

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 (EOHLC) and annual federal capital plan (HUD).

STATE-FUNDED PROJECTS

Our latest annual state formula funding award is \$796,966 to be used at 14 state developments (626 units in 82 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 was reviewed and reassigned by EOHLC to Fuss & O'Neil. They viewed the site on 3-26-25 and will pick up and continue design work.
- 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. Work is complete with the exception of weather dependent final details and the installation of the art work.
- 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 work occurred. There are larger flashing and other issues being investigated with the Architect and EOHLC. SHA met with EOHLC and architect 5/30/24. Many design issues were discussed. A larger scope of work will be designed. The east elevation will be the scope. Plans and cost estimate are under review with EOHLC
- 258182 **Exterior Door Replacement** at Bates, Norton, Dalton, Park/Prince
An architect will be assigned by EOHLC.
- 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. The scope was revised and expanded to include window replacement. The low bid by Drizos Contracting LLC in the amount of \$278,000 approved in March. Awaiting contracts.
- 258188 **ARPA Federal Pacific Electric Panel Replacement** at Rainbow, Leefort, Bertram, Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips. Adding in gas stove "master meter operator" resolution as well from 258193. Rogue Engineering and Design has submitted the schematic design to EOHLC and it is under review.
- 258189 **Walk-in tub/shower study** at Charter St. and Morency Manor and Phillips House
Subcontractor and general bids were received. Environmental Restoration Inc. was determined to be the low bidder. Due to favorable pricing, we will be able to renovate all 18 units (14 base units and 4 alternate units): 667-5 (7), 667-6 (4), 705-4 (7). Contracts are executed. The preconstruction meeting was held on 3/13. Awaiting submittals and paperwork to architect. Sample units will be done 1st at each development to work out

any issues. Those sample units will then be used as temporary bathing facilities for units where work is being performed.

- 258194 **Elevator upgrades** at Charter
Work to update the elevators to new code to be completed by our current elevator company under contract. Awaiting parts and schedule.
- 258197 **Site Work and Concrete Repair** at Colonial Terrace
In design at 100% construction documents. Under final review at EOHLIC. Once approved the project will be put out for public bid.
- 258198 **Sustainability Study- flood zone, rising sea level** at Pioneer and Congress
With EOHLIC. No information yet.
- 258199 **Roof Replacement** at Ruane
An architect will be assigned by EOHLIC. This building is in a historic district.
- 258200 **Boilers and HW Tanks Replacement** at Phillips
The equipment is at the end of its useful life. An engineer has been assigned by EOHLIC. Options for type of systems are being weighed. This building is in a historic district.

Projects to be Assigned to a Designer, Designed and Bid

TBA Kitchen & bath modernization at Bertram as funding will allow.

FEDERALLY-FUNDED PROJECTS

Barton Elevator: Work to renovate the elevator and bring it up to code has been completed.
CPA funds used.

Zisson Roof Replacement: The SHA submitted an application for eligibility for CPA funds to pay for this work.