

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, move electrical panels from the basement to the 1st flr, etc.. The project was bid and Laracy Electrical has been awarded the contract. The project has begun and is expected to take 1 year.

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. Schematic design documents were approved 10/03/25. The SHA was awarded \$2,700,000 in a comp mod grant in order to fully remediate the water infiltration issues.

258182 **Exterior Door Replacement** at Bates, Norton, Dalton, Park/Prince

Derby Square Architects was assigned by EOHLC. There are 17 exterior doors being replaced. The bid is being advertised and bids will be due on 4/04/26.

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 was bid and LeVangie Electric Co., Inc. was the low bidder at \$2,345,000. The bid was accepted at the December board meeting. Awaiting a preconstruction meeting date.

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

Environmental Restoration Inc. continues work at the Phillips House. Serious plumbing issues behind the walls due to the age of the building at Charter. To keep the project on track the contractor has moved on to Phillips, then Morency, and then back to Charter. There will be a designated unit in each building identified as a unit to be used as

temporary bathroom facilities for units where work is being performed. Work at the Phillips House has uncovered plumbing issues. Working with tenants on moves.

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- 258197 **Site Work and Concrete Repair** at Colonial Terrace
- Bids were received on 2/20/26. The apparent low bidder is Best Masonry Works, Inc. at \$131,375.00. Bids are under review.
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- 258198 **Sustainability Study- flood zone, rising sea level** at Pioneer and Congress
- Project with EOHLC. No information yet.
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- 258199 **Roof Replacement** at Ruane
- Derby Square Architects was assigned by EOHLC. This building is in a historic district. A fee of \$21,600 has been agreed upon. The Historic Commission reviewed and approved the plans. EOHLC is reviewing and we are awaiting approval to bid.
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- 258200 **Boilers and HW Tanks Replacement** at Phillips
- The equipment is at the end of its useful life. BLW Engineers has been assigned. Design work, budget, and funding are under review at EOHLC. Difficulty with this project with EOHLC parameters of no fossil fuel, building is in a historic district, etc. Working with Action Energy with the hope of them taking on the project. Awaiting plans and specifications. Project will need Historic Commission review.
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- 258202 **Window Replacement** at Charter
- EOHLC has created a work order. The architect will be revisiting the site this week.
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- 258203 **Aging in Place at Routine Turnovers** at 667
- Small accessibility/adaptability upgrades will be incorporated during routine vacancy turnover.

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 fund 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. All work has been completed. The Certificate of Substantial Completion is presented to the board for acceptance. Once the snow melts, the final inspection will take place.