

Special Meeting

April 23, 2026

At a Special meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 5:05 p.m.

The meeting took place via Zoom virtual conference. The access information for the meeting was as follows: <https://us02web.zoom.us/j/82555404849?pwd=IlulG0aRboZY9r5EXKMKzw3qdMc6u.1>

Meeting ID: 825 5540 4849 Passcode: 699974

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Members Present: Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke, Christine Monteiro

Members Absent: Christine Dimare

Others Present: Jaclyn Beaulieu, public attendee(s)

Roll call was taken by Chairman Domenicucci of all members present. The meeting was recorded.

The board reviewed the general bidding results for the Norma Oliver Village Interior Door Replacement and Access Control Improvements project. The apparent low-bidder is New Kappa City Construction, Inc. with a bid of \$498,950. The next lowest bid was \$564,000. The Cost Estimate was \$493,000 so the bid is slightly over the budget.

The general bid includes an allowance of \$293,000 that general bidders were instructed to carry in their bid in lieu of the filed sub-bid for the Electrical Scope of work as only one bid for the Electrical scope was received and unfortunately that bid had to be rejected due to irregularities. The Electrical filed sub-bid is currently being re-bid with a bid deadline of May 4, 2026. As the Owner-Contractor Agreement will already be signed by then, if there is a difference in the revised Electrical bid and the allowance carried by the general contractor, then a Change Order to the already signed contract will be executed for that difference.

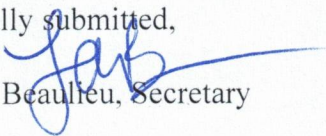
New Kappa has previously successfully completed a window replacement project at the Brigham Circle 667-2 development and designer Brockway has successfully worked with them on a door replacement for another Housing Authority. Therefore, he recommends approval of their bid.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to accept the bid and enter into a contract with New Kappa City Construction, Inc. for the Norma Oliver Village Interior Door Replacement and Access Control Improvements project in the amount of \$498,950.00, with Jaclyn Beaulieu as contract officer and Sarah Cressy as secondary contract officer.

There was no executive session.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 5:12 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary