



Greeley Village Rear Door and Porch Preservation Project

Lexington Housing Authority

Lexington Town Meeting

April 4, 2016

Thank You Town Meeting!



CPA awarded funding since 2008: \$2,752,805.00

Matched DHCD funding since 2008: \$1,239,676.00

9 Projects have been completed:

- Window replacements, roof replacements, drainage improvements, siding renovations, new construction



Project Updates – Greeley Village

- FY 10 Siding Replacement, CPA award of \$386,129.00 – COMPLETED
- FY 14 Front Entrance Project – CPA award of \$172,734 – COMPLETED



New front entrances – FY 14



New Siding – FY 10



Project Updates – Greeley Village

- 4 new ADA unit construction, CPA award of \$810,673– IN PROGRESS
- Estimated completion: May 1, 2016



Project Updates – Vynebrooke Village



- FY 11 Drainage Improvements, CPA award \$364,800 – COMPLETED
- FY 14 Health and Safety Improvements, CPA award \$300,551 - COMPLETED



New siding and awnings

Greeley Village Rear Door and Porch Project



CPA Funding request: \$263,250.00

DHCD: \$87,750.00

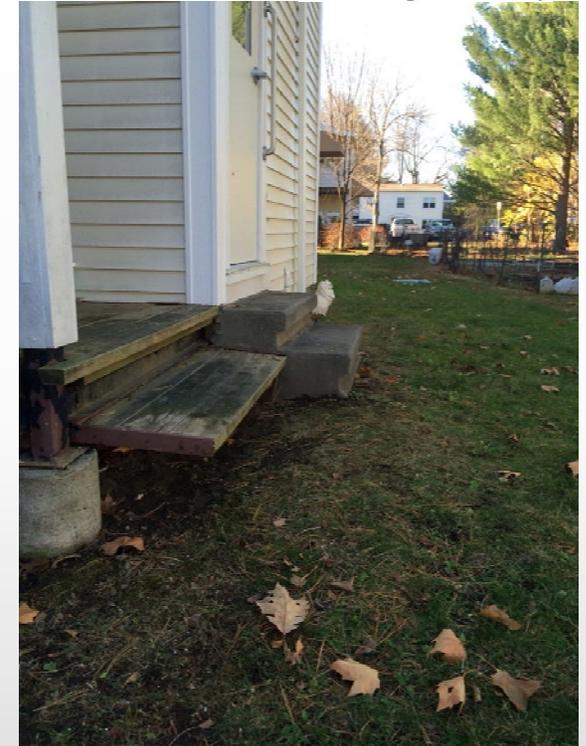
TDC: \$351,000.00

- CPA funding will allow us to preserve all rear exit doors and porches at Greeley Village
- 100 rear entry and exit doors and 75 porches to the units are visibly sagging, causing energy loss and poses a serious problem of continued deterioration to the buildings
- ***Why does this qualify for CPA funding?***
Preservation of the units from continued harm and destruction; protect the property from 'injury, harm or destruction'; focuses on structural integrity
 - **Corrosion of supporting beams**
 - **Water infiltration**
 - **Future potential failure of doors and porches**
 - **Structural hazard**
- Continued use of existing affordable housing units in Lexington
- Need is beyond regular maintenance

Existing Conditions



Original storm and screen doors



Existing porch steps



Scope of work

Doors (100 count)

- Replace existing storm and screen doors, new frame and trim, paint and finish

Porches (75 count)

- Construct more stable porch and steps; pre-cast concrete beam at grade level and new steps
- Construct supportive railing
- Paint and finish

Project Cost



- Pricing is determined by DHCD architects and engineers. They use RS Means data (national average cost information) based on union wage rates
- Adjusted for Boston area – 21% higher than national average
- Scope of work was reviewed with DHCD architect who is familiar with similar projects and adjusted cost accordingly
- Costs are close approximations.

Project Estimation Components – Material and Labor

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
Storm/Screen Door		\$1,200	EACH	100	Dwelling	\$120,000.00
Porch repair		\$2,000	Each	75	Dwelling	\$150,000.00

Labor and Materials: \$270,000.00

Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
Contingency - 10%						\$27,000.
Soft costs (fees/permit/architect) – 10%						\$27,000.
Architect – 10%						\$27,000.

Others Total: \$81,000.00

Total Development Cost: \$351,000.00



Questions?

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Thank you again for your consideration and support!