

# PROVIDENCE HOUSING AUTHORITY

## FACILITIES MANAGEMENT BOARD OF COMMISSIONERS SUBCOMMITTEE MEETING Capital Improvements COVID-19 Report April 30, 2020

### Major Projects Underway

- A low bidder has been identified to replace the roof at 335 Hartford H-rise; a contract will be signed shortly.
- The Authority has awarded contracts to vinyl side 4 bldgs at Hartford and 6 duplexes at Scattered Sites; construction to begin shortly.
- A low bidder has been identified 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 contract has been awarded to replace porches and h-cap ramps at 3 Scattered Site duplexes; construction should start in May.
- The Authority has procured a roof consultant to assess the roof conditions all bldgs. at Chad and Hartford; a full report is expected shortly.
- The Authority will be applying 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 Kilmartin elevator modernization project has begun and is in progress; this project is on hold due to COVID-19.
- A contract has been awarded to replace the apt. entrance door locks at Manton; construction date is scheduled for June due to COVID-19.
- The fire alarm/sprinkler installation project at 335 Hartford is approximately 98% complete; completion of this project is expected to be extended due to COVID-19.
- A bid package was awarded to install automatic sprinklers and fire alarm upgrades to Carroll Towers, Parenti Villa and Dexter Manor; construction may be postponed due to COVID-19.
- Councilman Narducci has presented a check for \$33,000 to the Authority towards the young adult fitness park to be built at Chad Brown; CDBG and CFP funds will be used to supplement funding.
- Construction will be starting shortly to build the new tot lot at Hartford Park; this was funded through CDBG and CFP funds.
- 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.

### COVID-19 Projects

- On site staff installed COVID-19 banners on the exterior of all 6 h-rises.
- On site staff installed drop boxes at Dexter Admin., Codding Court, Manton and Hartford Property Mgt. offices so residents can deliver time sensitive documents to the Authority.
- On site staff installed mail slots in all h-rise Property Mgt. doors so residents can deliver time sensitive documents to the Authority.
- On site staff rented 3 box trucks for pick up, delivery and storing pallets of non-perishable food items.
- On site staff purchased and delivered non-perishable food items to 40 Laurel Hill warehouse for boxing.
- On site staff delivered non-perishable food items to the resident of Codding Court, Carroll Towers, 335 Hartford, Dexter Manor and Kilmartin.

- FM is currently staffing on a rotating 50% work force reduction; staff has been providing basic maintenance functions at all h-rises, responding to emergency and urgent work orders, grounds maintenance and vacant unit turn arounds.
- The Authority has hired an outside vendor to disinfect all commonly touched items such as, doorknobs, panic bars, mailboxes, elevator buttons, washers and dryers; all lobby floors are also cleaned twice a week.
- The Authority has ordered and installed closed signs on all playgrounds and basketball courts.
- On site staff has received and delivered food boxes provided by the R.I. Food Bank; sites delivered to were Dominica, Dexter and Parenti.