

**BROOKLINE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS' SPECIAL MEETING  
TUESDAY, OCTOBER 3, 2023, 4:00 PM  
90 LONGWOOD AVE  
AND  
By Telephone Conference Call: (929) 205-6099  
or by Meeting Link: [ZOOM](#)**

Meeting ID: 812 5608 5661  
Passcode: 969154

The meeting was called to order by Ms. Sullivan at 4:02 PM. Roll call: Ms. Cohen-here (remote), Ms. Dugan-here (remote), and Ms. Sullivan-here (remote). Absent: Ms. Katz and Mr. Jacobs.

1. Call to Order.
2. Board Reports. No Votes.
3. Executive Director Report. No votes.

Mr. Alperin reported the following:

Regarding HOTMA changes which HUD was requiring housing authorities to report on (and was previously discussed) is no longer a requirement. For now, HUD has delayed local housing authorities from implementing HOTMA. The BHA will continue to keep the Board and public aware.

4. Public Comment. No Votes.
5. Change Order 50 Pleasant Street LLC. **Vote to approve Change Order #104 in the amount of \$692,145.53 for changes to the drywall scope for work for Phases 2- 4 to the construction contract with Daniel O'Connell's Sons (DOC) for 50 Pleasant Street to be paid by project contingency funds.**

Ms. Maffei explained this change order is for Phases 2-4 to fund necessary changes related to unforeseen circumstances raised during Phase 1. When the initial contractor didn't work out, the BHA let him go and moved on to the second bidder. This is just a part of the changes the BHA is making. The General Contractor is absorbing some of the costs of these changes; about \$570,000 for the remainder of Phases 2,3,4.

Ms. Maffei noted additional costs were created due to delays and difficulties with the first contractor. The General Contractor has also agreed to absorb some of these costs.

As a result of difficulties with the first contractor, the project is behind schedule. Ms. Maffei is meeting with the General Contractor to try and pull in the schedule and will likely authorize Saturday work. This will result in an additional cost and a vote on this will be brought to the Board.

On a motion by Ms. Dugan and a second by Ms. Cohen, **this agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye (remote), Ms. Dugan-aye (remote), and Ms. Sullivan-aye (remote).**

6. Contract Award Soil Management Plan 32 Marion Street LLC. **Vote to approve a contract with McPhail Associates, LLC for geoenvironmental services in the amount of \$86,000 to precharacterize soil at 32 Marion and develop a soil management plan for excess soil to be exported from site.**

Ms. Maffei explained this project will involve digging a lot of soil. Because it is tight site, the soil must be exported off site. The soil is urban filled with some lead and other items that may have to be treated separately. Approximately 35 soil tests will be conducted. When the results are received, McPhail Associates will determine which type of facility the soil will have to go to (lined or unlined), but it is anticipated the majority will go to a regular facility.

On a motion by Ms. Cohen and a second by Ms. Dugan, **this agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye (remote), Dugan-aye (remote), and Ms. Sullivan-aye (remote).**

7. Other Business.

8. Upcoming Meetings. October Board Meeting: Tuesday, October 17<sup>th</sup> at 4:30 p.m.

9. Vote to Adjourn.

On a motion by Ms. Cohen and a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye (remote), Ms. Dugan-aye (remote) and Ms. Sullivan-aye (remote), it was unanimously agreed to adjourn the meeting at 4:25 PM.**

**A TRUE COPY**

**ATTEST**



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**Michael Alperin, Executive Director**