

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

DATE: October 19, 2016
TIME: 5:00 p.m.
PLACE: 80 Clay Street, 12th Floor, Tobin Towers, Quincy, MA

CITY CLERKS OFFICE
QUINCY, MASS 02169

2016 OCT 19 PM 2:52

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. **PUBLIC HEARING 5:00 p.m. – Quincy Housing Authority Agency Plan**
- IV. Approval of Minutes of the September 21, 2016 Regular Board Meeting
- V. Harborview Residents' Committee, Inc.
- VI. Residents' Council for Elderly/Disabled Residents of the QHA
- VII.

Administration

1. Motion to approve the Quincy Housing Authority Hiring Policy as written.

Finance

1. Motion to approve the Capitalization Policy as presented.
2. Motion to award an electricity supply contract for federal buildings to Constellation Energy for a period of 18 months at price of \$0.08516. This represents a drop in price of \$0.00738 and an estimated savings of \$35,000 annually based upon last years consumption.
3. Motion to award the contract for QHA's FY 2017 insurance program to Sullivan Insurance with underwriting by CAN/Vermont Mutual with a premium not to exceed \$275,000 for the year.

Leased Housing

1. Board Approval is sought to allow the QHA to set the Payment Standards at the same level as last year for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, to begin November 1, 2016 for new lease ups and December 1, 2016 for Annual re-exams.

The Proposed Payment Standards are as follows for Quincy and every city or town within the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR area:

<u>SRO</u>	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>6BR</u>
\$861	\$1161	\$1387	\$1723	\$2139	\$2362	\$2685	\$3034

2. Board Approval is sought to allow the QHA to set the Payment Standards for the rest of the State of Massachusetts up to 110% of the HUD published FY 2017 FMR's. The effective date is November 1, 2016 for new lease ups and December 1, 2016 for Annual re-exams.

Maintenance/Mod

1. The following motions should be added to the agenda for the Board meeting on October 19, 2016. Motion to award and authorize the Contract Officer to execute a design contract per DHCD Approved Work Order No. 1743 for the Replacement of Water Stop Valves and Main Water Isolation Valves, FISH # 243172 at Louie George Village 667-2 to C A Crowley Engineering Inc. in the amount of \$7,810.
2. Motion to extend and authorize the Contract Officer to execute a contract extension for the Service contract for Carpet Cleaning to Kennedy Carpet Cleaning for a five (5) month period. Also the Service contract for Asbestos Testing and Monitoring to Cardno/ATC for three (3) months. This will bring these contracts onto a calendar year term.
3. Motion to extend and authorize the Contract Officer to execute a contract extension for the Supply contract for Plumbing and Heating Supplies to Economy Plumbing & Heating for a five (5) month period. Also the Supply contract for Building Materials and Supplies to National Lumber Co. for five (5) months. This will bring these contracts onto a calendar year term.
4. Motion to amend and authorize the Contract Officer to execute an Amendment to the design contract with Garofalo Design Associates, Inc. for the Balcony Renovations at O'Brien Towers in the amount of \$8,374.30. This amendment is for investigative cuts in the decking and brickwork to determine the condition of the existing steel beams.
5. Motion to award and authorize the Contract Officer to execute a contract for the Vent Insulation and Related Work, FISH # 243163 at Snug Harbor, 200-1 to

Vareika Construction Inc. in the amount of \$229,300. See attached Bid Tabulation, Bid Form and letter of Recommendation from Nault Architects, Inc.

6. Motion to approve Change Order No.1 to the contract with Healthy Air Solutions Contract # 2016-13 for the Air Conditioner Replacement at Tobin Towers, FISH # 243159. Change Order No.1 is in the amount of \$3,686.00 and is for the replacement of the electric duct heaters in the new air conditioner duct work.
7. Motion to award and authorize the Contract Officer to execute a contract for the Roof Repairs at 9 Bicknell St. for Manet Health to Associate Roofing Inc. in the amount of \$16,950.. The source of funding for this contract is CDBG funds through the City of Quincy.
8. Motion to award and authorize the Contract Officer to execute a contract for the Exterior Painting at 9 Bicknell St. for Manet Health to Alpha Contracting Associactes Inc. in the amount of \$15,000.. The source of funding for this contract is CDBG funds through the City of Quincy.
9. Motion to award and authorize the Contract Officer to execute a contract for the Flooring Replacement at 9 Bicknell St. for Manet Health to C J M Services Inc. in the amount of \$18,821. The source of funding for this contract is CDBG funds through the City of Quincy.
10. Motion to authorize the expenditure of funds associated with the development of a Self-Managed Energy Performance Contract and further authorize the Quincy Housing Authority to receive reimbursement for these expenditures with future EPC financing.
11. Motion to award appreciation to Sheriff Michael Bellotti for years of continued support to the QHA. Sheriff Bellotti's support has assisted in the planting of over 150 flowering shrubs throughout Snug Harbor, assisted in spring clean ups, painted exterior railings at Crowley Court, picked up trash and debris throughout Riverview and Snug Harbor, recently cleaned all stairwells in all high rise buildings and all trash rooms. His staff has always been eager to assist the QHA and does so with the utmost professionalism.
12. Request for November 2016 meeting to be held at Pagnano Towers and notices provided to all residents encouraging attendance.....
13. Request for December 2016 meeting to be held at Drohan Apartments and notices provided to all residents encouraging attendance.

14. Request for January 2017 meeting to be held at O'Brien Apartments and notices provided to all residents encouraging attendance.

Support Services/Tenant Services

Executive Director's Report

Adjournment