

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

Our latest state formula funding award is \$796,966 to be used at 15 state developments (676 units in 79 buildings).

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.
- 258161 **Redevelopment** of Leefort Terrace
Relocation team is working with the tenants on relocation.
- 258162 **Gateway Cities** (walkways, landscaping, play structure) at Rainbow Terrace
Creative project to improve walkways, landscaping. The project was bid, and the lowest responsive and responsible bidder is Site Improvements, Inc. with a base bid of \$472,731. Due to high bid the alternates were not accepted. The Preconstruction meeting was held on 10-20-23. Due to the late season the work will begin in March 2024.
- 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. Lowest responsive and responsible bid of \$378,822 from Cassidy Landscaping will be presented to the Board for acceptance.
- 258166 **Waterproofing and Brick Repointing** at Phillips House
Project is to repair leaking areas in the brick. The project was rebid and MJS submitted the low bid of \$284,420.00. Contract was awarded to MJS Construction. Work is substantially complete. An attic access ladder on order.
- 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. Bids were received on 11/14/23 and are under review and the lowest responsive and responsible bid will be presented to the Board for acceptance.
- 258169 **Unit Turnover Work (kitchens & baths)** Colonial and Pioneer Terraces, Charter St.
Kitchens and baths are upgraded, when units become vacant. SHA maintenance continues to perform the work. 43 units have been updated through 9/30/23. Work continues.
- 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.

- 258173 **Exterior Upgrades Water Infiltration (HILAPP)** at Charter St.
Project to solve the leaking in 2 units and the office. EOHLC awarded architect contract. In design. A sample unit will have work done as a test case.
- 258174 **Common area painting at Colonial, Bates, Norton, Charter, Morency, and Dalton**
Lou's Cape Ann Painting began working last month. Work continues.
- 258180 **Roof replacement at Dalton**
The lowest responsive and responsible bid of \$42,250.00 from Osgood Painting & Contracting will be presented to the Board for acceptance.
- 258181 **Storm door replacement at Garden**
After withdrawal by the low bidder, Drizos Contracting, the lowest responsive and responsible bid was determined to be \$98,850.00 from 3-A Construction Services, LLC and will be presented to the Board for acceptance.
- 258187 **Selective siding replacement at Farrell**
EOHLC approved the final design to go out to bid. Next step will be advertising and then receiving bids.
- 258188 **ARPA Federal Pacific Electric Panel Replacement** at Rainbow, Leefort, Bertram, Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips
EOHLC engineer is working on a work order to define the scope and will then assign an engineer to design the project.
- 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. An architect has been assigned and has begun design work. Due to high construction cost climate we will go out to bid for 14 bathrooms with some alternates built in if costs allow: 5 of the "07" units at Charter, 4 of the "12" units at Morency, and 5 units at Phillips.
- 258192 **Elevator upgrades** at Charter
Work to update the elevators to new code.
- 258193 **DPU Master Meter work** (electrifying gas ranges) at Bertram
EOHLC will create a work order to define the scope and assign an engineer for the project.
- 258194 **Elevator upgrades** at Morency, Ruane, Dalton
Work to update the elevators to new code.
- 258195 **Community Room Heater Replacement** at Charter
SHA maintenance investigating options.

Projects to be Assigned to a Designer, Designed and Bid

- 258182 Door replacement at Bates
258183 Door replacement at Norton
258185 Door replacement at Dalton

258186	Door replacement at Park/Prince
TBA	Boiler & hot water tank replacement at Phillips
TBA	Kitchen & bath modernization at Bertram

FEDERALLY-FUNDED PROJECTS**2023 Roof Replacement** at 5 Barton

The SHA was awarded \$250K in Community Preservation funds to supplement the cost of the project \$349,000. WPI will be completing the work week ending 12/08/23.