

FALMOUTH HOUSING AUTHORITY
COMMISSIONERS' SPECIAL BOARD MEETING MINUTES

Thursday, November 5, 2020 at 4:30 p.m.

The Falmouth Housing Authority conducted Special Session Commissioners Board Meeting on Thursday, 11/5/20 at 4:30 p.m. via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020.

The public may join in the meeting by going to: <https://us02web.zoom.us/j/83526635438>; Meeting ID: 835 2663 5438; or dial 1-646-558-8656, Meeting ID: 836 2899 4435; and follow the instructions to join virtual meeting.

MEMBERS PRESENT: Patricia Favulli
Linda Howard
Robert Mascali
Stephen Patton

STAFF PRESENT: Bobbi Richards, Executive Director
Leslie Pearce, Assistant Director
Kim Conn, Finance Director

OTHERS: Laura Bancroft
Chris Kicza, Winslow Architects
John Winslow, Winslow Architects
Bruce MacRitchie, MacRitchie Engineering

At 4:34 p.m. Ms. Favulli opened the meeting. The meeting was held via ZOOM.com and was recorded.

Approval of Change Order #1 – Fall River Electrical Associates, Inc. Re: Admin Generator - \$6,762.97

Ms. Richards explained that there was a change in the code which made this change necessary and provided a written summary of explanation to the Board from the Architect.

Resolution 2020-118

Ms. Howard moved to approve the change order, in the amount of \$6,762.97, to Fall River Electrical Associates, Inc. Mr. Patton seconded.

4-Ayes (Favulli, Howard, Mascali, Patton) 0-Nays

MOTION CARRIED

Approval of low bid for DHCD project no. 096065-Septic system replacements for three 705 units (86 Meredith Dr, 28 Milton St, 466 Brick Kiln Rd) to J.W. Dubis & Son, Inc. (Chatham, MA) for \$42,500

The funding for this project will come from the DHCD Capital Plan.

Resolution 2020-119

Mr. Patton moved to approve the low bid from J.W. Dubis & Son. . Ms. Howard seconded.
3-Ayes (Favulli, Howard, Patton) 0-Nays *Mr. Mascali had technical trouble (no vote recorded for Mr. Mascali).* MOTION CARRIED

Approval of Harborview Piping Project Bid – VOTE (matter tabled from 10/29/20)

Presentation of project proposals by Winslow Architects

Winslow Architects appeared before the Board to explain the proposals and price variances from the initial scope for the Harborview Apartments piping replacement project.

Chris Kicza reviewed that the estimate was about \$500,000 lower than the bids that came in. Several issues contributed to the discrepancy. There has recently been a huge increase in the cost of copper that was not accounted for in the estimate. The cost of phasing was not considered. Bidding is very competitive at this time. There are some state mandates due to Covid-19 which may increase costs.

Bruce MacRitchie further noted that an estimating manual from 2019 was used. Additionally, there has been a substantial increase in copper prices. For 2” pipe used in the estimate, the price has gone from \$30 per linear foot to \$40.

There was a misjudgment with the estimate, John Winslow said. That the bids are so close together gave him confidence in the bid process. Winslow misjudged.

Ms. Favulli expressed concern that bidders may not have considered the items not included in the estimate such as water heaters, shower valves and daily cleanups.

Chris Kicza said that the bidders are aware of the phasing requirements and are accommodating of them.

John Winslow said that these things are in the documents. There are no assumptions.

The commissioners noted that the problem with the pipes must be addressed, it is possible that there could be no offers if put out to bid again and that the explanations were acceptable.

Resolution 2020-120

Mr. Patton moved to approve the bid from MCI for \$1,481,000.00. Ms. Howard seconded.
4-Ayes (Patton, Howard, Favulli, Mascali) 0-Nays MOTION CARRIED

Resolution 2020-121

At 5:01 Mr. Patton moved to adjourn. Ms. Howard seconded.
4-Ayes (Favulli, Howard, Mascali, Patton) 0-Nays MOTION CARRIED

Documents used

FSB Tabulation, MCI Contracting GC Bid, Varieka Construction GC Bid
Email from Chris Kicza “FHA Harborview Piping Replacement – general bid results” 10/20/20