



Board of Commissioners

Monthly Meeting Agenda

June 20, 2024 – 1:00 PM – 630A Plantation Street
Call in number (657) 220-3242 Access Code: 184-148-855

Note: Proceedings of this meeting are being audio recorded. Please shut off all electronic devices.

1. **PROCEDURES**

- a. Roll Call
- b. Notice to City Clerk
- c. *Approval Request:* For the Minutes from May 15, 2024, Regular Meeting.

2. **CORRESPONDENCE**

- a. Notifying the Board of the notification from the Executive Office of Housing & Livable Communities of the Public Housing Notification 2024-07 for Promulgation of Amendments to 760 Code of Massachusetts Regulations (CMR) 6.00.

3. **FINANCE**

- a. Financial Statements through April 30, 2024.
- b. *Approval Request:* For the Federal and State Tenant Accounts Receivable Write-offs.

4. **ADMINISTRATION**

- a. Status Report: Admissions
- b. Status Report: Property Management
- c. Status Report: Leased Housing
- d. Status Report: Family & Resident Services
- e. Status Report: Public Safety
- f. Status Report: Human Resources
- g. *Approval Request:* To Amend the Worcester Housing Authority's Employee Handbook

5. MAINTENANCE, MODERNIZATION, and DEVELOPMENT

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. Notifying the Board of an update for Lakeside Apartments, Phase 2.
- e. Notifying the Board of a special report summarizing the Elevator Code FS90 requirements and its implementation at various sites.
- f. *Approval Request:* For Change Order No. 3 to our contract with Riverdale Plumbing & Heating Inc. relative to 2022-37 Bathroom Fan Upgrades at MA 12-1 Great Brook Valley Gardens.
- g. *Approval Request:* For Change Order No. 1 to our contract with Pasquazzi Brothers Inc. relative to 2022-25 Selective Demolition at 24 Mill Street.
- h. *Approval Request:* For Change Order No. 1 to our contract with Stutman Contracting, Inc. for the 2023-05 Elevator Upgrades at MA 12-12 Belmont Tower.
- i. *Approval Request:* For the award recommendation relative to contracting for Asbestos Testing.
- j. *Approval Request:* To award Stutman Contracting, Inc. for the construction contract for the Fire Alarm System Replacement REBID at multiple state sites.
- k. *Approval Request:* To award JJ Cardosi, Inc. the construction contract for the Fire Alarm System Replacement Project at 12-6 Wellington Apartments and 12-9 Murray Avenue Apartments.
- l. *Approval Request:* For final payment and closeout documentation for Riverdale Plumbing and Heating Inc., relative to the 2022-37 Bathroom Fan Upgrades project at MA 12-1 Great Brook Valley Gardens.
- m. *Approval Request:* For Final Payment and Close-Out documentation to our contract with Aegean Builders LLC., for Worcester Housing Authority Contract No. 2023-348169 Window Repairs at 667-2 Greenwood Gardens
- n. *Approval Request:* For the Substantial Completion of our contract with Aegean Builders LLC., relative to the 2023-348169 Window Replacement project at 667-2 Greenwood Gardens

6. **CHIEF EXECUTIVE OFFICER**
 - a. Construction Development Progress Report
7. **TENANT PARTICIPATION / EMPLOYEE RECOGNITION**
8. **ADJOURNMENT**