

Update on Capital Modernization Projects May 2026

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, and replace the outlets and fixtures in the units.. The project was bid and Laracy Electrical has been awarded the contract. The project is moving along and the NTP is for 1 year.

258171 **Sustainability Initiative for Energy Conservation Oil to Heat Pump Conversion at 14 units** at 705-2A (6 units) & 705-2B (8 units)

Performance Plumbing and Heating submitted the low bid but requested to withdraw due to a math error on their part. The apparent low bidder is now Riverdale Plumbing & Heating, Inc with a bid of \$980,000.00. SHA voted to accept in April. Contract due from EOHLC and then a preconstruction meeting will be held, and the Notice to Proceed will be issued..

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 Archtiect 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 low bid was \$110,151 by EC Interiors LLC. SHA to vote.

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/showers** at: Charter St. (6), Morency Manor (4), Phillips House (7)

The project is to renovate the bathtubs in 17 units of accessible housing. Environmental Restoration Inc. continues work. Temporary bathroom facilities will be provided for units where work is being performed.

Charter St. work is paused due to serious plumbing piping issues behind the walls. To keep the project on track the contractor moved on to Phillips. Work at the Phillips House has uncovered plumbing issues as well. Work has moved on to Morency Manor. The feasibility of the Charter St. portion will be reevaluated due to increased scope and cost.

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

Bids were received on 2/20/26. The low bid of \$167,900 from Oakridge Construction was accepted. A preconstruction meeting was held on 4/23/26 and a Notice to Proceed was issued 04/23/26 – 10/19/26. Awaiting schedule to begin.

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. This building is in a historic district. A fee of \$21,600 has been agreed upon. The Historic Commission reviewed and approved the plans. The low bid is \$87,000 by NSI. SHA Board to vote.

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 Powder House Plumbing through a grant from Action Energy. Awaiting Historic Commission review/approval

258202 **Window Replacement** at Charter

EOHLC has created a work order. The architect will be preparing schematic design plans.

258203 **Aging in Place at Routine Turnovers** at 667

Small accessibility/adaptability upgrades is being 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

None at this time.