

QUINCY HOUSING AUTHORITY
80 CLAY STREET, QUINCY, MA 02170
BOARD OF COMMISSIONERS MEETING, October 21, 2020 5:00 P.M.

REMOTE PARTICIPATION MEETING

Quincy Housing Authority Board Meeting
Wed, Oct 21, 2020 5:00 PM - 6:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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Access Code: 969-477-477

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
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- I. Roll Call
- II. Pledge of Allegiance
- III. Approval of Minutes of the September 16, 2020 Regular Board Meeting
- IV. Harborview Residents' Committee, Inc.
- V. Residents' Council for Elderly/Disabled Residents of the QHA

Mod/Maintenance

1. Motion to Award and Authorize the Executive Director to enter into a contract with Vareika Construction, Inc. for the Accessible Unit Conversion at O'Brien Towers. The contract will be in the amount of \$795,600.00. The contract includes the Base Bid of \$777,300.00 and Alternate #1 for Automatic Door Operators at each unit in the amount of \$18,300.00. The Bids were opened on

September 11, 2020, there were seven (7) bidders and Vareika Construction was the low bidder. (See attached Bid Tabulation).

2. Motion to Award and Authorize the Executive Director to enter into a contract with Terminal for the supply of new desktop computers, monitors with cameras and headsets. The contract will be in the amount of \$15,124.26. The Quotes were opened on October 5, 2020, there were four (4) bidders and Terminal was the low bidder. (See attached Bid Tabulation).
3. Motion to Approve and Authorize the Executive Director to execute Amendment # 14 to the Contract for Financial Assistance for the Capital Improvement Work Plan #5001 between the Commonwealth of Massachusetts Department of Housing and Community Development and the Quincy Housing Authority. Amendment # 14 will result in an increase of \$1,480,807.00 to Work Plan #5001, bringing the total award to \$19, 527,006.50.
4. Motion to Approve and Authorize the Executive Director to execute Amendment # 15 to the Contract for Financial Assistance for the Capital Improvement Work Plan #5001 between the Commonwealth of Massachusetts Department of Housing and Community Development and the Quincy Housing Authority. Amendment # 15 will result in an increase of \$20,000.00 to Work Plan #5001, bringing the total award to \$19, 547,006.50.
5. Motion to Award and Authorize the Executive Director to enter into a contract with Alares Architects and Engineers for the Exterior Masonry Repairs at Sawyer Towers. A Work Order was prepared by DHCD and Alares Architects and Engineers was assigned the project under the DHCD “House Doctor” program. The contract is in the amount of \$53,288.00.
6. Motion to Award and Authorize the Executive Director to enter into a contract with Integrated Electrical Systems for the Exterior Lighting Upgrade at Crowley Court. The contract will be in the amount of \$17,000.00 The Quotes were opened on October 14, 2020, and Integrated Electrical Systems was the only bidder. (See attached Bid Tabulation).
7. Motion to Award and Authorize the Executive Director to enter into a contract with Reliable Fence for the Fence Replacement at Sawyer Towers The contract will be in the amount of \$6,998.00 The Quotes were opened on October 14, 2020, and Reliable Fence was the low bidder. (See attached Bid Tabulation).

8. Motion to Award and Authorize the Executive Director to enter into a contract with Boston Commercial Door for the Exterior Door Replacement at Pagnano Towers. The contract will be in the amount of \$17,698.00 The Quotes were opened on October 14, 2020, and Boston Commercial Door was the low bidder. (See attached Bid Tabulation).
9. Motion to Award and Authorize the Executive Director to enter into a contract with Scroll Contracting for the Suspended Ceiling Replacement at Pagnano Towers. The contract will be in the amount of \$49,650.00 The Quotes were opened on October 14, 2020, and Scroll Contracting was the low bidder. (See attached Bid Tabulation).
10. Motion to Award and Authorize the Executive Director to enter into a contract with Boston Commercial Door for the Basement Door Replacement at Riverview. The contract will be in the amount of \$37,250.00 The Quotes were opened on October 14, 2020, and Boston Commercial Door was the low bidder. (See attached Bid Tabulation).
11. Motion to Award and Authorize the Executive Director to enter into a contract with AEI Consultants for the RAD Capital Needs Assessments for Pagnano Towers, and Drohan Apartments and the Section 18 Disposition for O'Brien Towers and Riverview. The contract will be in the amount of \$30,975.00 The Proposals were due by September 8, 2020, and AEI Consultants submitted the most comprehensive Proposal that met the requirements of the RFP. (See attached Proposal Evaluation).

Finance

1. Motion to award:
 - Federal property insurance to (winning bidders name) in the amount of:_____
 - Crime insurance to (winning bidders name) in the amount of:_____
 - Public Officials Liability Insurance to (winning bidders name)in the amount of:_____
 - Employment Practices and General Liability Insurance to (winning bidders name) in the amount of:_____
2. Motion to adopt 100% of the FY 2021 Fair Market Rents (FMR) as the Payment Standard effective with 11/1/2020 new admissions, moves and 1/1/2021 recertifications.

Support Services/Tenant Services/Leased Housing

Executive Director's Report

Adjournment