

Brookline Housing Authority
Regular Meeting Minutes
May 2, 2018
90 Longwood Avenue
4:30 PM

The meeting was called to order by Mr. Trietsch at 4:30 PM. Those present included Ms. Dugan, Mr. Jacobs, Ms. Sullivan, and Ms. Katz.

Executive Director Report

Mr. Dober reported the following:

- Some biographical information has been included in the Board Package about Susan Cohen. Ms. Cohen is running unopposed to fill Mr. Trietsch's seat on the BHA Board at the upcoming Town elections on May 8, 2018.
- An extra Board meeting will need to be scheduled this month, as the BHA is required to approve and submit to DHCD state budgets within 60 days of the close of the March 31, 2018 fiscal year. Because today's Board meeting falls so early in the month, the BHA is still in the process of closing out its financial books.
- Town Meeting, scheduled on May 22, 2018 and May 23, 2018, will consider voting to authorize the purchase of an easement of a parcel of BHA land at Walnut Street Apartments necessary to proceed with their Gateway East project. The BHA Board will separately need to vote to approve any such transaction. Mr. Dober believes that the terms being negotiated are favorable to the BHA.

Construction Report

BHA Director of Capital Improvements, Sharon Cowan, reported the following:

- The contractor working on the mechanical and electrical upgrade project at various federal developments is making good progress.
- A contract has been executed with DHCD for the first phase of the Egmont Street Veterans courtyard upgrade project. A pre-construction meeting has been scheduled.

Redevelopment Report

BHA Director of Redevelopment, Maria Maffei, reported the following:

- The physical needs assessment required under the RAD redevelopment project is underway, with inspections that began today.
- Solicitations have been issued to conduct ALTA surveys and Phase One environmental reports.
- The head of the HUD office of RAD met with the BHA last month.
- Title work has begun for Morse Apartments and O'Shea House.

Architect Presentation

Ms. Maffei said that the BHA received a robust response to the RFP for design and construction management services for the planned redevelopment of BHA federal public housing under the RAD program. After an extensive review process, staff is recommending Baker Wohl Architects as the best firm for this work.

The proposed architect team of Ahmed Idris, Principal Architect and Project Manager; Christopher Sullivan, Senior Architect; and Joshua Swasey, Project Architect, introduced themselves.

Mr. Idris said that Baker Wohl has put together a strong team of in-house staff and outside consultants for this project. He related the following:

- As the Project Manager, he can call together additional staff if needed to stay on schedule.
- The consultants include capable and experienced engineers.
- The team has extensive experience with public housing and the public bidding process. The firm's biggest client has been the Cambridge Housing Authority (CHA).
- The redevelopment of CHA's JFK Senior Housing is very similar in scope to what is envisioned in the first phase of the BHA's RAD plans.

Mr. Swasey related the following:

- He recently worked on a modernization project at CHA's Newtowne Court.
- This involved numerous meetings with residents.
- The construction and relocation plan allowed the project to be largely occupied during construction.
- Sustainability and energy efficiency were a priority.

Mr. Sullivan related the following:

- He recently worked on a modernization project at CHA's Jackson Gardens.
- This included complete interior renovations.
- Numerous public approvals were required.
- Residents were relocated during construction within the CHA development portfolio.

Mr. Idris said that the modernization of CHA's Washington Elms involved a complicated phasing of the work, which minimized the time necessary for relocation.

BHA resident, Valencia Sparrow, asked how well versed their project team is with respect to wheelchair accessibility. Mr. Idris said that his team is completely certified in Architectural Access Board work (AAB). They will ensure that all work is fully compliant with AAB standards.

Mr. Trietsch asked about the approach Baker Wohl takes with high rise communities. Mr. Idris said that their focus emphasizes resident input. Analysis of building and site conditions will result in a list of priorities which will be brought to residents to consider.

Consent Agenda

Mr. Dober said that consent agenda item 6.C was added today. This item authorizes the BHA to sign on to a letter supporting favorable language in pending state legislation. The pending legislation allows PILOT tax program rules to continue when state public housing is redeveloped to Section 8, and exempts redevelopment projects in state public housing from various public procurement rules. The favorable language would extend these same provisions to federal public housing redevelopment projects.

On a motion from Ms. Sullivan and a second from Mr. Jacobs, the consent agenda was unanimously approved and authorized the following: the minutes of the Regular Meeting held on April 17, 2018; submission to HUD of the annual self-certification of compliance under the Section 8 Management Assessment Program (SEMAP); the addition of the Brookline Housing Authority's name to the attached letter from Housing Authorities to state legislative leaders in support of facilitating

redevelopment of state and federal public housing; and the annual certification to DHCD of compliance with lead paint laws.

Architect Contract

Ms. Maffei reported the following:

- The proposed contract with Baker Wohl Architects would likely be for three years with a BHA option for an additional two years, and would cover design and construction management services for up to four BHA federal developments.
- Ms. Maffei and consultants Peter Roche and Shara Lewis developed the RFP and the ranking criteria and conducted the initial screening of thirteen proposals.
- Ms. Maffei, Mr. Dober, and Mr. Jacobs interviewed the four firms that ranked highest.
- After the interviews, the BHA gave feedback to the top two candidates, offering them the opportunity to strengthen their proposals. Baker Wohl came back with a greatly improved plan and received the highest ranking.
- Although Baker Wohl's cost proposal was not the lowest among the finalists, it was competitive. Baker Wohl's extensive public procurement experience should yield additional cost savings to the project. They have also agreed to lower their fee if construction costs increase.

Ms. Sullivan asked how Baker Wohl will be engaged after the initial O'Shea House redevelopment phase. Ms. Maffei said that the BHA envisions the first three years of the contract taking O'Shea House and Morse Apartments through a full spectrum of design and construction management services. There could be some feasibility and design work for Sussman House and Kickham Apartments toward the end of this three-year period.

Mr. Jacobs said that he was very impressed with Baker Wohl. They responded to all the issues that the BHA raised and he is confident that they can handle this project.

BHA resident, Vera Sharma, asked about the costs and scope of the renovations. Ms. Maffei said that the design process includes the estimating of the costs of the various project needs and then devoting resources to the highest priorities. Mr. Trietsch said that all apartments will undergo significant rehabilitation. Mr. Jacobs added that the BHA does not presently know what will be in the final scope of work at each development.

Ms. Sharma asked if residents will need to be relocated. Ms. Maffei said that the hope is that relocation will be unnecessary or minimal.

BHA resident, Valencia Sparrow, asked if political forces could lead to less government support for the RAD Program. Ms. Maffei said that the current redevelopment plans should help to insulate the BHA from future government cuts.

Mr. Trietsch said that he has great confidence in this project given the details of the process to select Baker Wohl as architect.

On a motion from Mr. Jacobs and a second from Ms. Sullivan, a contract with Baker Wohl Architects for design and construction management services for redevelopment of BHA properties under the RAD program, for the specific services and fees described in the attached memo from Maria Maffei was unanimously approved.

Miscellaneous Issues

Ms. Sharma asked about the physical needs assessment inspections being conducted at Morse Apartments. Ms. Maffei said that these inspections will assist the BHA in determining the needs of the properties over the next 20 years.

It was decided that the date and location of the next regular meeting is to be determined.

Mr. Dober said that today following this meeting, there will be a celebration to thank Mr. Trietsch for his 20 years of service on the BHA Board.

On a motion from Ms. Dugan and a second from Ms. Sullivan, it was unanimously agreed to adjourn the meeting at 5:30 PM.

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ATTEST



Patrick Dober

Executive Director