**PROVIDENCE HOUSING AUTHORITY**

**CAPITAL IMPROVEMENT SUB-COMMITTEE**

**February 2021 REPORT**

**Allan Pacific, Director of Facility Management**

**Mark Theroux, Associate Director of Facility Management**

**Major Projects Underway**

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* Lead Paint unit by unit inspections has begun at Chad Brown. Inspection process is to be completed by April 2021.
* The Dexter Manor elevator modernization project has begun and is moving smoothly. This project is approximately 15% complete and on schedule. An expected completion date for this is in Fall of 2021.
* The Manton Heights Bike Path project will be resuming soon. The construction phase went out to bid on February 11, 2021. Construction is expected to start May 1, 2021.
* Chad Brown roofing project is about 55-60% complete.
* The CDBG funded server project that PHA and Providence City Council are collaborating is ready to move forward. A start date will be determined soon.
* Deck and ramp replacements at Scattered Sites has been completed. The final work was completed during the second week of February.
* The roof at Sunset Village has been completed.
* The Kilmartin Plaza elevator modernization approximately 75% completed.
* Further information is available in the monthly management report
* The Dominica sprinkler project is mechanically complete. Finishing touches with the Fire Alarm Systems are underway.
* Roof replacement at 335 is near completion. The Hi-rise roof has been replaced. We are currently waiting for materials to arrive to complete the lower roof overhang in front of the lobby at 335.
* Sprinkler Systems at Carroll Tower, Parenti Villa, and Dexter Manor are now in the beginning stages of work. Work has begun in individual apartments.
* The Authority has applied for CDBG money with the COP to replace the sliding doors at Dexter, Parenti and Kilmartin; CFP funds will be needed to supplement the project.
* The fire alarm/sprinkler installation project at 335 Hartford is approximately 98% complete; this project has resumed and is expected to be completed within 2 months.
* The Lead Consultant has reviewed all the lead test results and is currently creating the scope of work. This project will be funded through a $975,000 lead grant awarded by HUD for Hartford, Chad/Ad/Sun and Manton; CFP funds will also be used for this project.
* A contract has been signed to install panic bar hardware on all common stairwell doors at Dexter I and II; funding will be CDBG from the City of Prov. and CFP funds.
* A vendor has been selected for a professional design for emergency generator transfer switch and emergency generator interface system at the Tavares Center at Chad Brown and the community room at 144 Dodge St.
* A bid package is currently advertised to install the new outside patio seating are at 50 Laurel Hill.