

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. The project was bid and Laracy is the apparent low bidder at \$1,104,000.00. Bid to be put forth for approval by SHA.

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

Derby Square Architects was assigned by EOHLC. Architect to visit and measure on 8-05-25

258187 Siding and Window Replacement at Farrell

Drizos Contracting LLC was awarded the contract in the amount of \$278,000. The project has begun and is moving along.

258188 ARPA Federal Pacific Electric Panel Replacement and Gas Stove Replacement at Rainbow, Leefort, Bertram, Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips.

Rogue Engineering's bid document package was approved by EOHLC. The project will soon be advertised for bids.

258189 **Walk-in tub/shower study** at Charter St. and Morency Manor and Phillips House

Environmental Restoration Inc. has begun work in the available vacant unit. They are finding plumbing issues behind the walls due to the age of the building. Once the issues are worked out they will be moving on to the chosen occupied accessible units. There will be one unit in each building identified as a unit to be used as temporary bathroom 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. Most materials have finally arrived. Awaiting a start date from Delta Beckwith Elevator Co.

258197 **Site Work and Concrete Repair** at Colonial Terrace

In design at 100% construction documents which are still under final review at EOHLC. Once approved the project will be put out for public bid.

258198 **Sustainability Study- flood zone, rising sea level** at Pioneer and Congress

Project with EOHLC. No information yet.

258199 **Roof Replacement** at Ruane

Derby Square Architects was assigned by EOHLC. A fee of \$21,600 has been agreed upon. Design work has begun. 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. Options for type of systems are being weighed. This building is in a historic district. BLW Engineers has been assigned. A schematic submission has been presented. The cost estimate is very high and is under review at EOHLC.

258201 **Aging in Place at Routine Turnovers** at 667

Small accessibility/adaptability upgrades will be incorporated during the routine vacancy turnover process

Projects to be Assigned to a Designer, Designed and Bid

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

FEDERALLY-FUNDED PROJECTS

Zisson Roof Replacement: The SHA was awarded CPA funds to help with this work. Andrew Brockway is the architect on the project. Project received approval by the Historic Commission, Redevelopment Authority, and the Design Review Board. Low bidder is Leading Way Construction Co. Inc. with a bid of \$388,600.00. Will be presented on the August SHA agenda for acceptance.