

**#1**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:00 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Boiler Removals. OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, February 26, 2013 3:09 PM  
**To:** 'Schramm, Toni'; Toro Aboderin  
**Cc:** 'Leswing-makowski, Erin'; Mike Bagnell; 'lpp5938@gw.njsp.org'; Bill Melfi; 'Johnson, Karen'; Toro Aboderin  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Boiler Removals.

Please see attached Boiler Division Breakdown.

**From:** Charles Sabatini  
**Sent:** Monday, February 25, 2013 4:57 PM  
**To:** 'Schramm, Toni'  
**Cc:** Leswing-makowski, Erin; Mike Bagnell; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Johnson, Karen; Toro Aboderin  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Email 1 of 2

I asked the Boiler contractor to break the costs up. All metal recycled in Atlantic County on ends up at American Recycling on Route 50 in Mays Landing. The boilers are being disassemble into pieces as they were installed. Pictures to follow tomorrow.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Monday, February 25, 2013 4:31 PM  
**To:** Charles Sabatini  
**Cc:** Leswing-makowski, Erin; Mike Bagnell; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Johnson, Karen  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Email 1 of 2

Charles,

Thank you for sending the information to Erin, would you also please send the following:

1. Description of how the boilers were removed or will be removed from the building.
2. Where will the boilers ultimate resting place be? Scrap yard etc..., name of place.
3. Pictures of removal and cleaned area.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

**From:** Leswing-makowski, Erin  
**Sent:** Monday, February 25, 2013 10:50 AM  
**To:** Schramm, Toni  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Email 1 of 2

Toni,  
Thank the applicant for sending me all the above information, but I still am requiring information on HOW they plan to remove the boilers from the basement. A written description would be great.

Thanks  
Erin

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Monday, February 25, 2013 10:34 AM  
**To:** Leswing-makowski, Erin  
**Subject:** Ventnor City Municipal Building- Historical Building Email 1 of 2

Erin Leswing- Makowski, M.A.  
Archaeology- Historic Preservation Specialist

FEMA  
Region #2- New Jersey  
Environmental and Historic Preservation

[Erin.leswing-makowski@fema.dhs.gov](mailto:Erin.leswing-makowski@fema.dhs.gov)  
BB: 609-480-1192

Erin:

Attached is the only report I have on the building. I have attached pictures of the individual office heating & cooling units and the boilers also. My next email will have the floor plans of the building. These plans will be sent to the Historical Societies at the City, County and State level for their approvals.

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195  
Please note my email address has been updated.  
Email: [csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)

**#2**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:00 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Boiler Removals. OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, February 26, 2013 3:09 PM  
**To:** 'Schramm, Toni'; Toro Aboderin  
**Cc:** 'Leswing-makowski, Erin'; Mike Bagnell; 'lpp5938@gw.njsp.org'; Bill Melfi; 'Johnson, Karen'; Toro Aboderin  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Boiler Removals.

Please see attached Boiler Division Breakdown.

**From:** Charles Sabatini  
**Sent:** Monday, February 25, 2013 4:57 PM  
**To:** 'Schramm, Toni'

**Cc:** Leswing-makowski, Erin; Mike Bagnell; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Johnson, Karen; Toro Aboderin  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Email 1 of 2

I asked the Boiler contractor to break the costs up. All metal recycled in Atlantic County on ends up at American Recycling on Route 50 in Mays Landing. The boilers are being disassemble into pieces as they were installed. Pictures to follow tomorrow.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Monday, February 25, 2013 4:31 PM  
**To:** Charles Sabatini  
**Cc:** Leswing-makowski, Erin; Mike Bagnell; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Johnson, Karen  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Email 1 of 2

Charles,

Thank you for sending the information to Erin, would you also please send the following:

1. Description of how the boilers were removed or will be removed from the building.
2. Where will the boilers ultimate resting place be? Scrap yard etc..., name of place.
3. Pictures of removal and cleaned area.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

**From:** Leswing-makowski, Erin  
**Sent:** Monday, February 25, 2013 10:50 AM  
**To:** Schramm, Toni  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Email 1 of 2

Toni,  
Thank the applicant for sending me all the above information, but I still am requiring information on HOW they plan to remove the boilers from the basement. A written description would be great.

Thanks  
Erin

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Monday, February 25, 2013 10:34 AM  
**To:** Leswing-makowski, Erin  
**Subject:** Ventnor City Municipal Building- Historical Building Email 1 of 2

Erin Leswing- Makowski, M.A.  
Archaeology- Historic Preservation Specialist

FEMA  
Region #2- New Jersey  
Environmental and Historic Preservation

[Erin.leswing-makowski@fema.dhs.gov](mailto:Erin.leswing-makowski@fema.dhs.gov)  
BB: 609-480-1192

Erin:

Attached is the only report I have on the building. I have attached pictures of the individual office heating & cooling units and the boilers also. My next email will have the floor plans of the building. These plans will be sent to the Historical Societies at the City, County and State level for their approvals.

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195

Please note my email address has been updated.

Email: [csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)

**#3**

-----Original Message-----

From: Charles Sabatini  
Sent: Friday, May 10, 2013 10:02 AM  
To: Janice Callaghan  
Subject: FW: Leaky window in Chief's office. Sandy Damage. OPRA #3

-----Original Message-----

From: Charles Sabatini  
Sent: Tuesday, March 26, 2013 4:19 PM  
To: 'Schramm, Toni'; Bill Melfi  
Cc: John Hazlett; Julie Harron; Mike Bagnell; Theresa Kelly; Frank Sarno; Tom Russo; Toro Aboderin  
Subject: RE: Leaky window in Chief's office. Sandy Damage.

The City plans to put out to bid the New Haven Avenue Fire House Roof Repair very very shortly. This damage may be covered by insurance.

-----Original Message-----

From: Schramm, Toni [mailto:Toni.Schramm@fema.dhs.gov]  
Sent: Tuesday, March 26, 2013 3:27 PM  
To: Bill Melfi  
Cc: Charles Sabatini  
Subject: RE: Leaky window in Chief's office.

Bill,  
I can't open any of the attachments please resend.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: William J. Melfi [mailto:ventnorcityoem@comcast.net]  
Sent: Tuesday, March 26, 2013 2:14 PM  
To: Schramm, Toni  
Subject: Fwd: Leaky window in Chief's office.

----- Forwarded Message -----

From: "Charles Sabatini" <csabatini@ventnorcity.org>  
To: "John Hazlett" <jhazlett@ventnorcity.org>, "Bill Melfi" <ventnorcityoem@comcast.net>  
Sent: Tuesday, March 26, 2013 1:34:56 PM  
Subject: RE: Leaky window in Chief's office.

The leaky window is probably from the leaky roof. The roofs (3) were damaged by the last storm.

-----Original Message-----

From: John Hazlett  
Sent: Tuesday, March 26, 2013 1:11 PM  
To: Charles Sabatini  
Subject: FW: Leaky window in Chief's office.

fyi

---

From: William J. Melfi [mailto:ventnorcityoem@comcast.net]  
Sent: Tuesday, March 26, 2013 12:21 PM  
To: John Hazlett  
Subject: Leaky window in Chief's office.

Chief;

FEMA wants to know if you found out if the window was under warranty or going to be fixed by the installer.

If not please get a quote and send it to me so I can forward it to FEMA.

I am still working on FEMA stuff from home as I recover from hand surgery.

Bill Melfi

**#4**

-----Original Message-----

From: Charles Sabatini  
Sent: Friday, May 10, 2013 10:03 AM  
To: Janice Callaghan  
Subject: FW: Leaky window in Chief's office. Sandy Damage. New Haven Fire House OPRA #3

-----Original Message-----

From: Charles Sabatini  
Sent: Wednesday, March 27, 2013 3:34 PM  
To: 'Schramm, Toni'; Bill Melfi  
Cc: Johnson, Karen; [lp5938@gw.njsp.org](mailto:lp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: Leaky window in Chief's office. Sandy Damage. New Haven Fire House

The City had a contract with Aliano Brothers to point the outside walls brick work completely and restore the main roof perimeter rain gutter and 5' wide area of the main perimeter roof. The contract was for \$599,544.80 and was completed very, very recently. The main roof has numerous perimeter leaks (95%) of the leaks. The tower walls have serious leaks which end up leaking into the Chief's office. These leaks did not occur before Sandy to my knowledge.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

Sent: Wednesday, March 27, 2013 3:08 PM

To: Bill Melfi

Cc: Charles Sabatini; Johnson, Karen; [lp5938@gw.njsp.org](mailto:lp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly

Subject: FW: Leaky window in Chief's office. Sandy Damage.

Bill,

In review of the pictures provided by Charles, I wanted to remind you of the conversation we had after my first site visit on 11-18-12, myself, and the team of EHP/Mitigation, in reviewing the damage in the attic area, it was determined to be pre-existing damage based on the aged discoloration of the wooded beams. The bricks and mortar where the leaking water had run down the beams to the wall area shows the signs of aged consistent long term moisture impact shown by the white calcium deposits on the bricks. The pictures of the roof were not available to me at the time but it appears that damage to the area around the chimney is hard to determine without me going on the roof, but based on the patina on what appears to be copper flashing (based on the bluish/green tint) has been in place for some time.

I will be happy to further discuss this with you.

Thank you.

Toni Schramm

Project Specialist

DR-4086-NJ

609-508-2648 Cell

609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]

Sent: Tuesday, March 26, 2013 4:19 PM

To: Schramm, Toni; Bill Melfi

Cc: John Hazlett; Julie Harron; Mike Bagnell; Theresa Kelly; Frank Sarno; Tom Russo; Toro Aboderin

Subject: RE: Leaky window in Chief's office. Sandy Damage.

The City plans to put out to bid the New Haven Avenue Fire House Roof Repair very very shortly. This damage may be covered by insurance.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

Sent: Tuesday, March 26, 2013 3:27 PM

To: Bill Melfi

Cc: Charles Sabatini

Subject: RE: Leaky window in Chief's office.

Bill,

I can't open any of the attachments please resend.

Toni Schramm

Project Specialist

DR-4086-NJ

609-508-2648 Cell

609-484-7569 Fax

-----Original Message-----

From: William J. Melfi [<mailto:ventnorcityoem@comcast.net>]

Sent: Tuesday, March 26, 2013 2:14 PM  
To: Schramm, Toni  
Subject: Fwd: Leaky window in Chief's office.

----- Forwarded Message -----

From: "Charles Sabatini" <[csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)>  
To: "John Hazlett" <[jhazlett@ventnorcity.org](mailto:jhazlett@ventnorcity.org)>, "Bill Melfi" <[ventnorcityoem@comcast.net](mailto:ventnorcityoem@comcast.net)>  
Sent: Tuesday, March 26, 2013 1:34:56 PM  
Subject: RE: Leaky window in Chief's office.

The leaky window is probably from the leaky roof. The roofs (3) were damaged by the last storm.

-----Original Message-----

From: John Hazlett  
Sent: Tuesday, March 26, 2013 1:11 PM  
To: Charles Sabatini  
Subject: FW: Leaky window in Chief's office.

fyi

---

From: William J. Melfi [[ventnorcityoem@comcast.net](mailto:ventnorcityoem@comcast.net)]  
Sent: Tuesday, March 26, 2013 12:21 PM  
To: John Hazlett  
Subject: Leaky window in Chief's office.

Chief;

FEMA wants to know if you found out if the window was under warranty or going to be fixed by the installer.

If not please get a quote and send it to me so I can forward it to FEMA.

I am still working on FEMA stuff from home as I recover from hand surgery.

Bill Melfi

**#5**

-----Original Message-----

From: Charles Sabatini  
Sent: Friday, May 10, 2013 10:03 AM  
To: Janice Callaghan  
Subject: FW: HVAC Replacement City Hall OPRA #3

-----Original Message-----

From: Charles Sabatini  
Sent: Wednesday, March 27, 2013 3:42 PM  
To: 'Schramm, Toni'; Bill Melfi  
Cc: Johnson, Karen; [lp5938@gw.njsp.org](mailto:lp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

See attached.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 3:08 PM

To: Bill Melfi  
Cc: Charles Sabatini; Johnson, Karen; lpp5938@gw.njsp.org; Mike Bagnell; Theresa Kelly  
Subject: FW: Leaky window in Chief's office. Sandy Damage.

Bill,  
In review of the pictures provided by Charles, I wanted to remind you of the conversation we had after my first site visit on 11-18-12, myself, and the team of EHP/Mitigation, in reviewing the damage in the attic area, it was determined to be pre-existing damage based on the aged discoloration of the wooded beams. The bricks and mortar where the leaking water had run down the beams to the wall area shows the signs of aged consistent long term moisture impact shown by the white calcium deposits on the bricks. The pictures of the roof were not available to me at the time but it appears that damage to the area around the chimney is hard to determine without me going on the roof, but based on the patina on what appears to be copper flashing (based on the bluish/green tint) has been in place for some time. I will be happy to further discuss this with you.  
Thank you.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [mailto:csabatini@ventnorcity.org]  
Sent: Tuesday, March 26, 2013 4:19 PM  
To: Schramm, Toni; Bill Melfi  
Cc: John Hazlett; Julie Harron; Mike Bagnell; Theresa Kelly; Frank Sarno; Tom Russo; Toro Aboderin  
Subject: RE: Leaky window in Chief's office. Sandy Damage.

The City plans to put out to bid the New Haven Avenue Fire House Roof Repair very very shortly. This damage may be covered by insurance.

-----Original Message-----

From: Schramm, Toni [mailto:Toni.Schramm@fema.dhs.gov]  
Sent: Tuesday, March 26, 2013 3:27 PM  
To: Bill Melfi  
Cc: Charles Sabatini  
Subject: RE: Leaky window in Chief's office.

Bill,  
I can't open any of the attachments please resend.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: William J. Melfi [mailto:ventnorcityoem@comcast.net]  
Sent: Tuesday, March 26, 2013 2:14 PM  
To: Schramm, Toni  
Subject: Fwd: Leaky window in Chief's office.



----- Forwarded Message -----

From: "Charles Sabatini" <csabatini@ventnorcitey.org>

To: "John Hazlett" <jhazlett@ventnorcitey.org>, "Bill Melfi" <ventnorciteyem@comcast.net>

Sent: Tuesday, March 26, 2013 1:34:56 PM

Subject: RE: Leaky window in Chief's office.

The leaky window is probably from the leaky roof. The roofs (3) were damaged by the last storm.

-----Original Message-----

From: John Hazlett

Sent: Tuesday, March 26, 2013 1:11 PM

To: Charles Sabatini

Subject: FW: Leaky window in Chief's office.

fyi

---

From: William J. Melfi [ventnorciteyem@comcast.net]

Sent: Tuesday, March 26, 2013 12:21 PM

To: John Hazlett

Subject: Leaky window in Chief's office.

Chief;

FEMA wants to know if you found out if the window was under warranty or going to be fixed by the installer.

If not please get a quote and send it to me so I can forward it to FEMA.

I am still working on FEMA stuff from home as I recover from hand surgery.

Bill Melfi

**#6**

-----Original Message-----

From: Charles Sabatini

Sent: Friday, May 10, 2013 10:03 AM

To: Janice Callaghan

Subject: FW: HVAC Replacement City Hall OPRA #3

-----Original Message-----

From: Charles Sabatini

Sent: Tuesday, April 09, 2013 12:50 PM

To: Schramm, Toni ([Toni.Schramm@fema.dhs.gov](mailto:Toni.Schramm@fema.dhs.gov))

Cc: Toro Aboderin

Subject: FW: HVAC Replacement City Hall

-----Original Message-----

From: Charles Sabatini

Sent: Wednesday, March 27, 2013 4:40 PM

To: 'Schramm, Toni'; Bill Melfi; Toro Aboderin

Cc: Johnson, Karen; [lp5938@gw.njsp.org](mailto:lp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly

Subject: RE: HVAC Replacement City Hall & New Haven Fire House previous work.

Tomorrow I have my bi-weekly FEMA meeting at 10:30 AM and after that I have a meeting with the DPW and Water Department with before and after I have construction inspection at the intersection of Buffalo & Winchester Avenues Drainage Improvements and 500 N. Victoria Ave. Sanitary Sewer Replacements.

Please see attached.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 4:18 PM  
To: Charles Sabatini; Bill Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

Charles,  
I'll be by tomorrow morning to pc up the bid quotes and the 2011 contract for the fire department as well.  
Thank you

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
Sent: Wednesday, March 27, 2013 4:14 PM  
To: Schramm, Toni  
Subject: RE: HVAC Replacement City Hall

If you are in the area stop by.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 4:00 PM  
To: Charles Sabatini; William Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

Charles,  
I need to see the full quotes to show what they are bidding to replace not just the letter of the 3 quotes. Would you send those as well.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
Sent: Wednesday, March 27, 2013 3:42 PM  
To: Schramm, Toni; Bill Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly

Subject: RE: HVAC Replacement City Hall

See attached.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

Sent: Wednesday, March 27, 2013 3:08 PM

To: Bill Melfi

Cc: Charles Sabatini; Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly

Subject: FW: Leaky window in Chief's office. Sandy Damage.

Bill,

In review of the pictures provided by Charles, I wanted to remind you of the conversation we had after my first site visit on 11-18-12, myself, and the team of EHP/Mitigation, in reviewing the damage in the attic area, it was determined to be pre-existing damage based on the aged discoloration of the wooded beams. The bricks and mortar where the leaking water had run down the beams to the wall area shows the signs of aged consistent long term moisture impact shown by the white calcium deposits on the bricks. The pictures of the roof were not available to me at the time but it appears that damage to the area around the chimney is hard to determine without me going on the roof, but based on the patina on what appears to be copper flashing (based on the bluish/green tint) has been in place for some time.

I will be happy to further discuss this with you.

Thank you.

Toni Schramm

Project Specialist

DR-4086-NJ

609-508-2648 Cell

609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]

Sent: Tuesday, March 26, 2013 4:19 PM

To: Schramm, Toni; Bill Melfi

Cc: John Hazlett; Julie Harron; Mike Bagnell; Theresa Kelly; Frank Sarno; Tom Russo; Toro Aboderin

Subject: RE: Leaky window in Chief's office. Sandy Damage.

The City plans to put out to bid the New Haven Avenue Fire House Roof Repair very very shortly. This damage may be covered by insurance.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

Sent: Tuesday, March 26, 2013 3:27 PM

To: Bill Melfi

Cc: Charles Sabatini

Subject: RE: Leaky window in Chief's office.

Bill,

I can't open any of the attachments please resend.

Toni Schramm

Project Specialist

DR-4086-NJ

609-508-2648 Cell

609-484-7569 Fax

-----Original Message-----

From: William J. Melfi [<mailto:ventnorcियोem@comcast.net>]  
Sent: Tuesday, March 26, 2013 2:14 PM  
To: Schramm, Toni  
Subject: Fwd: Leaky window in Chief's office.

----- Forwarded Message -----

From: "Charles Sabatini" <[csabatini@ventnorcियोem.org](mailto:csabatini@ventnorcियोem.org)>  
To: "John Hazlett" <[jhazlett@ventnorcियोem.org](mailto:jhazlett@ventnorcियोem.org)>, "Bill Melfi" <[ventnorcियोem@comcast.net](mailto:ventnorcियोem@comcast.net)>  
Sent: Tuesday, March 26, 2013 1:34:56 PM  
Subject: RE: Leaky window in Chief's office.

The leaky window is probably from the leaky roof. The roofs (3) were damaged by the last storm.

-----Original Message-----

From: John Hazlett  
Sent: Tuesday, March 26, 2013 1:11 PM  
To: Charles Sabatini  
Subject: FW: Leaky window in Chief's office.

fyi

---

From: William J. Melfi [[ventnorcियोem@comcast.net](mailto:ventnorcियोem@comcast.net)]  
Sent: Tuesday, March 26, 2013 12:21 PM  
To: John Hazlett  
Subject: Leaky window in Chief's office.

Chief;

FEMA wants to know if you found out if the window was under warranty or going to be fixed by the installer.

If not please get a quote and send it to me so I can forward it to FEMA.

I am still working on FEMA stuff from home as I recover from hand surgery.

Bill Melfi

**#7**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:04 AM  
**To:** Janice Callaghan  
**Subject:** FW: City Hall Upgrades OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, April 09, 2013 1:01 PM  
**To:** Schramm, Toni ([Toni.Schramm@fema.dhs.gov](mailto:Toni.Schramm@fema.dhs.gov))  
**Cc:** Toro Aboderin  
**Subject:** City Hall Upgrades

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building

6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195

Please note my email address has been

**#8**

**From:** Charles Sabatini  
**Sent:** Tuesday, April 09, 2013 1:09 PM  
**To:** Schramm, Toni ([Toni.Schramm@fema.dhs.gov](mailto:Toni.Schramm@fema.dhs.gov))  
**Cc:** Toro Aboderin  
**Subject:** City Hall Upgrades

See attached. Do you need copies of the five (5) resolutions?

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195  
Please note my email address has been updated.  
Email: [csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)

**#9**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:05 AM  
**To:** Janice Callaghan  
**Subject:** FW: New Haven Firehouse 2nd Floor Repair Work OPRA #3

**From:** Charles Sabatini  
**Sent:** Wednesday, April 24, 2013 10:56 AM  
**To:** Schramm, Toni ([Toni.Schramm@fema.dhs.gov](mailto:Toni.Schramm@fema.dhs.gov))  
**Cc:** John Hazlett; Theresa Kelly; Toro Aboderin; Tom Russo; Mike Bagnell; Frank Sarno  
**Subject:** New Haven Firehouse 2nd Floor Repair Work

Was the attached work approved for payment by FEMA?

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195  
Please note my email address has been updated.  
Email: [csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)

#10

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:05 AM  
**To:** Janice Callaghan  
**Subject:** FW: Info needed OPRA #3

**From:** Charles Sabatini  
**Sent:** Wednesday, February 20, 2013 9:19 AM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; Bill Melfi; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell  
**Subject:** RE: Info needed

See attached.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Tuesday, February 19, 2013 8:24 AM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; Bill Melfi; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell  
**Subject:** Info needed

Charles,

I'm resending this to your new updated email that I just received. Sorry if you get a duplication but I wanted to make sure you received it.

Thanks.

Charles,

When I saw you last week you mentioned that you hoped to have some estimates of the removal of the old broiler system. When you get those estimates would you please send me a copy or let me know and I'll come by and pick them up.

Also were you getting information on the new system, if not when can you anticipate getting it?

Thank you for your assistance.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

#11

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:06 AM  
**To:** Janice Callaghan  
**Subject:** FW: Bids for removal of Boiler system OPRA #3

**From:** Charles Sabatini  
**Sent:** Friday, February 22, 2013 12:00 PM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Toro Aboderin; Mike Bagnell; Theresa Kelly; Frank Sarno; David Smith  
**Subject:** RE: Bids for removal of Boiler system

Does FEMA know how to divide by two? If so divide by two. If not hire someone that does know how to divide by two.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

**Sent:** Friday, February 22, 2013 11:00 AM

**To:** Charles Sabatini

**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Toro Aboderin; Mike Bagnell; Theresa Kelly; Frank Sarno; David Smith

**Subject:** RE: Bids for removal of Boiler system

Charles,

I understand the necessity behind the removal of both the units, however FEMA **only considers the cost** for the removal of the **event damaged unit** ( the working one, not the abandoned one), the removal of the abandoned unit is a cost that the City is responsible for. That's why I need a new proposal extracting the cost for removing the abandoned unit as that is not an eligible cost.

If you have any other questions please feel free to call me or discuss this with Mr. Melfi.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]

**Sent:** Friday, February 22, 2013 10:46 AM

**To:** Schramm, Toni

**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Toro Aboderin; Mike Bagnell; Theresa Kelly; Frank Sarno; David Smith

**Subject:** RE: Bids for removal of Boiler system

Toni:

The first floor has structural cracks caused by Hurricane Sandy as determined from the Structural Engineer retained to evaluate the building. The columns immediately adjacent to the abandoned (old) and presently damaged boiler in the basement that support the first floor are in question and may have voids below them. The columns and floors around and under the boilers have to be x-rayed to determine if any voids exist. The x-ray machine cannot perform properly until the boilers (both) are removed. Two attempts have been made to no avail. In addition, the Governor has signed into law the new FEMA maps which change the area of this building (Ventnor City Municipal Building) from a B Zone to an A Zone 1% EI 10. Now we cannot install any equipment below elevation 10. The existing boiler elevation is 4.11 and the basement floor elevation is 5.61. New equipment cannot be reinstalled in these areas.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]

**Sent:** Friday, February 22, 2013 10:13 AM

**To:** Charles Sabatini

**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Bill Melfi; Toro Aboderin; Mike Bagnell

**Subject:** Bids for removal of Boiler system

Charles,

In reviewing the bids you got for the boiler system I need to have the one abandoned steam boiler with all existing pipes within 10LF of the unit removed and any clean up associated, removed from the current bid costs. As this unit was abandoned in the 1970's when the current unit was installed, this old unit was not damaged by the event and is not eligible for removal cost.

Please send me revised bids.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*  
*#12*

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:06 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Email 1 of 2 OPRA #3

**From:** Charles Sabatini  
**Sent:** Monday, February 25, 2013 5:09 PM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Bill Melfi; Leswing-makowski, Erin; Toro Aboderin  
**Subject:** RE: Ventnor City Municipal Building- Historical Building Email 1 of 2

Pictures attached.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Monday, February 25, 2013 4:31 PM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Bill Melfi; Leswing-makowski, Erin  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Email 1 of 2

Charles,

Thank you for sending the information to Erin,  
Please also send the following;

1. How were the boilers removed from the basement? Were they cut up and then removed?  
Disassembled and removed.
2. Do you have an written description of their removal?  
No. Do you need one? A picture can be a thousand words.
3. Do you have any pictures of them being removed?  
See attached.

The answer to these questions are important to the City Hall projects as the building is Historical and without clear cut answers the projects could be delayed in the review queues.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

**From:** Leswing-makowski, Erin  
**Sent:** Monday, February 25, 2013 10:50 AM  
**To:** Schramm, Toni  
**Subject:** FW: Ventnor City Municipal Building- Historical Building Email 1 of 2



Toni,  
Thank the applicant for sending me all the above information, but I still am requiring information on HOW they plan to remove the boilers from the basement. A written description would be great.

Thanks  
Erin

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Monday, February 25, 2013 10:34 AM  
**To:** Leswing-makowski, Erin  
**Subject:** Ventnor City Municipal Building- Historical Building Email 1 of 2

Erin Leswing- Makowski, M.A.  
Archaeology- Historic Preservation Specialist

FEMA  
Region #2- New Jersey  
Environmental and Historic Preservation

[Erin.leswing-makowski@fema.dhs.gov](mailto:Erin.leswing-makowski@fema.dhs.gov)  
BB: 609-480-1192

Erin:

Attached is the only report I have on the building. I have attached pictures of the individual office heating & cooling units and the boilers also. My next email will have the floor plans of the building. These plans will be sent to the Historical Societies at the City, County and State level for their approvals.

Thank you.

Charles Sabatini, PE, PP, CME  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ, 08406  
Tel. # 609-822-2101 Ex. 1901  
Fax # 609-823-8032  
Cell # 609-412-4195  
Please note my email address has been updated.  
Email: [csabatini@ventnorcity.org](mailto:csabatini@ventnorcity.org)

**#13**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:06 AM  
**To:** Janice Callaghan  
**Subject:** FW: STV Report OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, February 26, 2013 1:48 PM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Bill Melfi; Leswing-makowski, Erin; Toro Aboderin  
**Subject:** RE: STV Report

See attached:

Do you have the STV letter dated 2-4-13?

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Tuesday, February 26, 2013 11:45 AM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Bill Melfi; Leswing-makowski, Erin  
**Subject:** Stv Report

Charles,

I have the report from STV referencing the building dated 11-30-12 on a visit they made on 11-29-12, discussing the GPR scans to be done. It makes reference to a visit on 11-16-12, do you have a copy of that report you can send me, probably dated a few days after the 16<sup>th</sup>.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*  
*#14*

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:07 AM  
**To:** Janice Callaghan  
**Subject:** FW: Clarification needed OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, March 05, 2013 9:49 AM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Toro Aboderin; Theresa Kelly; Bill Melfi; David Smith  
**Subject:** RE: Clarification needed

I have attached one of the reports which was later revised and was in question at one point. I do not recall seeing any reports from Concord Atlantic Engineers (CAE). The floor x-ray was in conjunction with Restore-One & STV and is not complete to date.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Monday, March 04, 2013 5:44 PM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Toro Aboderin; Theresa Kelly; Bill Melfi; David Smith  
**Subject:** Clarification needed

Charles,

In reviewing the information and invoices from Restore-One please review for clarification;

1. Restore-One brought in ASI Atlantic GPR (radar) on 11-30-12 under PO # 13-00237 dtd 2-13-13 to locate voids
2. Restore-One brought in CAE, 2 engineers on 1-31-13 under PO # 13-00237 dtd 2-13-13

Do you have reports of the findings for the above, if so will you send me copies?

3. I also have proposals and reports from STV Engineering firm dated 11-21-12, 11-26-12, 11-30-12 (PO # 12-02026 dtd 12-14-12), 12-21-12, and 2-4-13 Starting with a visit on 11-30-12, a GPR was done by them as well and I don't have a copy of that report, please send me one if you have it.

My confusion is over why there appears to be two different sets of Engineers and GPR it seems like a duplication of efforts. Can you help clarify these issues.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*  
**#15**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:07 AM  
**To:** Janice Callaghan  
**Subject:** FW: Clarification needed OPRA #3

**From:** Charles Sabatini  
**Sent:** Tuesday, March 05, 2013 10:36 AM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Toro Aboderin; Theresa Kelly; Bill Melfi; David Smith  
**Subject:** RE: Clarification needed

Here is the whole report.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Monday, March 04, 2013 5:44 PM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Toro Aboderin; Theresa Kelly; Bill Melfi; David Smith  
**Subject:** Clarification needed

Charles,

In reviewing the information and invoices from Restore-One please review for clarification;

1. Restore-One brought in ASI Atlantic GPR (radar) on 11-30-12 under PO # 13-00237 dtd 2-13-13 to locate voids
2. Restore-One brought in CAE, 2 engineers on 1-31-13 under PO # 13-00237 dtd 2-13-13

Do you have reports of the findings for the above, if so will you send me copies?

3. I also have proposals and reports from STV Engineering firm dated 11-21-12, 11-26-12, 11-30-12 (PO # 12-02026 dtd 12-14-12), 12-21-12, and 2-4-13 Starting with a visit on 11-30-12, a GPR was done by them as well and I don't have a copy of that report, please send me one if you have it.

My confusion is over why there appears to be two different sets of Engineers and GPR it seems like a duplication of efforts. Can you help clarify these issues.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*

*609-484-7569 Fax*

**#16**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:08 AM  
**To:** Janice Callaghan  
**Subject:** FW: Info needed OPRA #3

**From:** Charles Sabatini  
**Sent:** Wednesday, March 06, 2013 10:14 AM  
**To:** 'Schramm, Toni'  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); David Smith; Bill Melfi; Mike Bagnell; Theresa Kelly; Toro Aboderin; David Smith; Leswing-makowski, Erin; Tom Russo; Janice Callaghan  
**Subject:** RE: Info needed

I sent their proposal to the solicitor to see if it needed to be bid out or other quotes received. This is still in limbo. See attached.

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Wednesday, March 06, 2013 9:57 AM  
**To:** Charles Sabatini  
**Cc:** Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); David Smith; Bill Melfi; Mike Bagnell; Theresa Kelly; Toro Aboderin; David Smith; Leswing-makowski, Erin  
**Subject:** Info needed

Charles,

A follow up to the boiler/HVAC issue and main floor flooring issue;

1. I have the letter from STV giving Ventnor a proposal to start with plans and getting everything started for the work. Has Ventnor decided to utilize them? Any quotes on replacing the system?
2. Is Ventnor getting anyone in to look at the main floor for quotes?

Also if you would please send me any emails, or any copies of letters/permits between Ventnor and the SHPO so I can attach it to the file, for EHP review of Ventnor's projects.

Thank you.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7569 Fax*

**#17**

-----Original Message-----

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:08 AM  
**To:** Janice Callaghan  
**Subject:** FW: Bulkhead Damage Sandy OPRA #3

-----Original Message-----

**From:** Charles Sabatini  
**Sent:** Friday, April 12, 2013 10:43 AM  
**To:** 'Schramm, Toni'

Cc: Mike Bagnell; Theresa Kelly; Frank Sarno; Toro Aboderin; David Smith; Bill Melfi ([ventnorcityoem@comcast.net](mailto:ventnorcityoem@comcast.net));  
Janice Callaghan; Tom Russo  
Subject: RE: Bulkhead Damage Sandy

Please review the attached letter.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Tuesday, April 09, 2013 12:57 PM  
To: Charles Sabatini  
Subject: RE: HVAC Replacement City Hall

Thank you.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
Sent: Tuesday, April 09, 2013 12:50 PM  
To: Schramm, Toni  
Cc: Toro Aboderin  
Subject: FW: HVAC Replacement City Hall

-----Original Message-----

From: Charles Sabatini  
Sent: Wednesday, March 27, 2013 4:40 PM  
To: 'Schramm, Toni'; Bill Melfi; Toro Aboderin  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall & New Haven Fire House previous work.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 4:18 PM  
To: Charles Sabatini; Bill Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

Charles,  
I'll be by tomorrow morning to pc up the bid quotes and the 2011 contract for the fire department as well.  
Thank you

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]

Sent: Wednesday, March 27, 2013 4:14 PM  
To: Schramm, Toni  
Subject: RE: HVAC Replacement City Hall

If you are in the area stop by.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 4:00 PM  
To: Charles Sabatini; William Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

Charles,

I need to see the full quotes to show what they are bidding to replace not just the letter of the 3 quotes. Would you send those as well.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
Sent: Wednesday, March 27, 2013 3:42 PM  
To: Schramm, Toni; Bill Melfi  
Cc: Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: RE: HVAC Replacement City Hall

See attached.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Wednesday, March 27, 2013 3:08 PM  
To: Bill Melfi  
Cc: Charles Sabatini; Johnson, Karen; [lpp5938@gw.njsp.org](mailto:lpp5938@gw.njsp.org); Mike Bagnell; Theresa Kelly  
Subject: FW: Leaky window in Chief's office. Sandy Damage.

Bill,

In review of the pictures provided by Charles, I wanted to remind you of the conversation we had after my first site visit on 11-18-12, myself, and the team of EHP/Mitigation, in reviewing the damage in the attic area, it was determined to be pre-existing damage based on the aged discoloration of the wooded beams. The bricks and mortar where the leaking water had run down the beams to the wall area shows the signs of aged consistent long term moisture impact shown by the white calcium deposits on the bricks. The pictures of the roof were not available to me at the time but it appears that damage to the area around the chimney is hard to determine without me going on the roof, but based on the patina on what appears to be copper flashing (based on the bluish/green tint) has been in place for some time. I will be happy to further discuss this with you.

Thank you.

Toni Schramm  
Project Specialist  
DR-4086-NJ

609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: Charles Sabatini [<mailto:csabatini@ventnorcitey.org>]  
Sent: Tuesday, March 26, 2013 4:19 PM  
To: Schramm, Toni; Bill Melfi  
Cc: John Hazlett; Julie Harron; Mike Bagnell; Theresa Kelly; Frank Sarno; Tom Russo; Toro Aboderin  
Subject: RE: Leaky window in Chief's office. Sandy Damage.

The City plans to put out to bid the New Haven Avenue Fire House Roof Repair very very shortly. This damage may be covered by insurance.

-----Original Message-----

From: Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
Sent: Tuesday, March 26, 2013 3:27 PM  
To: Bill Melfi  
Cc: Charles Sabatini  
Subject: RE: Leaky window in Chief's office.

Bill,  
I can't open any of the attachments please resend.

Toni Schramm  
Project Specialist  
DR-4086-NJ  
609-508-2648 Cell  
609-484-7569 Fax

-----Original Message-----

From: William J. Melfi [<mailto:ventnorciteyem@comcast.net>]  
Sent: Tuesday, March 26, 2013 2:14 PM  
To: Schramm, Toni  
Subject: Fwd: Leaky window in Chief's office.

----- Forwarded Message -----

From: "Charles Sabatini" <[csabatini@ventnorcitey.org](mailto:csabatini@ventnorcitey.org)>  
To: "John Hazlett" <[jhazlett@ventnorcitey.org](mailto:jhazlett@ventnorcitey.org)>, "Bill Melfi" <[ventnorciteyem@comcast.net](mailto:ventnorciteyem@comcast.net)>  
Sent: Tuesday, March 26, 2013 1:34:56 PM  
Subject: RE: Leaky window in Chief's office.

The leaky window is probably from the leaky roof. The roofs (3) were damaged by the last storm.

-----Original Message-----

From: John Hazlett  
Sent: Tuesday, March 26, 2013 1:11 PM  
To: Charles Sabatini  
Subject: FW: Leaky window in Chief's office.

fyi

---

From: William J. Melfi [[ventnorciteyem@comcast.net](mailto:ventnorciteyem@comcast.net)]  
Sent: Tuesday, March 26, 2013 12:21 PM

To: John Hazlett  
Subject: Leaky window in Chief's office.

Chief;

FEMA wants to know if you found out if the window was under warranty or going to be fixed by the installer.

If not please get a quote and send it to me so I can forward it to FEMA.

I am still working on FEMA stuff from home as I recover from hand surgery.

Bill Melfi

**#18**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:14 AM  
**To:** Janice Callaghan  
**Cc:** Schramm, Toni (Toni.Schramm@fema.dhs.gov)  
**Subject:** FW: Fire Dept.- Items OPRA #3

**From:** AMERICAN Restoration & Cleaning 403 S. Harding Hwy. Landisville, NJ 08326  
[\[mailto:americanrestoration4@verizon.net\]](mailto:americanrestoration4@verizon.net)  
**Sent:** Thursday, April 11, 2013 1:31 PM  
**To:** Charles Sabatini; [armaninidela1@verizon.net](mailto:armaninidela1@verizon.net)  
**Subject:** Fire Dept.- Items

Hi Charles,

Attached is the estimate for the Fire House Second floor items to be cleaned and treated for mold.

Thanks,  
Dave Armanini  
Cell# 609.517.2705

AMERICAN Restoration & Cleaning  
205 East Summer Avenue  
Landisville, NJ 08326  
Office (856)697-1180 or (609)625-5900  
Fax (856)697-8828

[americanrestoration4@verizon.net](mailto:americanrestoration4@verizon.net)  
[www.americanrestorationcleaning.com](http://www.americanrestorationcleaning.com)

**#19**

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:15 AM  
**To:** Janice Callaghan  
**Cc:** Schramm, Toni (Toni.Schramm@fema.dhs.gov)  
**Subject:** FW: Ventnor, NJ Fire House OPRA #3

**From:** Al Paxton [\[mailto:alp@unifiedgroup.com\]](mailto:alp@unifiedgroup.com)  
**Sent:** Friday, January 25, 2013 4:55 PM  
**To:** Charles Sabatini  
**Subject:** FW: Ventnor, NJ Fire House



Charles, I originally sent this to you but had your email address incorrectly spelled. Please see the emails below.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Friday, January 25, 2013 4:53 PM  
**To:** Mike Bagnell ([MBagnell@VentnorCity.org](mailto:MBagnell@VentnorCity.org))  
**Cc:** Bill Melfi ([VentnorCityOEM@comcast.net](mailto:VentnorCityOEM@comcast.net)); 'CSabitini@VentnorCity.org'; 'GBaril@LEGLLC.com'  
**Subject:** FW: Ventnor, NJ Fire House

Mr. Mayor,

My contacts at Forensic Analytical, who are the Certified Industrial Hygienists for many casinos, have recommended Lawrence Environmental to Ventnor City regarding the Main Fire House. The referral specified Gerard Baril, work (212) 682-2001, cell (917) 657-0904.

On behalf of the city I contacted Gerard Baril of Lawrence. He responded by email below and included his attached Professional Profile.

Gerard and I viewed the fire house, for overall size, via Google Earth. Gerard will have a proposal to us on Monday January 28<sup>th</sup> by noon. He can make his inspection on Tuesday morning January 29<sup>th</sup> at 10:15.

His proposal will outline his survey protocol, what kind and how many samples he proposes to take, the costs for independent laboratory analysis, his fee, and the report turnaround time.

I am sure his estimate will be fair and reasonable. Gerard Baril and Lawrence Environmental was the top referral and are very highly recommended.

I do not have Chief Hazlett's email. Would you please let him know regarding this status?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email

(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Gerard Baril [<mailto:shark56@yahoo.com>]  
**Sent:** Friday, January 25, 2013 3:36 PM  
**To:** [alp@unifiedgroup.com](mailto:alp@unifiedgroup.com)  
**Cc:** Gerard Baril  
**Subject:** Ventnor, NJ Fire House

Hello Alberto,

As discussed, here's my biosketch for your records. I intend to issue a proposal for the total coliform survey of the fire house on Monday afternoon. The survey date will be Tuesday, January 29, 2013 at 10:15 AM.

Have a good weekend.

Gerard baril

#20

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:16 AM  
**To:** Janice Callaghan  
**Subject:** FW: CIH Proposal re Ventnor, NJ Fire House OPRA #3  
**Importance:** High

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Monday, January 28, 2013 12:39 PM  
**To:** Mike Bagnell  
**Cc:** Bill Melfi; Charles Sabatini  
**Subject:** CIH Proposal re Ventnor, NJ Fire House  
**Importance:** High

Mike,

It's a not to exceed \$5,000.00. That's very reasonable and from leading CIH. When can you sign?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Gerard Baril [<mailto:Gerry@legllc.com>]  
**Sent:** Monday, January 28, 2013 12:27 PM  
**To:** Al Paxton  
**Subject:** RE: Ventnor, NJ Fire House  
**Importance:** High

Al,

Attached is the proposal for the fire house. As I haven't performed a survey, I put in the cost as a not to exceed. The number is based on taking 25 swab samples. If fewer swab samples are taken, the final cost will be lower.

In order to proceed, I need to receive a signed proposal. Contact me if you have any questions.

Regards,

Gerard L. Baril, CIH  
Principal  
Certified Industrial Hygienist



350 Lexington Avenue -12<sup>th</sup> Floor/PH  
New York, NY 10016  
Phone: 212.682.2001 - Fax: 212.682.1991

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Friday, January 25, 2013 5:00 PM  
**To:** Gerard Baril  
**Cc:** Bill Melfi; Mike Bagnell; [CSabatini@VentnorCity.org](mailto:CSabatini@VentnorCity.org)  
**Subject:** RE: Ventnor, NJ Fire House

Gerard,

My contact information is below.

Please address your proposal and correspondence to:

Mayor Mike Bagnell  
Ventnor City  
6201 Atlantic Avenue  
Ventnor City, NJ 08406  
(609) 437-2323  
[MBagnell@VentnorCity.org](mailto:MBagnell@VentnorCity.org)

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Friday, January 25, 2013 4:53 PM  
**To:** Mike Bagnell ([MBagnell@VentnorCity.org](mailto:MBagnell@VentnorCity.org))  
**Cc:** Bill Melfi ([VentnorCityOEM@comcast.net](mailto:VentnorCityOEM@comcast.net)); 'CSabitini@VentnorCity.org'; 'GBaril@LEGLLC.com'  
**Subject:** FW: Ventnor, NJ Fire House

Mr. Mayor,

My contacts at Forensic Analytical, who are the Certified Industrial Hygienists for many casinos, have recommended Lawrence Environmental to Ventnor City regarding the Main Fire House. The referral specified Gerard Baril, work (212) 682-2001, cell (917) 657-0904.

On behalf of the city I contacted Gerard Baril of Lawrence. He responded by email below and included his attached Professional Profile.

Gerard and I viewed the fire house, for overall size, via Google Earth. Gerard will have a proposal to us on Monday January 28<sup>th</sup> by noon. He can make his inspection on Tuesday morning January 29<sup>th</sup> at 10:15.

His proposal will outline his survey protocol, what kind and how many samples he proposes to take, the costs for independent laboratory analysis, his fee, and the report turnaround time.

I am sure his estimate will be fair and reasonable. Gerard Baril and Lawrence Environmental was the top referral and are very highly recommended.

I do not have Chief Hazlett's email. Would you please let him know regarding this status?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Gerard Baril [<mailto:shark56@yahoo.com>]  
**Sent:** Friday, January 25, 2013 3:36 PM  
**To:** [alp@unifiedgroup.com](mailto:alp@unifiedgroup.com)  
**Cc:** Gerard Baril  
**Subject:** Ventnor, NJ Fire House

Hello Alberto,

As discussed, here's my biosketch for your records. I intend to issue a proposal for the total coliform survey of the fire house on Monday afternoon. The survey date will be Tuesday, January 29, 2013 at 10:15 AM.

Have a good weekend.

Gerard baril

#21

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:16 AM  
**To:** Janice Callaghan  
**Subject:** FW: Titus Field - Recreation Office and Concession Building OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 1:00 PM  
**To:** Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Titus Field - Recreation Office and Concession Building

Bill,

Attached are 4 estimates: 2 buildings, segregated into Flood and Wind, per FEMA's request. Please read these for content and sense. The last double check on my part will be Union Wage rates.

Let me know your comments or your approval please.

I put as much as possible to Wind, since there is no flood insurance and FEMA only pays 75% of their limited scope of repair.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#22

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:17 AM  
**To:** Janice Callaghan  
**Subject:** FW: UBS estimate re FLOOD at Main Public Works Bldg. OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 2:35 PM  
**To:** Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** UBS estimate re FLOOD at Main Public Works Bldg.

Bill,

Attached is 1 estimate for Flood at the Main Public Works building.

Please read these for content and sense. The last double check on my part will be Union Wage rates.

Let me know your comments or your approval please.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#23

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:18 AM  
**To:** Janice Callaghan  
**Subject:** FW: Union Wage Rates OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Wednesday, January 30, 2013 7:11 AM  
**To:** Charles Sabatini  
**Subject:** FW: Union Wage Rates

Charles, the email below is what I submitted to FEMA. The estimates I am submitting today to FEMA are based on union rates. Thank you for your input re Atlantic County rates.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 7:54 PM  
**To:** 'Schramm, Toni'; Mike Bagnell  
**Cc:** 'Johnson, Karen'; 'William J. Melfi'  
**Subject:** RE: Union Wage Rates

Toni,

The estimates I am submitting to Bill Melfi and you are using the Xactimate estimating system; the data base used is specifically published by Xactimate and is dated January 13, 2013. These same identical estimates are being submitted to the insurance carrier.

I made a copy of the standard data base and added "Union" to the file save name.

Charles Sabatini, the City Engineer, supplied me with the attached 68-page Atlantic County union information.

I looked up the wage rates, copied the values to the re-named "Union" Xactimate d/B, and saved it. The "converted" attachment allows a side-by-side comparison by trade.

Then I re-ran the estimates attaching the "union" d/B. Tomorrow I will start submitting the Hurricane Sandy damage estimates segregated by WIND and FLOOD.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Schramm, Toni [<mailto:Toni.Schramm@fema.dhs.gov>]  
**Sent:** Tuesday, January 29, 2013 2:44 PM  
**To:** [alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com)  
**Cc:** Johnson, Karen; William J. Melfi  
**Subject:** FW: Union Wage Rates

Al,  
Please see answer below. Let me know if you need further assistance.

*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7025 Fax*

**From:** Johnson, Karen  
**Sent:** Tuesday, January 29, 2013 2:34 PM  
**To:** Schramm, Toni  
**Cc:** William J. Melfi  
**Subject:** RE: Union Wage Rates

- 1) RS Means allows both Union and non-Union wages
- 2) There are two choices for cost escalation for the AC area – zipcodes starting with 082 and 084. The escalations are by trades/material types (i.e. Masonry etc.)

**From:** Schramm, Toni  
**Sent:** Tuesday, January 29, 2013 2:32 PM  
**To:** Johnson, Karen  
**Cc:** William J. Melfi  
**Subject:** FW: Union Wage Rates

Karen,  
Can you assist me with answering this question to Bill, since you have recently been using the RS means.  
Thank you.



*Toni Schramm*  
*Project Specialist*  
*DR-4086-NJ*  
*609-508-2648 Cell*  
*609-484-7025 Fax*

**From:** William J. Melfi [<mailto:ventnorcityoem@comcast.net>]  
**Sent:** Tuesday, January 29, 2013 2:28 PM  
**To:** Schramm, Toni  
**Subject:** Fwd: Union Wage Rates

Toni;

Would you please contact Al Paxton and answer his question below.

You can contact him directly as his info is at the bottom of the email.

Bill Melfi

**From:** "Al Paxton" <[alp@unifiedgroup.com](mailto:alp@unifiedgroup.com)>  
**To:** "Bill Melfi" <[VentnorCityOEM@comcast.net](mailto:VentnorCityOEM@comcast.net)>  
**Cc:** "Mike Bagnell" <[MBagnell@VentnorCity.org](mailto:MBagnell@VentnorCity.org)>, [CSabatini@VentnorCity.org](mailto:CSabatini@VentnorCity.org)  
**Sent:** Tuesday, January 29, 2013 11:07:14 AM  
**Subject:** FW: Union Wage Rates

Bill, per Charles below, he is not sure if RS Means completely uses Union Wage rates. Please confirm with Toni. Also is the FEMA version of RS Means specific to AC via actual data or is it only trended to AC via weighted Material/Labor Local Multipliers?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Tuesday, January 29, 2013 11:00 AM

**To:** Al Paxton  
**Subject:** RE: Union Wage Rates

I never used the other divisions only site work.

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 10:15 AM  
**To:** Charles Sabatini; Bill Melfi; Mike Bagnell  
**Cc:** 'Rick Collins'; [amyr@hankinsandman.com](mailto:amyr@hankinsandman.com)  
**Subject:** RE: Union Wage Rates

Charles,

Do you think RS Means only uses union rates for only Site Work (Div 2) or do you think they use union rates for the other remaining CSI Divisions?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Tuesday, January 29, 2013 10:15 AM  
**To:** Al Paxton; Bill Melfi; Mike Bagnell  
**Cc:** 'Rick Collins'; [amyr@hankinsandman.com](mailto:amyr@hankinsandman.com)  
**Subject:** RE: Union Wage Rates

I believe RS Means uses union wages for site work. All other insurance programs do not use union wages but use averaged private repair rates.

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 10:03 AM  
**To:** Bill Melfi; Mike Bagnell  
**Cc:** Charles Sabatini; 'Rick Collins'; [amyr@hankinsandman.com](mailto:amyr@hankinsandman.com)  
**Subject:** RE: Union Wage Rates

Bill, with the union rate information you received from Charles, would you please:

1. Pass this along to Toni.
2. Follow up with Toni that the RS Means data she will be using to prepare her PW's and review the UBS estimates is reflecting Union Rates.

Thanks.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

**From:** Charles Sabatini [<mailto:csabatini@ventnorcity.org>]  
**Sent:** Tuesday, January 29, 2013 10:01 AM  
**To:** Al Paxton; Mike Bagnell  
**Cc:** Bill Melfi; Rick Collins; [amyr@hankinsandman.com](mailto:amyr@hankinsandman.com)  
**Subject:** RE: Union Wage Rates

Al:

Attached are the Davis Bacon Wage Rates, The New Jersey State Wide Wage Rates, and the Atlantic County Wages Rates. You must use the highest rate. Usually but not all the time the local wage rates are highest, followed by the Atlantic County Wage Rates, followed by the Federal Wage Rates (Davis Bacon Wage Rates). This is the trickle up theory. Local wages are increased first and they are then passed up the chain of command.

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Tuesday, January 29, 2013 8:13 AM  
**To:** Charles Sabatini; Mike Bagnell  
**Cc:** Bill Melfi; Rick Collins  
**Subject:** Union Wage Rates

Charles,

I need your assistance please.

Gov Christi has or will sign a bill that says "all repairs to government buildings will be based on union rates".

Can you get me a list of union rates?

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email

(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#24

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:18 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0801 Recreation Office WIND OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Wednesday, January 30, 2013 7:51 AM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0801 Recreation Office WIND

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0801 Recreation Office at Titus Field, WIND damage, based on UNION rates.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#25

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:19 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0801 Recreation Office FLOOD OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Wednesday, January 30, 2013 7:48 AM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0801 Recreation Office FLOOD

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0801 Recreation Office at Titus Field, FLOOD damage, based on UNION rates. It is my understanding that there is no NFIP Flood insurance coverage for this site.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#26

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:19 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0802 Concession Building FLOOD OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Wednesday, January 30, 2013 9:38 AM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0802 Concession Building FLOOD

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0802 Concession Building at Titus Field, FLOOD damage, based on UNION rates. It is my understanding that there is no NFIP Flood insurance coverage for this site.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#27

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:20 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0802 Concession Building WIND OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Wednesday, January 30, 2013 9:40 AM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0802 Concession Building WIND

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0802 Concession Building at Titus Field, WIND damage, based on UNION rates.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane

Dallas, TX 75203-1013

(214) 942-0385 - Office

(214) 942-4363 - Fax

[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#28

**From:** Charles Sabatini

**Sent:** Friday, May 10, 2013 10:20 AM

**To:** Janice Callaghan

**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0401 Main Public Works Building FLOOD OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]

**Sent:** Wednesday, January 30, 2013 10:36 AM

**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi

**Cc:** Mike Bagnell; Charles Sabatini

**Subject:** Ventnor City submitting damage estimate re Bldg 0401 Main Public Works Building FLOOD

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0401 Main Public Works Building, FLOOD damage, based on UNION rates. It is my understanding that there is no NFIP Flood insurance coverage for this site.

Positive Energy / High Standards / Have Fun

Albert S. Paxton

Project Director

(310) 877-7888 - Mobile

[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email

(678) 437-7201 - eFAX



209 East Greenbriar Lane

Dallas, TX 75203-1013

(214) 942-0385 - Office

(214) 942-4363 - Fax

[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#29

**From:** Charles Sabatini

**Sent:** Friday, May 10, 2013 10:20 AM

**To:** Janice Callaghan

**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0401 Main Public Works Building WIND OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]

**Sent:** Wednesday, January 30, 2013 4:33 PM

**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi

**Cc:** Mike Bagnell; Charles Sabatini

**Subject:** Ventnor City submitting damage estimate re Bldg 0401 Main Public Works Building WIND

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0401 Main Public Works Building, WIND damage, based on UNION rates.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#30

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:21 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0402 Public Works Garage FLOOD OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Thursday, January 31, 2013 4:48 PM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0402 Public Works Garage FLOOD

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0402 Public Works Garage, FLOOD damage, based on UNION rates. It is my understanding that there is no NFIP Flood insurance coverage for this site.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX





209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#31

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:21 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0402 Public Works Garage WIND OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Thursday, January 31, 2013 4:50 PM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0402 Public Works Garage WIND

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0402 Public Works Garage, WIND damage, based on UNION rates.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#32

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:21 AM  
**To:** Janice Callaghan  
**Subject:** FW: Ventnor City submitting damage estimate re Bldg. 0101 City Hall FLOOD OPRA #3

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Friday, February 01, 2013 1:33 PM  
**To:** Toni Schramm <[Toni.Schramm@FEMA.dhs.gov](mailto:Toni.Schramm@FEMA.dhs.gov)>; Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** Ventnor City submitting damage estimate re Bldg 0101 City Hall FLOOD

Toni / Bill,

I am submitting the attached damage estimate on behalf of Ventnor City. This estimate is being submitted to both FEMA and the insurance carriers.

The subject property is Bldg 0101 City Hall, FLOOD damage, based on UNION rates. It is my understanding that there is insurance coverage for this site.

Positive Energy / High Standards / Have Fun

Albert S. Paxton  
Project Director  
(310) 877-7888 - Mobile  
[alp@UnifiedGroup.com](mailto:alp@UnifiedGroup.com) - Email  
(678) 437-7201 - eFAX



209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
[www.UnifiedGroup.com](http://www.UnifiedGroup.com)

#33

-----Original Message-----

**From:** Charles Sabatini  
**Sent:** Friday, May 10, 2013 10:22 AM  
**To:** Janice Callaghan  
**Subject:** FW: windstorm info for Ventnor OPRA #3

-----Original Message-----

**From:** Al Paxton [<mailto:alp@unifiedgroup.com>]  
**Sent:** Monday, February 04, 2013 7:41 AM  
**To:** Bill Melfi  
**Cc:** Mike Bagnell; Charles Sabatini  
**Subject:** FW: windstorm info for Ventnor

This is an email from Stan Gunnison regarding the city's wind deductible.

Positive Energy / High Standards / Have Fun

Albert S. Paxton

Project Director  
(310) 877-7888 - Mobile  
alp@UnifiedGroup.com - Email  
(678) 437-7201 - eFAX

209 East Greenbriar Lane  
Dallas, TX 75203-1013

(214) 942-0385 - Office  
(214) 942-4363 - Fax  
www.UnifiedGroup.com

-----Original Message-----

From: Stanley Gunnison [mailto:SHGUNNISON@insuranceagenciesinc.com]  
Sent: Tuesday, January 29, 2013 9:40 AM  
To: Al Paxton  
Subject: Fwd: windstorm info for Ventnor

Al: Please see the attached example of the named storm wind deductible and how it works. This is the explanation of the intended coverage approach for the program Ventnor is in.

I hope this helps  
Thanks,  
Stan Gunnison

Sent from my iPad

Begin forwarded message:

From: Terry Gunnison  
<TGUNNISO@insuranceagenciesinc.com<mailto:TGUNNISO@insuranceagenciesinc.com>  
>  
Date: January 29, 2013, 7:29:15 AM MST  
To: Stanley Gunnison  
<SHGUNNISON@insuranceagenciesinc.com<mailto:SHGUNNISON@insuranceagenciesinc.com>>  
Subject: windstorm info for Ventnor

[cid:64A94507-D6DF-4E30-9FF6-02923AC96F96]