

Update on Capital Modernization Projects July 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 annual state formula funding award is approximately \$800,000 and is used for projects at 14 state developments (626 units in 82 buildings).

Underway (In Design or Under Construction)

258150 **Electrical Upgrade at Pioneer Terrace**
NTP: 01/07/26 – 01/07/27

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.. Project will take 1 year through Jan 2027. The project was bid and Laracy Electrical has been awarded the contract. Change to configuration of new panels at first floors. . The project is moving along.

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

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 has been executed. Preconstruction meeting to be held 6/30/26

258173 **Exterior Upgrades Water Infiltration (HILAPP) at Charter St.**
NTP: TBD

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
NTP: TBD

Derby Square Architects was assigned by EOHLC. There are 17 exterior doors being replaced. The low bid was \$110,151 by EC Interiors LLC. Awaiting contracts from EOHLC. A preconstruction meeting will be held, and the Notice to Proceed will be issued.

258188 **ARPA Federal Pacific Electric Panel Replacement and Gas Stove Replacement** at Rainbow, Leefort, Bertram, Colonial, Norton, Pioneer, Morency, Ruane, Dalton, and Phillips
NTP: 05/20/26 – 05/20/27

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. A preconstruction meeting was held on 5/20/26. Project will take 1 year. Submittals are being reviewed. Awaiting schedule.

258189 **Walk-in tub/showers** at: Charter St. (6), Morency Manor (4), Phillips House (7)
NTP: 03/13/25 – 10/28/25 (extended by C/O)

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
NTP: 04/23/26 – 10/19/26

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. Work is underway. There have been issues with quality. Contractor is bringing on a mason. The SHA has hired someone to oversee the work.

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

Project with EOHLC. No information yet.

258199 **Roof Replacement** at Ruane
NTP: TBD

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. Awaiting contract from EOHLC. A preconstruction meeting will be held, and the Notice to Proceed will be issued.

258200 **Boilers and HW Tanks Replacement at Phillips**

Grant work.

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. Historic Commission approved the design. Work has begun. DCAMM waiver for potable water issue to make compatible.

258202 **Window Replacement at Charter**

NTP: TBD

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

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

In-house work with contractors

Small accessibility/adaptability upgrades is being incorporated during routine vacancy turnover. Awaiting paperwork to submit for reimbursement.

258204 **Roof Replacement at 200-1 Garden**

NTP: TBD

Project to be assigned to a Designer, designed, and bid

258205 **Exterior Painting at 689 84 & 88 Essex St.**

NTP: TBD

Project to be assigned to a Designer, designed, and bid

258206 **Paving at 200-2 Rainbow**

NTP: TBD

Project to be assigned to a Designer, designed, and bid

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.