

Update on Capital Modernization Projects

The following are items either underway in design or under construction. These projects are funded by our 5-year state Capital Improvement Plan and annual federal capital plan.

STATE-FUNDED PROJECTS

Underway (In Design or Under Construction)

- 258150 **Electrical Upgrade** at Pioneer Terrace
Project is to upgrade the electrical service at the development. The project was bid, however, no bids were received. The project is under review and will be rebid.
- 258155 **Paving** at Phillips House
The paving project is finishing up. The final finish coat will be applied and painting to be finished up weather permitting. The drainage catch basins were cleared and the contractor will present a cost proposal for repairing some of the masonry joints.
- 258156 **Mailbox Replacement** at Colonial Terrace
Closed. SHA maintenance will perform the work.
- 258161 **Redevelopment** of Leefort Terrace
Work continues to assess the feasibility of redeveloping Leefort Terrace. Informational public meetings have been held to address concerns and discuss relocation. Relocation team is working with the tenants.
- 258162 **Gateway Cities** (walkways, landscaping, play structure) at Rainbow Terrace
Creative project to improve walkways, landscaping, and add a play structure. The engineers submitted the final design specifications and DHCD is reviewing them. The next step will be putting the project out to bid.
- 258164 **Creative Placemaking Grant Site Improvement** at Pioneer Terrace
Project to install public art and some community areas for gathering and to connect Pioneer Terrace with the neighborhood. DHCD is reviewing the bid package. Once approved, the project will be put out for public bid.
- 258166 **Waterproofing and Brick Repointing** at Phillips House
Project is to repair leaking areas in the brick. The project was bid; however, the bids came in well over budget. The project is being rebid. The site visit is 5/10/23, and bids are due 5/18/23.
- 258167 **Site Work Concrete Repair** at Colonial Terrace and Pioneer Terrace
The project is to repair concrete and asphalt areas such as walkways and stairs. The engineer is preparing the bidding documents. Work will then be put out for bid.
- 258169 **Unit Turnover Work (kitchens & baths)** Colonial and Pioneer Terraces, Charter St.
Kitchens and baths are upgraded when units become vacant. The SHA maintenance continues to perform the work. 21 units were rehabbed through 12/31/23.

- 258171 **Oil to Heat Pump Conversion** at Congress
Project is to convert from oil to gas or electric. Requested to add Park/Prince also. DHCD is reviewing this request. We are awaiting designer assignment.
- 258172 **Sustainability Flood Survey** at Congress, Leefort, Pioneer, Morency
Project to study possible future flooding areas due to climate change. The engineers are working on studying the issue.
- 258173 **Exterior Upgrades Water Infiltration (HILAPP)** at Charter St.
Project to solve the leaking in 2 units and the office. Awaiting DHCD review on next steps.
- 258180 **Roof replacement at Dalton**
A work order has been created and assigned to an architect, who visited the site and will design the work.
- 258181 **Storm door replacement at Garden**
A work order has been created and assigned to an architect, who will be visiting the site and designing the project.
- 258187 **Selective siding replacement at Farrell**
A work order has been created and assigned to an architect, who visited the site and will be designing the work.
- 258189 **Walk-in tub/shower study at Charter St. and Morency Manor and Phillips House**
DHCD has assigned one of their architects to study the project, determine the cost and affordability, and develop a work order. The architect visited on 3-07-23. Once the scope of work is determined, the project will be assigned to an outside Architect.
- 258191 **Common area flooring replacement at Ruane**
This is a small project that the SHA completed.

Projects to be Assigned to a Designer, Designed and Bid

- 258174 – 258179 Common area painting at Colonial, Bates, Norton, Charter, Morency, and Dalton
- 258182 Door replacement at Bates
- 258183 Door replacement at Norton
- 258185 Door replacement at Dalton
- 258186 Door replacement at Park/Prince
- 258188 Federal Pacific electric panel replacement at Rainbow, Leefort, Bertram,
Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips
- 258192 **Elevator upgrades** at Charter, Morency, & Ruane
Work has been combined for the 3 developments and a DHCD engineer has been assigned, who will inspect the issues and develop a work order for the project.
- Elevator upgrades at Dalton
Boiler & hot water tank replacement at Phillips
Kitchen & bath modernization at Bertram

FEDERALLY-FUNDED PROJECTS

2022 **Roof Replacement** at 73 Boston

Roof replacement work has been completed. The architect has inspected. Work to repair a leak was done. Some remaining items as recommended by the Historic Commission.

2023 **Roof Replacement** at 5 Barton

The SHA submitted an initial application of eligibility to the City of Salem for a Community Preservation grant. We've been found initially eligible and have submitted the application. CPA meeting is scheduled for 5/09/23