

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

PROJECT APPLICATION SUMMARY FORM

Project Title: _____

APPLICANT INFORMATION

Name of Applicant/Contact Person: _____

Title/Position: _____

Group or Committee Affiliation (if any):

Applicant/Contact Person's address, contact phone number, and email:

PROJECT INFORMATION

Project Site Address:

Project Site Assessors Map/Parcel: _____
Project Site Deed Book/Page: _____
Current Owner: _____

<u>Purpose (please check all that apply)</u> _____ Open Space _____ Historic _____ Recreation _____ Housing

Brief Project Description:

COSTS

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2023			
2024			
2025			
2026			
2027			
2028			
TOTAL			

Signature of Applicant: _____ Date: _____

<u>For Community Preservation Committee Use Only:</u> Application Received On: _____ Project Presented to CPC on: _____ Reviewed by: _____ Determination: _____

Project Title:

Lexington Housing Authority – Vynebrooke Village –ModPHASE / Fire Safety System Upgrades

1.Scope or concept of project:

The Lexington Housing Authority is requesting \$160,790.00 in CPA funding to help finance the fire and other safety system upgrades as part of a large-scale modernization project at Vynebrooke Village, including the conversion of three units into fully handicap accessible units.

We have received a grant award, called ModPHASE, through the Department of Housing Community Development of approximately \$3.8 million.

What is ModPHASE? In 2016, DHCD launched the Modernizing Public Housing and Supporting Elders (ModPHASE) initiative. Working in partnership with the Executive Office of Elder Affairs (EOEA), ModPHASE has two main objectives:

- Preserve Chapter 667 state public housing developments with high capital needs
 - Vynebrooke Village was built in 1973, and, apart from a few minor improvements upon unit turnover, the units still have original fixtures and materials
- Facilitate partnerships between Local Housing Authorities (LHAs) and local service agencies to provide service-rich environments that allow residents to age in their community
 - Signed MOU's with EACH (Enhancing Asian Community Health), Minuteman Senior Services and Lexington Human Services Department

While the entire scope of the project includes complete interior renovation of kitchens and bathrooms as well as the conversion of three units to fully handicap accessible housing, *this request would only finance the fire and other safety system upgrades that qualify for CPA funding.*

2.Project goal and objectives: (Indicate how the Category Specific Criteria for the CPA are met.)

The objective of the ModPHASE project is to modernize all the 48 units at Vynebrooke Village by improving energy efficiency, functionality and safety features of the building.

The fire alarm and safety system upgrades qualify for CPA funding through preservation: 'protecting the personal or real property from injury, harm or destruction'.

3. Projected action plan and timeline: (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due in time to report back to Town Meeting each year until the project is complete.)

Architect/Designer assigned: 06/2020
 Schematic Design: 10/2020
 Design Development: 09/2021
 Construction Documents: 12/2021
 Bidding: 02/2022
 Begin Construction: 07/2022
 Substantial Completion: 01/2023

4. Anticipated project cost: (Provide a budget, with line itemization.)

Specific Components related to CPA request

Lexington HA - Cost Estimate	
Construction Category	Fundamental Costs
Fire Safety	
Thermal and Moisture Protection	\$ 45,000.00
Fire Suppression	\$ 49,000.00
Electronic Safety and Security	\$ 66,790.00
	\$ 160,790.00

While the entire scope of the project includes complete interior renovation of kitchens and bathrooms as well as the conversion of three units to fully handicap accessible housing, *this request would only finance the fire and other safety system upgrades that qualify for CPA funding.*

5. Other funding sources, including private/public/in-kind:

Project funding from the Department of Housing and Community Development (DHCD) is currently \$3,877,787.51.

6. CPA funding request:

\$160,790.00

7. Budget justification: (provide an explanation for why each type of expense is needed.)

The budget for this project is based on current market prices and cost studies. A recent cost study showed that current construction projects and their associated components are 66% higher than pre-COVID.

The LHA is a public entity and must abide by public procurement laws. This requirement adds approximately a 15-20% increase in project costs because of prevailing wage rates and the high cost of materials.

8. List and describe any comparable projects

9. Relevance to community: (indicate how project is relevant to the current and/or future of Lexington.)

Maintaining accessible, safe, sanitary and affordable housing is imperative to satisfying the needs of low-income individual and families in our community. Ensuring these units are kept online through proper preservation procedures is the only way we can continue to serve this needy population. It is also important to continue to make modifications that allow residents to age in place within our community. Since it is difficult due to secure funding for building new construction, it is imperative that we continue to preserve our current portfolio.

10. Supporting documents: (Provide supporting letters, references, studies, maps, and statistics.)

Information regarding the ModPHASE program can be found here:
<https://www.mass.gov/service-details/modphase>

A press release regarding our award can be found here: <https://www.mass.gov/news/baker-polito-administration-awards-23-million-to-improve-state-aided-public-housing-for>