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

KEVIN SBARDELLA
EXECUTIVE DIRECTOR

TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR

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

June 11, 2025

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 **MONDAY, JUNE 16, 2025, 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
(Attorney Michael Sousa)

--Citizen Input

--Resident Input

2. **Minutes of the Regular Meeting held on May 12, 2025**

Recommended Action: to accept

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 period ending 3/31/25)

Recommended Action: approval

6. **Update from Executive Director**

Recommended Action: for information

New Business

1. Modernization

a) Contract Award for the Comprehensive Building & Site Upgrades (Gateway Cities) at Maple Gardens, Fall River 200-2 (EOHLC #095177)

(Four (4) bids were received and opened on May 28, 2025)

Recommended Action: award Contract to low bidder, JJ Cardosi, Inc., in the amount of $6,271,306.00, contingent upon final approval from EOHLC

b) Contract Award for the Window Replacement project at James A. O'Brien, Sr. Apartments, Mass. 6-5

(Eight (8) bids were received and opened on May 22, 2025)

Recommended Action: award Contract to low bidder, NENA Construction, Inc., in the amount of $2,599,000.00

c) Contract Award for the Roof Replacement project (Phase 7) at Buildings No. 26 and 30 at Sunset Hill, Mass. 6-1

(Nine (9) bids were received and opened on May 29, 2025)

Recommended Action: award Contract to low bidder, WPI Construction, Inc., in the amount of $595,500.00

d) Contract Award for the Boiler Replacement project at James A. O'Brien, Sr. Apartments, Mass. 6-5

(Four (4) bids were received and opened on May 14, 2025)

Recommended Action: award Contract to low bidder, George T. Wilkinson, Inc., in the amount of $525,014.00

e) Contract Award for the Replacement/Addition of Smoke Detectors at Father Vincent Diaferio Village, Mass. 6-3 (funded through the Safety & Security Grant)

(Five (5) bids were received and opened on March 30, 2025)

(Note: This contract was awarded to the 2nd low bidder, Laracy Electrical Contractors, Inc., at the April 14, 2025 Board meeting. Laracy Electrical Contractors, Inc. withdrew their bid.)

Recommended Action: award Contract to the third lowest Bidder, M-V Electrical Contractors, Inc., in the amount of $218,865.00

f) Change Order No. 1 for the Boiler and Water Heater Replacement at George E. Riley Plaza, Mass. 6-17

(Change Order No. 1 is a CREDIT in the amount of $1,543.57)

Recommended Action: approval

g) Certificate of Completion-Consolidated for the Boiler and Water Heater Replacement at George E. Riley Plaza, Mass. 6-17

(The General Contractor, Glionna Plumbing & Heating, Inc., Completed all work items. The final Contract amount was $585,011.43)

Recommended Action: approval

h) Request Manufacturer **Edwards EST-4** be a proprietary item for the fire alarm control panel for the Fall River Federal Pacific Panel and Fire Alarm System project at Chor-Bishop Joseph Eid Apartments, Fall River 667-3 (EOHLC #095180), to be completely compatible between replacement of control equipment and existing peripheral devices

Recommended Action: approval

2. Procurement

a) Fire Extinguisher Inspections Services

Recommended Action: award a three (3) year contract to the lone vendor, Integrity Fire Extinguisher Service, in an amount not to exceed $7,012.00

3. Miscellaneous

a) Housing Choice Voucher Program (HCVP) Administrative Plan Amendment

Recommended Action: approval

b) EOHLC Regional Capital Assistance Team (RCAT) Program Waiver

Recommended Action: approval of three (3) year waiver (2025-2028)

c) Management Services Agreement Between the FRHA and the Somerset Housing Authority (maintenance operations assistance)

Recommended Action: approval

d) Agreement for the Administration of the Swansea Housing Authority HUD Public Housing Program by the FRHA

Recommended Action: approval

e) Designated Housing Plan (DHP) Renewal (HUD)

Recommended Action: approve submission of renewal request for an additional two (2) year period to 2027

f) Purchase of Natural Gas through NRG/Power Options

Recommended Action: discussion/approval

g) Purchase of Electricity through Constellation Energy

Recommended Action: discussion/approval

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

Sincerely,

Kevin Sbardella, Executive Director
KS:mjg