

# Capital Improvements News

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## *What's happening right now?*

Right now we are about two weeks away from completing a \$500,000.00 project making improvements to multiple sites. Included in this project were window replacements, installation of Energy Star rated furnaces and water heaters and minor structural stabilization at our Scattered Sites, sidewalk repairs and new storm windows at the Dunbar Court site and sidewalk replacement and improvements related to ADA compliance at the Youman Place site.



A separate but related project was the new concrete parking lots at Youman Place. The work was designed to make the entire site accessible and meet the “visitability” requirement. The work on the parking lots was completed at a cost of \$43,200.00.

At the Joann Dorsey Homes development we are installing new fencing on the north and west sides of the property. Also included in this project is clearing away trees and an overgrowth of brush that had become entangled in the fence. Cost for this project was \$61,954.00.

## *What's Next????*

Over the summer we will be doing two major projects at two of our high rise developments. At the Oscar Steer

building we will be doing restoration work to the masonry and repairing and refurbishing some of the structural steel elements. Also included is new flashing at the steel lintels and the replacement of joint sealants. Cost for this project is \$217,000.00.

At the Washington Square site we will be installing a new Energy Star rated boiler system for apartment heat and heating domestic hot water. Temperature control valves and thermostats will also be replaced in each individual unit. This project is currently out for bid but the cost estimate is \$330,000.00.

## *Coming soon.....*

At the Oscar Steer building we will be building three new accessible, ADA compliant units. The units will be constructed in the space that used to be occupied by our offices. The unit entrances will be only a few feet from the building entrance and the building entrance only a few feet from the parking area. The cost estimate is approximately \$80,000.00 per unit.

