

AGENDA

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
TUESDAY, OCTOBER 13, 2020, 4:30 PM**

**By Telephone Conference Call: (929) 205 - 6099
Meeting ID: 874 2141 5562 Passcode: 771340
or by Meeting Link: [ZOOM](#)**

1. Call to Order	
2. Board Reports	No votes
3. Executive Director Report	No votes
4. Resident Association Reports	No votes
5. Consent Agenda	Vote to approve Consent Agenda, Items 5.A. – 5.G.
A. Approval of Minutes	Vote to approve the minutes of the Board Meeting held on September 15, 2020.
B. DHCD Funding Award	Vote to accept DHCD Sustainability program funds in the amount of \$136,000.
C. Change Order & Substantial Completion	<p>Vote to approve change order #1 to the contract with Woodall Construction Co. in the amount of \$5,430.80 for the High Street Veterans retaining wall project. This will increase the contract from \$33,998.00 to \$39,428.80.</p> <p>We also recommend the Board approve substantial completion of the project.</p>
D. Change Order	Vote to approve Change Order #2 with Thomas E. Snowden, Inc. in the amount of \$25,650.41 for the installation of the bathroom fans at Egmont Street and extend the contract by 136 days. The contract with Snowden will increase from \$455,472 to \$481,122.41.

E. Change Order	Vote to approve Change Order #1 in the amount of \$12,360 for the gutters, downspouts and snow rails project and extend the contract completion date by 56 days to November 13, 2020 at the ADA units at High Street Veterans and Egmont Street Apartments. The contract with S.I. Services, Inc. will increase from \$26,600 to \$38,960 and extend the contract completion date to November 13, 2020.
F. Change Order	Vote to approve Change Order #1 for the fire alarm upgrades at the Sussman Apartments. This change order increases the contract amount by \$246.13 and adds 317 days to the construction contract. The contract with Levangie Electrical will increase from \$448,000 to \$448,246.13.
G. Server Replacement and IT Contract	Vote to approve a one-time server expense of \$22,395.28 and new monthly technology service fee in the amount of \$3,570.00 plus annual Microsoft licensing fees in the amount of \$10,440.00 to Terminal IT Solutions.
6. Sec. 8 Payment Standards	Vote to approve Section 8 Payment Standards for the 2021 calendar year as shown in the tables provided, at 100% of the HUD FY 2021 Small Area Fair Market Rents (SAFMRs) for resident-based assistance utilized in Brookline and at 110% of the HUD FY 2021 Fair Market Rents (FMRs) for project-based units in Brookline.
7. Application for additional Mainstream vouchers	Vote to approve the application for additional Mainstream Vouchers on a non-competitive basis. Mainstream vouchers serve households that include a non-elderly person(s) with disabilities.
8. Resident Services Report	Director of Resident Services Danielle Mendola. No Votes.
9. Development Report	Director of Development Maria Maffei. No Votes.
10. Change Order	Vote to approve Change Order in the amount of \$50,064.65 for an alternative shower enclosure product to be used at Morse Apartments due to the COVID related discontinuation of the specified and approved product.

11. Contract Award	Vote to award hourly fee contract, not to exceed \$10,000, to Noble, Wickersham & Heart LLP (NWH) for an initial two-year term, renewable for one one-year extension, to assist the BHA in negotiating and drafting Phase I of the architectural contract for the redevelopment of Col. Floyd Apartments with Davis Square Architects.
12. Contract Award	Vote to approve a contract for architectural services to Richard Alvord Architects in the amount of \$15,300 for the roof replacement project at Walnut Street low-rise Apartments and roof repairs at the Colonel Floyd Apartments.
13. Contract Award	Vote to approve an hourly fee contract, not to exceed \$5,000, to Nixon Peabody LLP (NP) for an initial two-year term, renewable for one one-year extension, to assist the BHA in drafting a Home Rule Petition to exempt the Colonel Floyd project from Ch. 149 public procurement law.
14. Other Business	
15. Interim Board Meeting November Board Meeting	Scheduled for Tuesday October 29, 2020. Scheduled for Tuesday November 10, 2020.
16. Adjourn	Vote to adjourn.
17. Executive Session	Preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions.