00	0.00	2,500.00
	24" DBH Twin stem mulberry tree	1.00	l/s	Subcontract @	1,500.00	=			1,500.00
	<i>24" DBH Twin stem mulberry tree next to metal fence enclosing entrance to building A and stairs going down to main parking lot along the post road. Take down, chip brush and remove wood off working site</i>								
	3" DBH dogwood tree next to item 1	1.00	ea	Subcontract @	250.00	=			250.00
	<i>Take down, chip brush and remove from property</i>								
	8" DBH Red maple tree in line with item 2	1.00	ea	Subcontract @	450.00	=			450.00
	<i>Take down, chip brush and remove wood off working site</i>								
	12" DBH Norway maple in side enclosed area in front of building A.	1.00	ea	Subcontract @	300.00	=			300.00
	<i>take down, chip brush, and remove wood off working site.</i>								
15420	Removal and Installation	1.00	l/s	0.00	0.00	54,000.00	0.00	0.00	54,000.00
	Remove and replace domestic hot and cold water lines	1.00	l/s	Subcontract @	54,000.00	=			54,000.00
	<i>Insulate hot side only</i>								
15700	Domestic water lines and fittings	1.00	l/s	0.00	39,932.00	0.00	0.00	0.00	39,932.00
	Domestic water lines and fittings	1.00	l/s	Material @	39,932.00	=			39,932.00

SUBTOTAL DIRECT COSTS	0.00	39,932.00	165,100.00	0.00	0.00	205,032.00
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	39,932.00	165,100.00	0.00	0.00	205,032.00
Profit Margin					13.04%	30,754.80

Supplemental Markups:

TOTAL PRICE	235,786.80
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