

MARSHFIELD HOUSING AUTHORITY  
17 TEA ROCK GARDENS  
MARSHFIELD, MA 02050  
February 3, 2026, at 5:00 p.m.  
(This meeting will be videotaped and recorded)

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the minutes from December 2, 2025, meeting
4. Presentation by accountant, Kim Crow, Fenton & Ewald on financials.
5. Motion to approve payables
6. Motion to adopt Marshfield Housing Authority Policy Governing Exterior & Grounds Policy of Leased Premises as presented
7. Motion to approve and authorize the Executive Director to execute **Change Order Proposal # 0001** and subsequent Change Order to the Contract with **Carpenter LLC** for Project #171134: Building Envelope - 305 Webster. This Change Order Proposal is necessary due to the discovery of rotted sheathing, wet insulation, and rotted sill. In addition, the topography adjacent to the bulkhead will be regraded to direct water away from the bulkhead. The Change Request and Change Proposal is attached. This change order will amount to an **\$ 4,319.03** increase in the contract cost and a **5** day increase in the duration of the contract. This change order is being funded with Formula Funding.
8. Motion to approve and authorize the Executive Director to execute **Change Order Proposal # 0002** and subsequent Change Order to the Contract with **Carpenter LLC** for Project #171134: Building Envelope - 305 Webster. This Change Order Proposal is a No Cost Change to change the Siding design from a Cementous Lap Siding with continuous insulation and furring to a high-quality Vinyl siding system with an insulated ZIP System panel sheathing. This change was made after discussion of maintenance issues associated with the Cementous Lap Siding System vs. a high-quality Vinyl siding system. The Change Request and Change Proposal is attached. This change is a No Cost change and a **118** day increase in the duration of the contract. The new Substantial Completion date will be March 13, 2026.
9. Motion to approve Eversource Energy Invoice for **\$3,943.00** for Engineering work associated with the design of a new Electrical Service feeder from Moraine St. to the Transformer located behind the Community building.  
Upon contact with Eversource by Laracy Electrical, to coordinate/schedule connection to the existing Transformer, Eversource Engineering reviewed the existing infrastructure and determined that it would have to be upgraded because of the new electrical project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement (667-1).

10. Motion to approve and authorize the Executive Director to execute an Easement for project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement (667-1), for Eversource Energy for the purpose of Installation of a new Electrical Service Feeder and Transformer from Moraine Street up to a new Transformer location behind the Community Building, and access to their equipment on the property.
11. Motion to approve and authorize the Executive Director to Request approval of the Eversource Easement by the Town Select Board.
12. Motion to approve and authorize the Executive Director to execute **Change Order Proposal # 8** and subsequent Change Order to the Contract with Laracy Electrical Contractors Inc. for Project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement (667-1). This Change Order Proposal is necessary due to the new Eversource electrical feeder. Additional length of Underground primaries and manhole are necessary to route from the street to the new pad mounted transformer per Eversource requirements. The Change Request and Change Proposal is attached. This change order will amount to an **\$244,189.69** increase in the contract cost and a 240 day increase in the duration of the contract. EOHLC has reviewed and approved this change. This change order is being funded with EOHLC ARPA and Emergency Reserve funding and does not utilize MHAs Formula Funding.
13. Motion to approve and authorize the Executive Director to execute **Change Order Proposal # 10** and subsequent Change Order to the Contract with Laracy Electrical Contractors Inc. for Project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement (667-1). This Change Order Proposal is necessary due to the new Eversource electrical Transformer. Upon removal of the protective Transformer housing, it was discovered that the 3 duplex Family buildings are being served by the transformer that is being replaced. This Change Proposal is for costs associated with refeeding the Family duplexes. The Change Request and Change Proposal is attached. This change order will amount to an **\$ 197,592.17** increase in the contract cost and a **180** day increase in the duration of the contract. EOHLC has reviewed and approved this change. This change order is being funded with EOHLC ARPA and Emergency Reserve funding and does not utilize MHAs Formula
14. Managed Agency Report
15. Approval of the Managed Agency Report
16. Old/New Business
17. Any other business not anticipated by the Chairperson forty-eight (48) hours in advance.
18. Adjournment

ANY PERSON OF THE PUBLIC WHO WISHES TO HAVE AN ITEM ON THE AGENDA MUST SUBMIT THAT ITEM IN WRITING TO THE ASSISTANT EXECUTIVE DIRECTOR OF THE MARSHFIELD HOUSING AUTHORITY IN A TIMELY MANNER SO IT CAN BE DETERMINED BY THE CHAIRPERSON OF THE MARSHFIELD HOUSING AUTHORITY IF THAT ITEM WILL BE INCLUDED IN THE AGENDA FOR THE NEXT OR ANY MEETING OF THE MARSHFIELD HOUSING AUTHORITY BOARD OF COMMISSIONERS. IT MUST BE REMEMBERED THAT

BOARD OF COMMISSIONER MEETINGS ARE BUSINESS MEETINGS AND NOT A PLACE FOR PUBLIC DISCUSSION.

PUBLIC INPUT SESSION - PUBLIC INPUT WILL BE LIMITED TO TWO (2) MINUTES PER PERSON AND A MAXIMUM OF 10 MINUTES PER MEETING. ANYONE WHO WISHES TO BE PART OF THE PUBLIC INPUT SESSION MUST PROVIDE THEIR NAME, ADDRESS AND SIGNATURE ON THE PUBLIC INPUT SESSION SHEET ADMINISTERED BY THE ASSISTANT EXECUTIVE DIRECTOR.

PLEASE NOTE THAT THE BOARD OF COMMISSIONERS OR A COMMITTEE THEREOF MAY ACT ON ITEMS IN A DIFFERENT ORDER THAN THEY APPEAR ON THIS AGENDA. ALSO, IF IT SO VOTES, THE BOARD OR COMMITTEE MAY GO INTO EXECUTIVE SESSION DURING THE MEETING.

PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THIS MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.