

PROVIDENCE HOUSING AUTHORITY
CAPITAL IMPROVEMENT SUB-COMMITTEE
July 2021 REPORT

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Major Projects Underway

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- The Request for Proposals for a new laundry services contract is now with our legal team and will be posted soon.
- Exterior door replacements for Dexter Manor, Parenti Villa, and Kilmartin Plaza are ready for the RFP process.
- Roger Williams stair tower replacement is now with legal awaiting approval to begin the RFP process.
- Bidding process has begun for roof replacements at the Tavares Center at Chad Brown as well as Admiral Terrace.
- Dexter Manor Elevator Modernization Project is ongoing. Car 1 at Dexter 1 has been completed; work has begun on Car 2 at Dexter 1.
- Fire Protection Upgrade at Hartford Tower is roughly 80% done. Providence Fire Department required some changes that have now been adjusted.
- The security camera and infrastructure upgrade project at both Chad Brown and Manton Heights is ongoing. This project is currently about 40% complete.
- Further information is available in the monthly management report.
- The Kilmartin Plaza elevator modernization approximately 80% completed. This project is on schedule to be completed no later than September 24, 2021
- Sprinkler and fire suppression projects at Hartford Tower, Carroll Tower, Parenti Villa, and Dexter are proceeding as expected and are on schedule to be completed by the end of September 2021
- All unit-by-unit lead inspections at Chad Brown have been completed. We are now waiting on reports on each unit from the testing consultant.
- The project to install panic bar hardware on all common stairwell doors at Dexter I and II is 100% complete; funding was provided with a CDBG grant from the City of Prov. and CFP funds.
- Scattered Sites roof evaluation project has begun. Aerial Insight will be conducting the evaluations 100 percent from the outside of the units and will not inconvenience the residents by entering their homes.
- Chad Brown roofing project has been completed after a small delay due to COVID
- Retubing of the boiler at Hartford Park has begun; this will be completed by August 2021. The last time this boiler was retubed was more than twenty years ago.