

PROVIDENCE HOUSING AUTHORITY
CAPITAL IMPROVEMENT SUB-COMMITTEE
SEPTEMBER 2021 REPORT

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Major Projects Underway

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- A low bidder has been identified for the exterior door replacements for Dexter Manor, Parenti Villa, and Kilmartin Plaza. currently out to bid. This project is partially funded by a CDBG grant.
- The roof replacement at Admiral Terrace will start withing the next two weeks. A&M Roofing was the lowest qualified bidder. This is the same contractor that replaced the roofs at Chad Brown.
- The Manton Heights Bike Path is about 85% complete. The additional material that was delayed because of manufacturing issues have arrived. This project is scheduled now to be completed in October.
- The security camera and infrastructure upgrade project at both Chad Brown and Manton Heights is ongoing. This project is currently about 70% complete.
- A low bidder has been identified for the domestic hot water boilers replacement at Manton Heights.
- In a partnership with RISE Engineering both domestic hot water tanks will be replaced at Dexter Manor.
- Further information is available in the monthly management report.
- Odeh Engineering has been contracted to provide a structural analysis of all our Hi-rises. This will include 335 Hartford. Admiral Terrace has now been inspected. Carroll Tower was inspected in early August because of a lightning strike. No structural deficiencies were seen.
- 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 Roger Williams stair tower replacement was sent out to bid. Those bids were due on August 19, 2021. Because a single bid was received, we are weighing the option of rebidding in the Spring of 2022.
- Laundry services authority wide will be put out to bid in November. The hopeful start date will be in January 2022.
- 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 is ongoing 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 November 2021
- 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.
- 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.