

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

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**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

December 7, 2022

To: Mary L. Sahady, Chairwoman
David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** on **MONDAY, DECEMBER 12, 2022, at 4:30 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

1. Roll Call

--Citizen Input

--Resident Input

2. Minutes of the Regular Meeting held on November 14, 2022

Recommended Action: to accept

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

3. Bills and Communications

a) Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Reports
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

Recommended Action: to accept

5. Financial Reports

a) Financial Reports (for 7 month period ending 10/31/2022)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

Old Business

a) Contract Award for Elevator Modernization (#'s 3 & 4) at Cardinal Medeiros Towers

(Four (4) bids were received and opened on October 27, 2022)

Recommended Action: table for thirty (30) days

New Business

1. **Procurement**

- a) On-Call Trade Services Contracts for Painting, Carpentry, Plumbing, Electrical, Door & Glass Fabrication, HVAC/Asphalt/Concrete Services and Flooring Installation & Repair

Recommended Action: approve corrected price for Flooring Installation & Repair—All Phase Property Maintenance & Repair—VCT \$2.85 per sq-ft (corrected from \$2.35 per sq-ft)

- b) Laundry Services Contract

Recommended Action: award a five (5) year contract to the lone bidder, Automatic Laundry, with two (2) separate and distinct one (1) year renewal options, at the sole discretion of the FRHA

- c) Fall River Joint Tenants Council, Inc. Executive Director Contract

Recommended Action: award a one (1) year contract to the lone responder, Edward Gagnon, in an amount not to exceed \$25 per hour (20 hours per week)

2. **Modernization**

- a) Change Order No. 1 for the Apartment Conversions Project (Phase 2/ 13th Floor) at Cardinal Medeiros Towers

(Change Order No. 1 is an INCREASE of \$2,352.84 to the Contract for the additional electrical and fire alarm modifications in the new units and the Contract time will increase by two (2) days)

Recommended Action: approval

4.

- b) Certificate of Final Completion for the Basement Renovations/
Upgrades at Maple Gardens

Recommended Action: approval

- c) Certificate of Substantial Completion for the Smoke Alarm
Replacement Project at Sunset Hill

Recommended Action: approval

- d) Certificate of Completion-Consolidated for the Smoke Alarm
Replacement Project at Sunset Hill

Recommended Action: approval

- e) Certificate of Substantial Completion for the Underground Electrical
Project (Phase 3) at Maple Gardens

Recommended Action: approval

- f) Certificate of Final Completion for the Underground Electrical
Project (Phase 3) at Maple Gardens

Recommended Action: approval

- g) Permission to Advertise for Bids for the Replacement of Existing
Fire Alarm Panel at James A. O'Brien, Sr. Apartments

Recommended Action: approval

- h) Elevator COP Stop Switch & Phase 2 Key Switch Replacement

**Recommended Action: award a contract to Delta Bethwith
Elevator Co., in an amount not to exceed \$47,256.00 (for 12
elevators at 6 sites)**

5.

3. Personnel

- a) "Temporary" Receptionist Position

Recommended Action: ratify appointment of Yaziel Rivera

EXECUTIVE SESSION

- a) Update on a Personnel Matter

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (5) to investigate charges of criminal misconduct or to consider the filing of criminal complaints)

Recommended Action: discussion

and the transaction of any other business that may come before the meeting.

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg