

**NOTICE OF QUINCY HOUSING AUTHORITY BOARD OF  
COMMISSIONERS' MEETING**

**DATE:** January 18, 2017

**TIME:** 5:00 p.m.

**PLACE:** 73 Bicknell Street, O'Brien Towers, Quincy, MA

The meeting location is fully accessible to persons with disabilities. Upon reasonable notice, the Authority will attempt to provide auxiliary aids which will allow persons requiring such aid to participate fully in the meeting.

Topics anticipated to be discussed:

- I. Roll Call
- II. Pledge of Allegiance
- III. Approval of Minutes of the December 14, 2016 Regular Board Meeting
- IV. Approval of Minutes of the December 20, 2016 Special Board Meeting
- V. Harborview Residents' Committee, Inc.
- VI. Residents' Council for Elderly/Disabled Residents of the QHA
- VII. Employee of the Quarter Presentation (James Schilling) Discussion on snow removal

**Finance**

**Maintenance/Mod**

1. Motion to Award and authorize the Contract Officer to execute a construction contract to Coletta Contracting Co., Inc. for the Accessibility Renovations Phase II at Pagnano Towers. The contract is in the amount of \$539,800.00. See the attached Bid Tabulation and letter of recommendation from Nault Architects. The source of funding for this contract is HUD Capital Funds.
2. Motion to Award and authorize the Contract Officer to execute a construction contract to MM Environmental Engineering, Inc. for the Water Main Isolation Valves and Fixture Stops Replacement at Pagnano Towers. The contract is in the amount of \$28,769.00. See the attached Bid Tabulation and letter of recommendation from C.A. Crowley Engineers. The source of funding for this contract is HUD Capital Funds.
3. Motion to authorize the Chief Procurement Officer to execute Change Order #1 to the November 17, 2015 contract with Alpha Contracting, FISH # 243138 for the Envelope and Accessibility Renovations at Building 11 West Acers 705-2 Development with documents prepared by Nault Architects with an **additional** cost to the contract of \$8,016.67 and an **increase** of 30 calendar day(s). Subject to DHCD approval.

4. Motion to Award and authorize the Contract Officer to execute a construction contract to Kennedy Carpet Sales and Cleaners for the Carpet Cleaning at Pagnano Towers, O'Brien Towers, Sawyer Towers, Tobin Towers and Drohan Apartments. The contract is in the amount of \$6,100.00. See the attached Bid Tabulation.
5. Motion to Award and authorize the Contract Officer to execute a construction contract to Action Energy Services Inc. for the Installation of New Gas Fired Boilers and Indirect Water Heaters at Crowley Court. The contract will result in new high efficiency boilers and hot water heaters totaling \$313,825.00. The work is through the Low Income Multi-Family Retrofit Program offered by National Grid. There is no cost to the Authority for this work.
6. Motion to Award and authorize the Contract Officer to execute a construction contract to Action Energy Services Inc. for the Installation of New Gas Fired Boilers and New Water Heater Boiler with Storage Tanks at Louis George Village. The contract will result in new high efficiency boilers and hot water heaters totaling \$195,800.00. The work is through the Low Income Multi-Family Retrofit Program offered by National Grid. There is no cost to the Authority for this work.
7. Motion to Award and authorize the Contract Officer to execute a contract with RISE Engineering for the Installation of Thirteen (13) New Refrigerators at Drohan Apartments. The contract will result in new energy efficient refrigerators totaling \$7,475.00. The work is through the Low Income Multi-Family Retrofit Program offered by National Grid. There is no cost to the Authority for this work.
8. Motion to Extend and authorize the Contract Officer to execute a contract extension to Economy Plumbing & Heating for the purchase of Plumbing and Heating Supplies. The contract will be extended for three (3) months making the new contract expiration date March 31, 2017.
9. Motion to Extend and authorize the Contract Officer to execute a contract extension to National Lumber Co. for the purchase of Building Materials and Supplies. The contract will be extended for three (3) months making the new contract expiration date March 31, 2017.
10. Motion to Extend and authorize the Contract Officer to execute a contract extension to PPG Architectural Coatings for the purchase of Paint Materials and

Supplies. The contract will be extended for three (3) months making the new contract expiration date March 31, 2017.

11. Motion to Extend and authorize the Contract Officer to execute a contract extension to Richmond Hardware for the purchase of Janitorial Supplies. The contract will be extended for three (3) months making the new contract expiration date March 31, 2017.
12. Motion to Extend and authorize the Contract Officer to execute a contract extension to Granite City Electrical Supply Co. for the purchase of Electrical Materials and Supplies The contract will be extended for three (3) months making the new contract expiration date March 31, 2017.
13. Motion to Extend and authorize the Contract Officer to e execute a contract extension to CJM Services Inc. for the installation of flooring in Federal Properties until March 31<sup>st</sup>, 2017 due to delay and removal of asbestos floor tiles at O'Brien Towers.

#### **Support Services/Tenant Services/Leased Housing**

1. Motion to authorize the Executive director to enter into a contract for Information Technology Services with iuvo technologies, inc. for one year at the rate of \$145 per hour not to exceed \$90,000.00.
2. Motion to authorize the Executive Director to exercise the option to extend the contract for Interpreter Services with Language Line, Inc. for one year.

#### **Executive Director's Report**

Adjournment to Executive Session for Approval of Executive Session Minutes of September 21, 2016 and personnel matters, may return to open session.