

Revised Agenda—Original Posting 10/9/24 @ 2:08 p.m.

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

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

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

**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

October 9, 2024

To: Stephen R. Long, Chairman
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 **Postponed Regular Session** on **THURSDAY, OCTOBER 17, 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

--Language for the Open Meeting Law

--Citizen Input

--Resident Input

2. Minutes of the Regular Meeting held on September 9, 2024

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 (Director of Finance)

a. Monthly Financial Statements (August 2024)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

a) Change Order No. 1 for Roof Replacement at Riley Plaza

(Change Order No. 1 is a CREDIT of \$2,800.00 to the Contract due to no deteriorated plywood roof sheathing encountered during the

3.

work; therefore, the unit price allowances of \$2,800.00 were not used.)

Recommended Action: approval

- b) Certificate of Completion-Consolidated for the Roof Replacement at Riley Plaza

(The General Contractor, WPI Construction, Inc., completed all work items. The final Contract amount was \$150,200.00.)

Recommended Action: approval

- c) Change Order No. 2 for the Boiler & Domestic Water Heater Replacement project at Cottell Heights

(Change Order No. 2 is an INCREASE of \$39,634.01 to the Contract for the revised piping modifications requested for the domestic hot water system, for the insulation of the existing buffer tank, and the relocation of the new expansion tanks. There is no change to the Contract time.)

Recommended Action: approval

- d) Permission to Advertise for Bids for Indefinite Quantity/Delivery Services at all Federally Aided Developments

Recommended Action: approval

2. Procurement

- a) Voice Over IP System (VOIP) Management Services

Recommended Action: award a five (5) year contract (with two (2) one-year options to renew, at the sole discretion of the FRHA) to MTSI, in the amount of \$112,923.20

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b) Grass Cutting Services

Recommended Action: offer the final one (1) year option to renew for grass cutting services to Paul Nunes & Sons, in an amount of \$105,000.00

c) Management and Implementation of the Integrated Web-Based Software

Recommended Action: award a five (5) year contract (with two (2) separate one-year options to renew, at the sole discretion of the FRHA) to Management Computer Services, Inc., in the amount of \$333,950.00

3. Miscellaneous

a) HUD Section 8 Payment Standards (Effective 1/1/2025)

Recommended Action: approval

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg