

**WALPOLE HOUSING AUTHORITY
REGULAR MEETING
July 12, 2021**

The meeting, held in the Community Room, 8 Diamond Pond Terrace and remotely at GoToMeeting, was called to order by Chairperson Peter Betro at 6:08 pm.

PRESENT Peter Betro
 Judith Conroy
 Michael Teeley
 Joseph F. Doyle, Jr. Remote

ABSENT:

ALSO PRESENT: Denise Landry, Executive Director/Secretary

THE MINUTES OF June 14, 2021 ANNUAL and REGULAR MEETING

- **Motion:** By Michael Teeley to approve the Minutes of June 14, 2021 Annual and Regular Meeting.
- **Seconded:** By Judith Conroy.
- **Voted: 3-0-1:** To approve the Minutes of June 14, 2021 Annual and Regular Meeting. Member Joseph F. Doyle, Jr. abstaining from the vote as he was not present for June Meeting.

TREASURER'S REPORT MAY 31, 2021

Upon a motion duly made by Judith Conroy and seconded by Michael Teeley, it was unanimously, **Voted: 4-0-0** To approve the May 31, 2021 Treasurer's Report as presented.

BILLS FOR PAYMENT

Upon a motion duly made by Judith Conroy and seconded Michael Teeley, it was unanimously,

- **Voted: 4-0-0:** To approve the attached list of bills for payment dated:
06-29-2021 07-12-2021

MAINTENANCE

Executive Director provided project updates.

NEW BUSINESS

314054-Diamond Pond Terr. Driveways/Walkways Change Order Proposals

The DPT Paving Project is moving into the final stages. The paving work progresses and is primarily on schedule. The top coat on parking lots/roadways and pavement markings is tentatively scheduled for July 15th/17th. Benches are on back order and not expected until Sept./Oct.

The redesign necessary for the area designated for additional parking has been approved by Conversation Agent Landis Hershey and the net additional parking spaces have been reduced to four (4).

Change Order Proposal (#1) for \$1,950.00: Century Paving & Construction Corp. submitted Proposal #1 for a material change from asphalt to concrete for the patio area in front of the community room. The change order proposal was reviewed and approved by Designer Mike Carter today and is included in tonight's meeting materials for Board consideration.

Credit Change Order Proposal (#2) for \$25,980.00: The reduction in asphalt and elimination of the retaining wall in the redesign will generate a reduction in project cost. The change order proposal was reviewed and approved by Designer Mike Carter today and is included in tonight's meeting materials for Board consideration.

Proposed Net Change Order #1: Credit Change Order for \$24,030.00.

314054-Diamond Pond Terr. Driveways/Walkways Change Order Proposals – continued –

Upon review and consideration, the following was brought forward:

- **Motion:** By Judith Conroy to accept Project 314054 Diamond Pond Terr. Driveways/Walkways Change Order Proposals for (1) a \$1,950.00 increase to contract cost for a patio paving material change from asphalt to concrete and (2) a \$25,980.00 decrease to contract cost for the reduction in asphalt paving and elimination of the retaining wall resulting from the redesign of the additional parking area. Net proposed Change Order #1 is a reduction in contract cost of \$24,030.00.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To accept Project 314054 Diamond Pond Terr. Driveways/Walkways Change Order Proposals for (1) a \$1,950.00 increase to contract cost for a patio paving material change from asphalt to concrete and (2) a \$25,980.00 decrease to contract cost for the reduction in asphalt paving and elimination of the retaining wall resulting from the redesign of the additional parking area. Net proposed Change Order #1 is a reduction in contract cost of \$24,030.00.

314060 Neponset View Terrace ADA Unit Initiative

General Bid

General Bid Date: Friday, June 25, 2021 11:00 AM

Bid #	Result	Bidder	Base Bid	Alternates	Final Bid
17383	#1	Vareika Construction, Inc. 219 Walnut Street, Suite B West Bridgewater, MA 02379	\$524,300.00	1: \$343,300.00	\$867,600.00
17392	#2	MCI Contracting Inc 1296 Washington St Stoughton, MA 02072	\$599,675.00	1: \$399,000.00	\$998,675.00
17391	#3	Dandis Contracting 1020 Turnpike St Unit 12 Canton, MA 02021	\$677,087.00	1: \$503,207.00	\$1,180,294.00
17395	#4	Homer Contracting Inc. 195 Broadway Arlington, MA 02474	\$733,000.00	1: \$500,000.00	\$1,233,000.00
17393	#5	Mill City Construction, Inc. 7 Old Great Road Lincoln, RI 02865	\$818,365.00	1: \$535,207.00	\$1,353,572.00

Walpole Housing Authority put forward applications in response to PHN 2019-09 Notice of Funding Availability – Accessible Unit Initiative seeking funding awards to upgrade for accessibility a total of seven (7) units within the authority’s two state-aided 667 senior/disabled properties.

DHCD provided an initial funding award for \$400,000 based on Diamond Pond Terrace (3 units) but issued a design work order to begin design work at Neponset View Terrace (4 units).

Neponset View Terrace upgrades were significantly more design challenging. The design construction estimates exceeded the initial \$400,000 award in place.

The decision was made to bid the project with a base bid incorporating site work and two (2) unit upgrades and an Alternate 1 for the remaining two (2) units.

The bid results were provided to the Board.

No action was taken at this time on the bid results. Executive Director will further discuss with DHCD possible additional funding resources to fill the funding gap without reallocation of formula funding already directed to high priority capital improvement projects prior to a formal Board vote.

UNFINISHED BUSINESS

No Unfinished Business acted upon at this time.

DIRECTOR'S REPORT

Executive Director presented July Director's Report.

CORRESPONDENCE

No correspondence acted upon at this time.

There being no further items to discuss, the following was brought forward:

- **Motion:** To adjourn made by Judith Conroy.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To adjourn.

Meeting adjourned 7:13 pm.

Secretary/Executive Director