

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
All tenants have been relocated.
- 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 was approved by the Board. Contracts are being executed. Next will be a preconstruction meeting with a Notice to Proceed issued.
- 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 complete.
- 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. T4 Construction LLC, the low bidder, was awarded the contract at \$360,000. The Notice to Proceed was issued 1/19/24 and the project is expected to last 180 days.
- 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. EOHLC authorized going forward with work to be performed in a sample unit on the 2nd floor as a test case. This will be scheduled soon.

- 258180 **Roof replacement at Dalton**
The contract was awarded to the lowest responsive and responsible bidder, Osgood Painting & Contracting at \$42,250.00. The Notice to Proceed was issued 1/29/24 and work is expected to take 45 days.
- 258181 **Storm door replacement at Garden**
3-A Construction Services, LLC was awarded the contract at \$98,850.00. The Notice to Proceed issued 1/29/24 and work is expected to take 90 days.
- 258187 **Selective siding replacement at Farrell**
EOHLC approved the final design to go out to bid. Some problem windows are being evaluated as related to siding replacement. Next step will be advertising for bids.
- 258188 **ARPA Federal Pacific Electric Panel Replacement** at Rainbow, Leefort, Bertram, Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips
EOHLC engineer is completing 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. A change order will be presented for approval for work to be completed by our current elevator company under contract.
- 258193 **DPU Master Meter work** (electrifying gas ranges) at Bertram
A Request for engineering services has been issued. Proposals are due 2/21/24 and will then be reviewed by the Designer Selection Network in Boston.
- 258194 **Elevator upgrades** at Morency, Ruane, Dalton
Work is complete.
- 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
There is some small repair work to be done to the brick.