

**WALPOLE HOUSING AUTHORITY
REGULAR MEETING
August 02, 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 6:04 pm.

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

ABSENT:

ALSO PRESENT: Denise Landry, Executive Director/Secretary

THE MINUTES OF JULY 12, 2021 REGULAR MEETING

- **Motion:** By Judith Conroy to approve the Minutes of July 12, 2021 Regular Meeting.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To approve the Minutes of July 12, 2021 Regular Meeting.

TREASURER'S REPORT JUNE 30, 2021

FY2021 QUARTER 2, JANUARY-JUNE 2021 OPERATING STATEMENTS

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

Voted: 4-0-0 To approve the June 30, 2021 Treasurer's Report and FY2021 Quarter 2, January-June 2021 Operating Statements 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:
07-29-2021 08-02-2021

MAINTENANCE

Executive Director provided project updates.

NEW BUSINESS

314060 667-1 Neponset View Terrace ADA Unit Initiative Low Bid Approval

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

314060 667-1 Neponset View Terrace ADA Unit Initiative Low Bid Approval - continued -

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 tabulated above were included in the Meeting Packet.

The low base bid (2 units and site work) exceeds the original special program grant award of \$400,000.

At the Authority’s request, DHCD has revised the award for Project 314060 as follows:

Special Program Award: \$300,000 DHCD Emergency (ER) Award: \$373,217

The balance of the project TDC (total development cost) will come from the authority’s formula funds.

Upon review and discussion, the following was brought forward:

- **Motion:** By Joseph F. Doyle, Jr. to find Vareika Construction Inc. as the eligible responsible low bidder for the base bid for Project 314060-667-1 Neponset View Terrace ADA Unit Initiative and to award contract to Vareika Construction Inc. for \$524,300.00. The Executive Director will serve as Contract Administrator for the Project.
- **Seconded:** By Judith Conroy.
- **Voted: 4-0-0:** To find Vareika Construction Inc. as the eligible responsible low bidder for the base bid for Project 314060-667-1 Neponset View Terrace ADA Unit Initiative and to award contract to Vareika Construction Inc. for \$524,300.00. The Executive Director will serve as Contract Administrator for the Project.

2022 DRAFT Annual Plan

Members were provided with the Authority’s 2022 DRAFT Annual Plan, currently posted for public comment, and for which the public hearing is scheduled as an agenda item at the Board’s Regular Meeting, on September 13, 2021.

UNFINISHED BUSINESS

No Unfinished Business acted upon at this time.

DIRECTOR'S REPORT

Executive Director presented August 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 7:34 pm.

Secretary/Executive Director