

REVISED AGENDA

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

Original Agenda Filed on 2/8/24 @ 9:12 a.m.

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500
FAX 508-677-1346**

**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

February 7, 2024

To: David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner
Stephen Long, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** on **MONDAY, FEBRUARY 12, 2024, 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

--Election of Chairperson for 2024

--Citizen Input

--Resident Input

2. Minutes of the Annual Meeting held on January 8, 2024

Amended Minutes of the Regular Meeting held on February 13, 2023

Recommended Action: to accept

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

2.

3. Bills and Communications

3) Vouchers

Recommended Action: to accept

3. 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

3. Financial Reports

- a) Financial Reports (for period ending 12/31/23)
- b) State Quarterly Modernization Report (for period ending 12/31/23)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

3.

Old Business

- a) Constable Services Contract (2/1/24 to 1/31/26)

Recommended Action: rebid OR award a two (2) year contract to Patrick Duddy, Bristol County Civil Process, in the amount of \$65,000

New Business

1. Modernization

- a) Change Order No. 1 for the Interior Flooring, Trim and ADA Improvements at Elmer & Corbett Street (Chapter 689-1) EOHLIC #095179

(Change Order No. 1 is an INCREASE in the amount of \$14,795.12, and an increase of 90 days to the Contract time)

Recommended Action: approval, contingent upon final approval from EOHLIC

- b) Permission to Advertise for the Emergency Generator Modernization Project at Cottell Heights

Recommended Action: approval

- c) Permission to Advertise for Site Improvements and New Emergency Generator Project at Bates/Tower Apartments

Recommended Action: approval

- d) Permission to Advertise for the Boiler & Domestic Hot Water Replacement Project at Riley Plaza

Recommended Action: approval

4.

- e) Permission to Advertise for Roof Replacement Project (Phase 6) at Sunset Hill

Recommended Action: approval

- f) Permission to Advertise for Roof Replacement Project at Riley Plaza

Recommended Action: approval

- g) Request for **Hanwha WAVE Video Management Software (VMS) Platform** to be a proprietary item for the Video Security System Project at Diaferio Village—(it is currently being utilized at a minimum of 4 separate developments)

Recommended Action: approval

- h) Change Order No. 1 for the Crawl Space Ventilation Project at Sunset Hill

(Change Order No. 1 is a CREDIT in the amount of \$2,217.62, and an increase of 116 days to the Contract time due to an extensively long lead time for the delivery of the louvers & unforeseen conditions)

Recommended Action: approval

- i) Certificate of Completion-Consolidated for the Crawl Space Ventilation Project at Sunset Hill

Recommended Action: approval

5.

j) Change Order No. 1 for the Façade Repairs at Oliveira Apartments

(Change Order No. 1 is an INCREASE in the amount of \$33,797.85 to the Contract, and an increase of 144 days to the Contract time in order for construction to resume when the outdoor temperatures are consistently above 40 degrees (in Spring) so as not to require temporary heat)

Recommended Action: approval

2. Miscellaneous

a) On-Call Trade Services Contract

(Painting, Carpentry, Plumbing, Electrical, Door & Glass Fabrication, HVAC, Asphalt-Concrete Repairs, and Flooring Installation & Repairs)

Recommended Action: award 22 one (1) year contracts to each of the various Contractors (listed on attached award memo), in an amount not to exceed \$60,000 or \$100,000 as noted

b) Open Meeting Law (OML) Response Filed by General Counsel Regarding Complaint Filed by Patrick Higgins on 12/12/23

Recommended Action: for information--response by General Counsel to Attorney General's Office and Mr. Higgins

c) EOHLIC (formerly DHCD) Wage Match Certification for FY2023

Recommended Action: approval

6.

- d) Permission to Advertise for a Five (5) Year Lease for Cell Tower Rooftop Space at James A. O'Brien, Sr. Apartments (34 Whipple Street)

Recommended Action: approval

- e) Permission to Solicit Bids for a Five (5) Year Contract for Moving & Storage Services

Recommended Action: approval

3. Personnel

- a) Procurement Specialist Position

Recommended Action: ratify appointment of Justice Crevier

- b) Plumber Positions (3)

**Recommended Action: approve appointments of:
(separate vote for each appointment)**

- 1. Mark Furtado**
- 2. Kevin Kirby**
- 3. Steven Furtado**

- c) Retirement of Employee

Recommended Action: approve disability retirement of Keith Vieira

- d) Executive Director Evaluation

Recommended Action: distribute to Department Heads for completion (to be returned to Executive Office Coordinator by 2/29/24)

7.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Sbardella". The signature is written in black ink and is positioned above a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg