



### What's New at the Attleboro Housing Authority

### OF SPECIAL INTEREST

#### HILLCREST OAKS MODERNIZATION PROJECT

The AHA is moving forward on a number of fronts in terms of addressing our developments' capital improvement needs. We conducted a bid opening on June 11, 2008 for the various subtrades involved in the Hillcrest/Oakhurst project. Bidding on this portion of the project was brisk with 39 contractors submitting bids. The subtrades involve work with sealants and caulking, veneer plaster, ceramic tile, resilient tile and sheet flooring, painting, plumbing, heating and ventilation, and electrical. Bids are due from General Contractors by July 9, 2008 at 2:00 p.m. Many General Contractors have already visited the site to speak with Joe Medeiros and review the Architect's drawings. It is expected that we will receive a large number of these bids as well. The Architect stated that almost eighty (80) sets of drawings and specification packages have been distributed. This should translate into an excellent round of competition for this project..

#### ADDITIONAL FUNDING

DHCD has authorized the Authority certain additional administrative funding in order to expedite associated project tasks as well as ensure the comprehensive nature of the project. You are already aware of the new multi-functional copier we have purchased for the office. This was purchased with project money. Some of this funding will be used to support our maintenance personnel in assuming project tasks. Maintenance, for example, will renovate our old offices when we vacate them in favor of the new administration building. This is expected to occur sometime within the next eight to ten months.

#### OTHER PROJECTS

- A) The make-up air handling unit that supplies ventilation to the building interior at Rivercourt will be replaced. DHCD has appropriated \$30,000 for this work.
- B) Bids have been received and approved to begin air

duct cleaning work at both Rivercourt and Brookside developments. DHCD has appropriated \$33,000 for this work.

- C) We are complying with the City's request to convert our water meters over to state-of-the-art systems. DHCD appropriated \$65,000 in order to contract for excavation services to raise the main water meter at Maple Terrace and provide a new housing. We are also updating meters at Rivercourt, Brookside and Oakhurst.

#### MAPLE TERRACE ROOFS

Bids for the replacement of roofs on all buildings at Maple Terrace were received on May 29, 2008 and they have been forwarded to DHCD for review and approval. Twelve contractors picked up bid packages for this project. Five contractors actually bid the work. We are expecting to begin work on this project before September 2008.

- The Executive Director has been meeting with the Director of Community Planning and Development for the City of Attleboro to discuss how we might collaborate on the development of new affordable housing opportunities for our community. The City is securing new apartment units and is willing to make them available to the Authority upon the condition that we secure a funding source to support their use. The Executive Director is working with DHCD to determine if there are acceptable resources that they can bring to bear in order to move forward. In addition, the Executive Director is working with Mr. Bill Connolly, a prestigious local developer and Mr. Richard Staples, representative from Fannie Mae to move forward in securing our participation in other potential development projects in and around the downtown Attleboro Area.

- New Employees-Only Area of the AHA website. We will be posting a monthly newsletter online, along with other pertinent documents and/or information. Follow the link on the main page of the site (Employees Only Area) and login using the following:

Password: 37carlon

"The opposite of accepting responsibility is to find someone or something to blame for the issues you are facing. There is, of course, always someone or something to blame, but real success comes when you fix the problem instead of fixing the blame. While placing blame, you are focusing on the past. In accepting responsibility, you are focusing on the future." - ED

#### MAPLE TERRACE PARKING PLAN

Joe Medeiros and the Executive Director have been working with the City of Attleboro on a plan to rehabilitate the parking areas at Maple Terrace. The City agreed to provide engineering input and other resources. The AHA will reimburse the City for labor and a portion of materials as well as pay for the paving contractor to apply the finish work. The Executive Director presented this plan at a meeting of the Maple Terrace Tenants Association on June 9, 2008. The meeting was attended by almost thirty tenants and the majority of tenants present applauded the plan. They expressed some concern over the locations of new "visitor" and "handicap" parking signs but were generally pleased with the planned layout for parking that will change the method of parking to "angled parking" and almost double the number of spaces available along the drive into the development on the right hand side. The Executive Director is working on setting the scheduled start of work.

*If you would like to contribute to the Newsletter, please give John your information.*