



237 FRANKLIN STREET

FINANCING

Funding for the \$58 million construction project is made possible through the planned conversion of Manning Apartments to project-based vouchers under HUD's Rental Assistance Demonstration Program (RAD). The project-based vouchers will allow the Cambridge Housing Authority (CHA) to obtain a mortgage to help fund the renovations. Additional funds will be provided through the Low Income Housing Tax Credit Program and a CHA loan program. Bond financing during construction will be provided by MassDevelopment.

PLANNING PROCESS

The ongoing planning process has included a Green Charette as well as numerous meetings with Manning residents and the project architect, Bargmann-Hendrie + Archetype, Inc. Upcoming meetings are planned for Manning neighbors and City of Cambridge stakeholders. Preliminary construction is anticipated to begin in November 2015 with full construction underway by February 2016. Construction is anticipated to last approximately 30 months. The building will remain 70% occupied during the construction period.

Manning Apartments is a 199-unit high-rise building for elderly and disabled residents in Cambridgeport near Central Square. The all electrically heated building was constructed in 1976 using a cast concrete plank system. This construction style was efficient and cost effective when Manning was originally constructed but has since become inefficient and obsolete. The building has received only limited improvements over the years and now requires comprehensive renovations to its façade, core systems, apartment interiors, and common spaces.

APARTMENT IMPROVEMENTS

- Conversion of former office space on second floor into four new one-bedroom apartments and two new two-bedroom apartments.
- Full replacement of kitchens and bathrooms, as well as interior finishes including cabinetry, appliances, flooring and lighting.

COMMON AREA IMPROVEMENTS

- Renovation of the first floor to expand resident community space and to relocate management offices from the second-floor to a more visible and accessible first-floor location.
- New high-quality multi-use community rooms for exercise classes, crafts and hobbies, and television viewing on the first and second floors. Existing upper floor common balconies will be enclosed to provide additional community space.
- Expansion of and improved access to the second floor outdoor patio, allowing residents to enjoy container gardening and other outside activities.
- Expansion of the laundry facilities on the second floor and creation of three smaller laundry rooms on the upper levels.

MANNING APARTMENTS PROJECT SUMMARY (CONTINUED)

EXTERIOR IMPROVEMENTS

- Redesign of the plaza between Manning Apartments and the Central Square Public Library to create an area for cars to pull off of Franklin Street when picking up or dropping off Manning residents or library patrons.
- Enhancement of the entry points at Green Street and Franklin Street to better direct pedestrian traffic to the entry of Manning Apartments and the Central Square Public Library through improved hard and softscapes, a new canopy cover for the main walkways, and improved signage.
- Improvements to existing subsurface drainage systems, walkways, and site lighting.
- Improvements to the rear service area including a new trash handling system and secure bike parking.

CORE BUILDING SYSTEM IMPROVEMENTS

- Installation of a high-performance window wall system, greatly improving building performance and comfort and eliminating persistent water and air infiltration.
- New exterior insulating cladding, greatly improving energy performance and building aesthetics.
- Replacement of the existing electrical baseboard heating systems with a highly efficient gas-fired, four pipe vertical fan-coil heating and efficient central cooling system.
- Installation of a 60kw combined heat and power (co-generation) system to allow for onsite generation of electricity.
- Improvements to the ventilation system with enhanced fresh intake air and the addition of heat recovery systems.
- Replacement of the entire waste and water piping system and upgrade of electrical wiring elements.

ENERGY EFFICIENCY

The planned scope of improvements at Manning Apartments includes a dramatic transformation of the building's energy consumption to provide a healthier living environment for both the residents and the surrounding community. Upon completion the project is estimated to achieve a 30% site energy reduction, over \$260,000 in annual savings in energy costs, and a 50% reduction in water consumption. When completed Manning Apartments will be a certified Enterprise Green Communities development.

ANY QUESTIONS PLEASE CONTACT KYLE SULLIVAN: KSULLIVAN@CAMBRIDGE-HOUSING.ORG OR 617-520-6239.

RENDERINGS BY BARGMANN, HENDRIE + ARCHETYPE, INC.