

FALMOUTH HOUSING AUTHORITY
COMMISSIONERS' SPECIAL BOARD MEETING DRAFT MINUTES

Thursday, October 29, 2010 at 4:30 p.m.

115 Scranton Avenue Falmouth, MA 02540

Tel: (508) 548-1977 Fax: (508) 457-7573

www.falmouthhousing.org

The Falmouth Housing Authority will conduct a Special Session Commissioners Board Meeting on Thursday, 10/29/20 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/83628994435> ; Meeting ID: 836 2899 4435; or dial 1-646-558-8656, Meeting ID: 836 2899 4435; and follow the instructions to join virtual meeting.

MEMBERS PRESENT: Robert Mascali
 Stephen Patton
 Linda Howard

MEMBERS ABSENT: Patricia Favulli

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

OTHERS: Laura Bancroft, Chris Kicza, Winslow Architects

At 4:30 p.m. Mr. Patton opened the meeting and called for a motion to hold the special session. The meeting was held via ZOOM.com and was recorded.

Resolution 2020-115

Mr. Mascali moved to open the meeting. Ms. Howard seconded.
3-Ayes (Patton, Howard, Mascali) 0-Nays MOTION CARRIED

Request approval to extend the Harborview Piping Project to the low bidder, MCI Contracting, Inc. in the amount of \$1,481,000.00 - VOTE

Presentation of project proposals by Winslow Architects:

Chris Kicza of Winslow Architects explained that the scope of the project included replacing all domestic water in Harborview, both hot and cold. The project is proposed to be phased with 2, 4

or even 8 units affected at a time. The vertical pipes will be shut and then the horizontals to each unit.

Mr. Kicza explained that a situation exists whereby subcontractors including plumbing, tiling, floors, painting and more, bid on work a few weeks before the general contractors do. Plumbing came in much higher than expected. About \$440,000 was estimated and the lowest bid was \$936,185.00. Other bids grouped closely. General contractors choose which of the 5 sub bidders to use. The 2 bids the commissioners received reflect the general cost.

A discussion included the following:

- The time to do the work would be about 4 months. One week is estimated for each stack but there is flexibility with this timetable due to the variance in the number of units per stack (between 2 to 8).
- The \$440,000 estimate for plumbing came from Winslow Architects.
- The bids were for 2 times as much as the estimate.
- The basis of the significant discrepancy could not be identified. MacRitchie consulting has experience with many housing authorities across Massachusetts.
- The commissioners expressed concern about voting to approve.
- What would be the impact of a delay to the vote?
- Ms. Richards noted that there are 5 leaks now in one stack. As a result, two tenants are housed in hotels presently. She expressed concern with the onset of winter and tenants being able to navigate challenges.
- A concern was with how poorly the estimators estimated. The bids were about a half million higher than the housing authority's consultant.
- If the job was rebid, there is no guarantee that the 2 present bids would be submitted again. The job could be broken into 2 or 3 smaller proposals but this would be much more costly.
- MacRitchie could be asked to address the discrepancy.
- The Commissioners agreed that it would be best if the full board were present to vote on the matter and requested additional discussion to be held at the next meeting.

Resolution 2020-116

Mr. Mascali moved to continue the matter. Ms. Howard seconded.

3-Ayes (Patton, Howard, Mascali) 0-Nays MOTION CARRIED

Future Items for the Agenda – HCV Model Admin Plan, scheduled for vote on December 15, 2020. Review plan online at www.falmouthhousing.org and click on the Section 8/HCV page. Draft Plan is highlighted on the right-hand side of the web page.

Resolution 2020-117

At 4:58 p.m. Mr. Mascali moved to adjourn. Ms. Howard seconded.

3-Ayes (Patton, Howard, Mascali) 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