



Housing Authority of the City of Columbia, Missouri

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CHA awarded \$1,797,500 in Stimulus Funding for Paquin Tower

Columbia, Missouri, September 23, 2009 --- The Columbia Housing Authority was awarded \$1,797,500 in stimulus funding today through the American Recovery and Reinvestment Act (ARRA) Capital Fund Recovery Competition (CFRC) grant program to make energy saving improvements to Paquin Towers.

Paquin Tower, is a 200 unit, 137,400 square foot, 15 story high rise residential public housing building built in 1973 and is designated for mixed populations of persons with disabilities and the elderly living in Columbia, Missouri. The CHA was awarded CFRC funding under Category 4, Option 2: Creation of an Energy Efficient, Green Community – Moderate Rehabilitation. The current projected energy/water consumption savings achieved through this rehabilitation project is estimated at 41.98%.

Major elements of the energy saving rehabilitation project include:

- 1a. Boiler Plant:** Replace boilers, building pipes and boiler control system; decouple domestic hot water, snow melt and building heating systems.
- 1b. Cooling Plant:** Replace existing air cooled condensing units and install new energy star compliant units.
- 1c. Unit upgrades:** Replace finned tube heaters and clogged branch piping, and integrate heat/cool thermostat with newly replaced existing window cooling units.
- 1d. Ventilation System:** Provide scheduling control and variable volume operation for ventilation air and building exhaust.
- 1e. First Floor HVAC:** Provide a new single duct VAV system.
- 2. Lighting - Replace T-12 fixtures with T-8 and others:** There is opportunity to save energy on lighting in three areas: corridor lighting, exterior lighting, and emergency lighting.
- 3. Plumbing:** Install 1.1 GPF toilets, water saver shower heads and faucet fixtures.

“These improvements will greatly increase the quality of life for residents of Paquin Tower and greatly extend the life of the building,” stated Phil Steinhaus, CEO of the housing authority. “Our aging boilers and system of pipes and radiators constantly need repair and are not very energy efficient. Currently residents are unable to control the heat in their rooms other than opening their windows when it gets too warm. This often causes a chimney effect in the building during winter months, with residents opening windows on the upper floors due to overly warm temperatures. This results in cold air being drawn up through the floors below and increased energy costs.”

Steinhaus noted that, “CHA is responsible for paying all of the utility bills for Paquin Tower and we are always looking for ways to reduce energy costs and improve the comfort of our residents. Lighting improvements, replacement of inefficient ventilation equipment, and installation of water saving appliances will also help reduce costs and save energy. These improvements will also contribute to the City of Columbia’s efforts to reduce the overall demand for energy in our community.”

The grant also includes a requirement to adopt green building practices using the Green Communities Criteria. www.greencommunitiesonline.org

“Improving our green building maintenance and operations practices will be an exciting challenge for us,” Steinhaus said. “We already work hard to minimize the use of chemicals in our building due to the allergies and chemical sensitivities of our residents. This will push us to the next level of green building practices through the development of a Green Operations and Maintenance Manual.”

CFRC stimulus funding awarded through the American Recovery and Reinvestment Act must be 100% obligated by the end of the first year, 60% expended by the end of the second year, and 100% expended by the end of the third year.

CHA is proposing to combine this CFRC grant with a HUD approved Energy Performance Contract to achieve even greater energy savings. CHA is currently evaluating proposals from Energy Service Companies to conduct an investment grade energy audit which could result in an energy performance contract that will allow CHA to make additional energy saving improvements to Paquin Tower in addition to the stimulus funded projects. These additional building renovations will be paid for with funds realized from the energy savings.

A more detailed project description is available for review.

The Columbia Housing Authority is a municipal corporation formed by the City of Columbia in 1956 under the United States Housing Act of 1937. CHA completed its first affordable housing development of 78 townhomes on Lincoln and Unity Drives in 1959. CHA currently operates 719 units of public housing in Columbia and administers 1,062 Section 8 Housing Choice Vouchers in Columbia and Boone County. The CHA Administrative Office is located at 201 Switzler Street.

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