

PROVIDENCE HOUSING AUTHORITY
CAPITAL IMPROVEMENT SUB-COMMITTEE
AUGUST 2021 REPORT

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Major Projects Underway

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- The laundry services authority wide will be put out to bid in September. The hopeful start date will be in January 2022.
- Exterior door replacements for Dexter Manor, Parenti Villa, and Kilmartin Plaza currently out to bid. Those bids are due September 13, 2021.
- Roger Williams stair tower replacement was sent out to bid. Those bids were due on August 19, 2021.
- The roof replacement at Admiral Terrace has been awarded to A&M Roofing. This is the same contractor that replaced the roofs at Chad Brown.
- Odeh Engineering has been contracted to provide a structural analysis of all our Hi-rises. This will include 335 Hartford. Admiral Terrace will be inspected as well. Carroll Tower was inspected in early August as a result of a lightning strike. No structural deficiencies were seen.
- The Manton Heights Bike Path is about 70% complete. This project is on schedule to be completed in September.
- A contractor has been identified to replace all the smoke and carbon monoxide detectors at Scattered Sites. It is hopeful that the contractor can begin in mid-October 2021.
- The security camera and infrastructure upgrade project at both Chad Brown and Manton Heights is ongoing. This project is currently about 70% 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
- 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 90% done. Providence Fire Department required some changes that have now been adjusted.
- 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.