



Arlington
HOUSING AUTHORITY
MASSACHUSETTS

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Commissioners:

Richard B. Murray
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Executive Director

John J. Griffin

Tel.: (781) 646-3400

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February 18, 2016

Arlington Board of Selectmen
Mr. Steven M. Byrne, Chairman
730 Massachusetts Avenue
Arlington, MA 02476-4908

RE: Community Development Block Grant (CDBG) Funding Request for Program Year 2016-2017

Dear Chairman Byrne and Members of the Arlington Board of Selectmen:

The Arlington Housing Authority requests your consideration for funding the following grant request in the amount of \$350,000. This request will leverage \$ 2,919,965. From DHCD's HILAPP Program and allow us to build the new Life and Skills Building in Menotomy Manor and complete over two million dollars' worth of preservation work at Drake Village.

Please see the attached letter from DHCD dated February 18, 2016.

The attached pages will provide you with details of the request and the reasons why we feel that they are important and worthy for consideration.

Should you have any further questions regarding these requests, please feel free to contact me at 781-646-3400 x 16.

Sincerely,

John J. Griffin
Executive Director



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor

February 18, 2016

John Griffin, Executive Director
Arlington Housing Authority
4 Winslow St.
Arlington, MA 02474-3062

RE: HILAPP Commitment for Drake Village (667-01) and Menotomy Manor (200-01)

Dear Mr. Griffin:

DHCD is issuing this letter as evidence of our continued commitment to making Drake Village and the Hauser Building a service-enriched, accessible senior campus and to building a new Life & Skills Center at Menotomy Manor.

On October 31, 2014, DHCD issued an award of \$1,833,333 to the Arlington Housing Authority (AHA) under the High Leverage Asset Preservation Program (HILAPP) with the understanding that the AHA would contribute a minimum of \$550,000 in Local CDBG funds to complete the following scopes of work:

Development	Hauser Building (667-01)
Scope of Work	Selected kitchens and baths, windows, ADA improvements, FOB, electrical upgrades, and replacement of smoke detectors
Original Estimated TDC:	\$1,483,333
Current Estimated TDC:	\$2,062,455
Increase in TDC:	\$579,122

Development	Menotomy Manor (200-1)
Scope of Work	Construction of Life & Skills Center
Original Estimated TDC:	\$900,000 (with \$550,000 to be paid for by Local CDBG funds)
Current Estimated TDC:	\$1,733,500
Increase in TDC:	\$833,500

Since that time, the AHA has worked with Elton + Hampton Architects to develop a set of schematic design drawings. As of now, the estimated TDC for both projects has grown from \$2,383,333 to \$3,795,955, which is equivalent to a total increase of \$1,412,622.

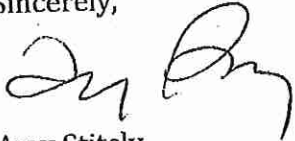
DHCD recognizes that both the total development costs and the leverage commitments may change as the projects move forward and is, therefore, willing to increase its HILAPP commitment to equal a maximum of \$1 for every 30 cents of leveraged funds. In other words, the AHA must leverage about 23% of the TDC in order for DHCD to increase its HILAPP award to cover all remaining costs.

If Elton + Hampton's current estimates are correct, then the AHA will need to secure leverage funds totaling at least **\$875,990** in order for DHCD to increase its HILAPP commitment to cover the full TDC of both projects.

As stated in the original award letter, DHCD will only approve advertising these projects to bid after the AHA provides proof of all leverage commitments. If AHA cannot secure leverage funds in the amount needed to warrant a sufficient increase in the HILAPP award to cover the full costs of both projects, then the AHA may use its Formula Funding or another source of funds to cover any budget gaps. Alternatively, the AHA may choose to reduce the scope of one or both projects.

Thank you for your continuing efforts to leverage funds to preserve public housing. If you have questions about this award please contact Amy Stitely, Director of the Bureau of Housing Development and Construction, at 617-573-1156.

Sincerely,



Amy Stitely
Director, Bureau of Housing Development and Construction

**TOWN OF ARLINGTON
COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDING APPLICATION
FISCAL YEAR 2016-2017**

Agency & Project Summary Information

Legal Name of Agency/Organization: Arlington Housing Authority

Address: 4 Winslow Street, Arlington, MA

Telephone No. 781 6463400 ext 16 **Fax No.** ____ 781 643-6923

E-Mail: jgriffin@arlingtonhousing.org

Project Title: Menotomy Manor Life and Skills Building and Drake Village

Amount of Funding Requested \$350,000.00

This request will leverage \$ 2,919,965. in funding from the Department of Housing and Community Development's, (DHCD) High Leverage Asset Preservation Program (HILAPP) for both the Life and Skills Center as well as provide some ADA improvements, some new windows and other modernization at the Arlington Housing Authority first Development, Drake Village. It is a continuation of the successful grant request of 2013-2015 that resulted in \$550,000.00 awarded by the Arlington Board of Selectman from CDBG toward the construction of a Life and Skills Center to be located at Menotomy Manor and the Modernization of the Hauser Building at Drake Village.

The HILAPP Award for \$2,919,965.00 from DHCD is contingent on receiving our request of CDBG funding. *See enclosed letter from DHCD dated February 18, 2016.

The Arlington Housing Authority's HILAPP Program Application and Study for the accessibility and program improvements at Drake Village has been ongoing for the past three years and included for your reference are letters of support for our HILAPP Application from local and state funding sources.

Operation Success, The Arlington Boys and Girls Club, Fidelity House and the St. Vincent DePaul Society have been operating in two separate three bedroom units in Menotomy Manor for many years. Program participation continues to increase every year and all programs are targeted at low income, and the extremely low income families that we serve. The Life and Skills Center would offer larger and more efficient space for all of the programs above as well as allowing for additional programs such as banking and finance classes, computer training classes, job finding skills and counseling, all with the goal of making these families self-sufficient.

One of the key aspects of the Life and Skills Center proposal would allow us to use the two three-bedroom units for housing low income families.

Project Eligibility

This project/activity must meet **ONE** of the HUD National Objectives listed below. Please check applicable box.

☒ **Low/Moderate Income Area Benefit:** the project/activity meets the needs of persons residing in an area where at least 33.33% of the residents are low or moderate income persons.

☒ **Low/Moderate Income Clientele:** the activity benefits a group of persons (rather than residents in a particular area) 51% of whom are low or moderate income persons. The following groups are presumed to be Low/Moderate: abused children, battered spouses, elderly persons, adults meeting the **Bureau of Census' Current Population Reports** definition of "severely disabled", homeless persons, illiterate adults and persons living with AIDS.

☒ **Low/Moderate Housing:** The project will provide or improve permanent residential structures which, upon completion, will be occupied by low and moderate income households. This includes but is not limited to acquisition or rehabilitation. Housing can be either owner or renter occupied units in one family or multi-family structures.

☐ **Slum or Blighted Area:** the project is in a designated slum/blighted area as defined under State or local law and will address conditions that qualified the area as slum or blighted.

☐ **Spot Blight:** the project will prevent or eliminate specific conditions of blight or physical decay outside a slum area. Activities are limited to clearance, historic preservation, rehabilitation of buildings, but only to the extent necessary to eliminate conditions detrimental to public health and safety.

Primary Beneficiary of Project

- ☒ Homeless Individuals
- ☒ At-Risk Children & Youth
- ☒ Elderly Individuals
- ☒ Individuals with Disabilities
- ☒ Low and Moderate Income Area
- ☐ Other (please specify)

Program Funding

Identify and list amount of prior year Federal and/or State funding

Source	Amount	Funding Period
CDBG	\$ 150,000.00	2013
CDBG	\$ 200,000.00	2014
CDBG	\$ 200,000.00	2015
DHCD (HILAPP)	\$1,833,333.00	2015

Identify other funding sources (non-federal/private)

Source	Amount	Funding Period
--------	--------	----------------

Target Population

What are the characteristics of the client population to be served by this project? (Where applicable, please include total population (by age), number of families, income data such as median income, and other pertinent data, which applies specifically to the client.)

*Please see attached Tenant Statistical Summary Report for: Menotomy Manor.

*Please see attached Tenant Statistical Summary Report for: Chapter 667 Elderly/Disabled Housing.

Will all clients be residents of Arlington? If no, please provide percentage of non-Arlington residents.

YES

Service Need

What need will be met by providing the proposed service to the community and the target population?

The Life and Skills Center would provide employment and life skills to our low income families along with allowing the active, Operation Success, Fidelity House, the Arlington Boys and girls Club and other programs to grow and help our families become self-sufficient.

What are the short-term goals and objectives for the contract period?
To begin bidding and construction.

How will the target population be reached?
Mail, Flyers, Meetings, Notices

How will client eligibility be documented?
Eligibility will be verified by annual recertification.

How will the project be managed and staffed?
Arlington Housing Authority Staff, The Arlington Police, and outside programs.

What is the timetable for delivery of services?
Fiscal Year -2017

1. Budget Information:

a) Total Costs for the Proposed Activity/Project:

All Cost Items for the Activity/Project (Detail <u>ALL</u> Staff positions, support costs, and other expense items associated with the activity/project.)	Anticipated Costs for FY 2016-2017
Menotomy Manor Life and Skills Building	\$1,733,500
Drake Village Hauser Building	\$2,062,455
Total Cost of the Activity/Project →	\$3,795,955.00

b) Show only the Cost items to be paid by the CDBG Grant:

Staff Positions and Expense Items to be paid by this requested CDBG Grant during FY 2016-2017	Amount
Construction of Life and Skill Building and Drake Village Modernization	\$350,000.
Total Amount of this Grant Request for FY 2016-2017 →	\$350,000

c) Total sources of Income for the Proposed Activity, including CDBG funding:

All Sources of Income for this Activity/Project in FY 2016-2017 <i>(for example, town grants, state contracts, other federal funds, foundation and corporate grants, donations, etc.)</i>	Anticipated Amount from Each Source
Amount of this C.D.B.G. grant request (Same as total of 1.b.) →	\$350,000.00
DHCD High Leverage Asset Preservation Program (HILAPP)	\$2,919,965.00
Prior CDBG Grants 2013-2015	\$550,000.00
Total Funding for the Activity/Project →	\$3,819,965.00

CERTIFICATION

I CERTIFY THAT ALL INFORMATION THAT IS SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE.

Signature

Name

John J. Griffin

Title

Executive Director.

Arlington Housing Authority Annual Income Limit Report

Menotomy Manor

1) Project: Menotomy Manor, 2) Income Limit Type: 2014 Income Limit, 3) Income Limits Effective: 8/9/2014, 4) Admission Dates: From 1/1/1900 To 1/1/9999,
5) Tenant Status: Active Only Tenants

No. in Household	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Total Families
	Low Income	Very Low Inc.	Extremely Low		
	\$47,450	\$32,950	\$19,800	Over 80%	
1	3	1	2	0	6
	\$54,200	\$37,650	\$22,600	Over 80%	
2	11	8	30	5	54
	\$61,000	\$42,350	\$25,450	Over 80%	
3	7	12	27	1	47
	\$67,750	\$47,050	\$28,250	Over 80%	
4	10	14	20	1	45
	\$73,200	\$50,850	\$30,550	Over 80%	
5	3	5	12	1	21
	\$78,600	\$54,600	\$32,800	Over 80%	
6	0	2	1	0	3
Total Families					176

Annual Income Limit Summary

Income Bracket	Total Families
Low Income	34
Very Low Income	42
Extremely Low	92
Over 80% Income	8
Total Families	176

Arlington Housing Authority

Tenant Statistical Summary Report

Program: Massachusetts 200 Program Project: **Menotomy Manor**

Admission Dates From 2/1/1973 Thru 2/19/2016 County: All Census Tract: All Case Worker: All

Number of Persons in Household		
Household Size	Total Families	%
1	6	3.41 %
2	54	30.68 %
3	47	26.70 %
4	45	25.57 %
5	21	11.93 %
6	3	1.70 %
Total Families:	176	

Citizenship Composition of Household		
Citizenship	Total Members	%
Eligible Citizen	537	96.24 %
Eligible NonCitizen	20	3.58 %
Pending Verification	1	0.18 %
Total Citizenships:	558	

Racial Composition of Household		
Primary Race (Non Hispanic)	Total Members	%
White	318	56.99 %
Black	95	17.03 %
Indian	7	1.25 %
Asian	138	24.73 %
Total (Non Hisp) Members:	558	

Ethnicity Composition of Household		
Ethnicity	Total Members	%
Non Hispanic	484	86.74 %
Hispanic	74	13.26 %
Total Members:	558	

Number of Adults in Household		
Number Adults	Total Families	%
1	45	25.57 %
2	93	52.84 %
3	27	15.34 %
4	9	5.11 %
5	2	1.14 %
Total Families:	176	

Number of Children in Household		
Number Children	Total Families	%
0	64	36.36 %
1	48	27.27 %
2	44	25.00 %
3	16	9.09 %
4	4	2.27 %
Total Families:	176	

Employed Adults in Household		
Number Employed Adults	Total Families	%
0	39	22.16 %
1	94	53.41 %
2	40	22.73 %
3	3	1.70 %
Total Families:	176	

Number of Relationships in Household		
Relationship	Total Members	%
Other Adult	63	11.29 %
Full-Time Student 18+	42	7.53 %
Head	176	31.54 %
Co-Head	19	3.41 %
Spouse	56	10.04 %
Other Youth Under 18	202	36.20 %
Total Relationships:	558	

Age of Male Family Members		
Age	Total Members	%
0 - 4	26	11.71 %
5 - 13	41	18.47 %
14 - 17	15	6.76 %
18 - 24	16	7.21 %
25 - 44	59	26.58 %
45 - 59	46	20.72 %
60 - 64	5	2.25 %
65 - 69	7	3.15 %
70 - 74	2	0.90 %
75 - 79	4	1.80 %
80 & Over	1	0.45 %

Age of Female Family Members		
Age	Total Members	%
0 - 4	19	5.65 %
5 - 13	67	19.94 %
14 - 17	32	9.52 %
18 - 24	59	17.56 %
25 - 44	73	21.73 %
45 - 59	69	20.54 %
60 - 64	6	1.79 %
65 - 69	5	1.49 %
70 - 74	1	0.30 %
75 - 79	4	1.19 %
80 & Over	1	0.30 %

Total Male Members: 222

Age of Male Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	22	36.67 %
45 - 59	28	46.67 %
60 - 64	1	1.67 %
65 - 70	6	10.00 %
71 & Over	3	5.00 %
Total Families:	60	

Total Female Members: 336

Age of Female Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	2	1.72 %
25 - 44	50	43.10 %
45 - 59	56	48.28 %
60 - 64	4	3.45 %
65 - 70	3	2.59 %
71 & Over	1	0.86 %
Total Families:	116	

Household Income		
Annual Income	Total Families	%
0 - 4,999	11	6.25 %
5,000 - 9,999	14	7.95 %
10,000 - 14,999	19	10.80 %
15,000 - 19,999	19	10.80 %
20,000 - 24,999	25	14.20 %
25,000 - 34,999	26	14.77 %
35,000 - 44,999	33	18.75 %
45,000 - 999,999	29	16.48 %
Total Families:	176	

Source of Household Income		
Source of Income	Total Members	%
Child Support	23	6.61 %
Federal Wage	2	0.57 %
General Assistance	9	2.59 %
Other Nonwage Sources	5	1.44 %
Other Wage	206	59.20 %
Own Business	1	0.29 %
Pension	3	0.86 %
Social Security	56	16.09 %
SSI	38	10.92 %
TANF Assistance	4	1.15 %
Unemployment Benefits	1	0.29 %
Total Income Sources:	348	

Positive Tenant Rent Ranges		
Rent Range	Total Families	%
0 - 49	7	3.98 %
50 - 79	3	1.70 %
80 - 99	2	1.14 %
100 - 149	10	5.68 %
150 - 199	4	2.27 %
200 - 99,999	150	85.23 %
Total Families:	176	

Negative Tenant Rent Ranges		
Rent Range	Total Families	%
(1) - (49)	0	0.00 %
(50) - (79)	0	0.00 %
(80) - (99)	0	0.00 %
(100) - (149)	0	0.00 %
(150) - (199)	0	0.00 %
(200) - (99,999)	0	0.00 %
Total Families:	0	

Voucher/Bedroom Size		
Size	Total Families	%
2	93	52.84 %
3	83	47.16 %
Total Families:	176	

Unit Structure Type (Section 8 Only)		
Structure Type	Total Families	%
Unknown	0	NaN
Total Structure Types:	0	

Member Status		
Status	Total Members	%
Non Elderly / Non Disabled	500	89.61 %
Elderly/ Non Disabled	28	5.02 %
Non Elderly / Disabled	27	4.84 %
Elderly / Disabled	3	0.54 %
Total Members:	558	

Single Household		
	Total Families	%
Single Household	6	3.41 %

Arlington Housing Authority Annual Income Limit Report

Elderly / Disabled

1) Project: 667C Project, 2) Income Limit Type: 2014 Income limit, 3) Income Limits Effective: 8/9/2014, 4) Admission Dates: From 1/1/1900 To 1/1/9999,
5) Tenant Status: Active Only Tenants

No. in Household	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Annual Income No. of Families	Total Families
	Low Income	Very Low Inc.	Extremely Low		
	\$47,450	\$32,950	\$19,800	Over 80%	
1	34	117	293	9	453
	\$54,200	\$37,650	\$22,600	Over 80%	
2	5	7	47	2	61
				Total Families	514

Annual Income Limit Summary

Income Bracket	Total Families
Low Income	39
Very Low Income	124
Extremely Low	340
Over 80% Income	11
Total Families	514

Arlington Housing Authority

Tenant Statistical Summary Report

Program: Massachusetts State 667 Project: **Elderly/Disabled**

Admission Dates From 2/1/1973 Thru 2/19/2016 County: All Census Tract: All Case Worker: All

Number of Persons in Household		
Household Size	Total Families	%
1	450	87.72 %
2	63	12.28 %
Total Families:	513	

Citizenship Composition of Household		
Citizenship	Total Members	%
Eligible Citizen	508	88.50 %
Eligible NonCitizen	66	11.50 %
Total Citizenships:	574	

Racial Composition of Household		
Primary Race (Non Hispanic)	Total Members	%
White	464	80.84 %
Black	17	2.96 %
Indian	2	0.35 %
Asian	91	15.85 %
Total (Non Hisp) Members:	574	

Ethnicity Composition of Household		
Ethnicity	Total Members	%
Non Hispanic	557	97.04 %
Hispanic	17	2.96 %
Total Members:	574	

Number of Adults in Household		
Number Adults	Total Families	%
1	452	88.11 %
2	61	11.89 %
Total Families:	513	

Number of Children in Household		
Number Children	Total Families	%
0	513	100.00 %
Total Families:	513	

Employed Adults in Household		
Number Employed Adults	Total Families	%
0	442	86.16 %
1	71	13.84 %
Total Families:	513	

Number of Relationships in Household		
Relationship	Total Members	%
Other Adult	3	0.52 %
Head	513	89.37 %
Spouse	58	10.10 %
Total Relationships:	574	

Age of Male Family Members		
Age	Total Members	%
0 - 4	0	0.00 %
5 - 13	0	0.00 %
14 - 17	0	0.00 %
18 - 24	0	0.00 %
25 - 44	3	1.26 %
45 - 59	28	11.76 %
60 - 64	28	11.76 %
65 - 69	30	12.61 %
70 - 74	42	17.65 %
75 - 79	44	18.49 %
80 & Over	63	26.47 %
Total Male Members:	238	

Age of Female Family Members		
Age	Total Members	%
0 - 4	0	0.00 %
5 - 13	0	0.00 %
14 - 17	0	0.00 %
18 - 24	0	0.00 %
25 - 44	2	0.60 %
45 - 59	38	11.31 %
60 - 64	24	7.14 %
65 - 69	57	16.96 %
70 - 74	59	17.56 %
75 - 79	46	13.69 %
80 & Over	110	32.74 %
Total Female Members:	336	

Age of Male Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	3	1.56 %
45 - 59	24	12.50 %
60 - 64	23	11.98 %
65 - 70	34	17.71 %
71 & Over	108	56.25 %

Age of Female Head of Households		
Age	Total Families	%
< 18	0	0.00 %
18 - 24	0	0.00 %
25 - 44	2	0.62 %
45 - 59	37	11.53 %
60 - 64	22	6.85 %
65 - 70	61	19.00 %
71 & Over	199	61.99 %

Total Families: 192

Household Income		
Annual Income	Total Families	%
0 - 4,999	30	5.85 %
5,000 - 9,999	50	9.75 %
10,000 - 14,999	149	29.04 %
15,000 - 19,999	112	21.83 %
20,000 - 24,999	72	14.04 %
25,000 - 34,999	61	11.89 %
35,000 - 44,999	24	4.68 %
45,000 - 999,999	15	2.92 %
Total Families:	513	

Positive Tenant Rent Ranges		
Rent Range	Total Families	%
0 - 49	5	0.97 %
50 - 79	3	0.58 %
80 - 99	6	1.17 %
100 - 149	22	4.29 %
150 - 199	15	2.92 %
200 - 99,999	462	90.06 %
Total Families:	513	

Voucher/Bedroom Size		
Size	Total Families	%
0	1	0.19 %
1	512	99.81 %
Total Families:	513	

Member Status		
Status	Total Members	%
Non Elderly / Non Disabled	3	0.52 %
Elderly/ Non Disabled	471	82.06 %
Non Elderly / Disabled	68	11.85 %
Elderly / Disabled	32	5.57 %
Total Members:	574	

Total Families: 321

Source of Household Income		
Source of Income	Total Members	%
Child Support	1	0.10 %
Federal Wage	9	0.93 %
General Assistance	39	4.02 %
Other Nonwage Sources	60	6.19 %
Other Wage	69	7.12 %
Pension	197	20.33 %
Social Security	407	42.00 %
SSI	187	19.30 %
Total Income Sources:	969	

Negative Tenant Rent Ranges		
Rent Range	Total Families	%
(1) - (49)	0	0.00 %
(50) - (79)	0	0.00 %
(80) - (99)	0	0.00 %
(100) - (149)	0	0.00 %
(150) - (199)	0	0.00 %
(200) - (99,999)	0	0.00 %
Total Families:	0	

Unit Structure Type (Section 8 Only)		
Structure Type	Total Families	%
Unknown	0	NaN
Total Structure Types:	0	

Single Household		
	Total Families	%
Single Household	452	88.11 %



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Aaron Gornstein, Undersecretary

February 18, 2014

Mr. John J. Griffin, Jr., Executive Director
Arlington Housing Authority
4 Winslow St.
Arlington, MA 02474-3062

RE: HILAPP Project Proposal 667-01 Drake Village

Dear Mr. Griffin:

On August 21, 2013, the Department of Housing and Community Development (DHCD) granted a semi-finalist designation to the Arlington Housing Authority for its \$2.7M High Leverage Asset Preservation Program (HILAPP) proposal to modernize and rehabilitate the Drake Village (667-01) state public housing development. I am writing today to confirm DHCD's continued support for this important project and to further elaborate on status of HILAPP funding.

HILAPP awards extra capital improvement funds to the state's most distressed public housing developments in situations where the housing authority can secure at least 33% of the budget from matching funds (50 cents for every DHCD dollar). Most HILAPP applicants did not have matching funds in-hand at the time of June 2013 application deadline, and so DHCD has made conditional commitments to fund projects so long as the applicant presented a viable scope of work and a reasonable plan for securing match sources.

The Arlington Housing Authority presented a strong HILAPP proposal for the Drake Village rehabilitation project, which proposes to increase handicap accessibility, renovate kitchen and baths, install energy efficient appliances, replace windows, hardwire smoke detectors, and upgrade electrical wiring. As a result, DHCD has not only given the project semi-finalist status, but also funded the technical assistance needed to further refine the scope with support from consultants from Recap Advisors, secured through the Massachusetts Housing Partnership.

Once the Arlington Housing Authority has:

- Finalized a DHCD-approved scope of work,
- Proposed a viable financing plan, and
- Secured firm funding commitments from non-state sources (currently anticipated as the local CDBG and/or HOME programs)

then DHCD expects to issue, subject to appropriation, a commitment of HILAPP capital funding for up to two-thirds of the project budget, with an immediate partial award to complete design and produce a DHCD-approved bid set of plans and specifications. Once the AHA receives construction bids within the approved budget, DHCD will supplement the partial award with additional funds to cover up to two-thirds of the project's total development cost.

Thank you again for your commitment to preserve public housing and promote enhanced services and supports to seniors in public housing. If you or the Town has any questions about this process, please contact Amy Stitely, Director of Policy and Program Development at 617-573-1156.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lizbeth Heyer', written over a horizontal line.

Lizbeth Heyer
Associate Director for Public Housing and Rental Assistance



Massachusetts
Housing
Partnership

February 14, 2014

Carol Kowalski
Director of Planning
Town of Arlington
Arlington, MA 02476

Dear Ms. Kowalski,

I am writing to support the Arlington Housing Authority's request for a firm commitment of CDBG funds to leverage state HILAPP funding for the renovation of units at Drake Village.

The Massachusetts Housing Partnership (MHP) is assisting the Department of Housing and Community Development in the HILAPP program administration. As you know from the housing authority's previous application, HILAPP is a limited state funding program created to leverage local funding and support the rehabilitation of state public housing. MHP is coordinating technical assistance to support housing authorities that have applied for funding and have strong project concepts but need additional assistance to finalize a detailed capital improvement plan.

The Arlington Housing Authority's application is unique and its timing important as the state explores how to expand and deepen services to seniors in public housing, allowing them to age in place longer. Drake Village is physically the perfect setting to further elevate what the housing authority is doing and enhance a supportive senior village for some of our most vulnerable citizens. The units at Drake Village are not designed for seniors using wheelchairs or walkers and the goal is to adapt as many units as needed.

To help assess the capital improvement needs and the supportive service delivery, MHP has contracted with Recap Advisors to work with the Arlington Housing Authority. Recap Real Estate Advisors is an affordable housing consulting firm based in Boston with national experience working with housing authorities around all of the issues the Arlington Housing Authority is looking to address.

I hope the Town of Arlington can help leverage state dollars to assist the AHA to create the best possible living situation for elders at Drake Village.

I am happy to answer any specific questions that you may have.

Sincerely,

Susan Connelly
Director
Community Housing Initiatives

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

www.mhp.net

F.1. Letter of Support from the Town of Arlington



TOWN OF ARLINGTON
MASSACHUSETTS 02476
781 - 316 - 3090

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

March 20, 2014

Susan Connelly
Massachusetts Housing Partnership
16 Federal Street
Boston, MA 02110

Dear Ms. Connelly,

I write this letter in strong support of the Arlington Housing Authority's application for HILAPP funds. Arlington strongly supports affordable housing construction and retention. The Town works very closely with the Housing Authority in support of the units and services they provide to our low and moderate income community. The Town annually sets aside funds for AHA to maintain and expand their supply of affordable housing, and to their Outreach, After School and Homework Support programs.

In the past the Town has allocated funds to the AHA in support of their housing programs. Last year AHA received \$50,000 in CDBG funds. While we cannot commit future years' funding because of its uncertainty, it is likely that the Town would support an application to renovate the existing units at Drake Village and the Hauser Building. The high leverage ratio of a project with HILAPP funds would be considered favorably.

Thank you for considering this application from the Arlington Housing Authority. Please let me know if I can provide you with any other information about the Town's support for the project, our CDBG funding, or our affordable housing programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carol Kowalski'.

Carol Kowalski
Director of Planning

**Schematic Design Report
for the New Life & Skills Center
at Menotomy Manor 200-1, 200-2
Project # 010081**

submitted to the
Arlington Housing Authority
4 Winslow Street, Arlington, MA 02474

and to the
Department of Housing and Community Development
100 Cambridge Street, Suite 300, Boston, MA 02114

on
February 4, 2016

by
Elton + Hampton Architects
103 Terrace Street, Boston, MA 02120

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SUMMARY OF INFORMATION GATHERING, INTERVIEWS WITH STAFF & RESIDENTS

Review of revisions to the Programming section of the Concepts Report

In the original Concepts Report submitted on November 11, 2015, the estimated total area needed for the given program was between 5330 and 7315 SF, with an additional 800-1130 SF for circulation and 1150-1400 if an elevator were needed. During the Concepts Report review meeting held on December 9th, the programmatic areas were adjusted and, for many rooms, reduced. The Concepts Report was revised accordingly (see Appendix).

In summary, some activities and uses would allow for shared spaces, such as meeting areas and kitchen. The following spaces retain the original proposed square footage: Property Manager's Office (120), Police Substation (120), Food Pantry (150) and will remain separate from the Kitchen, Maintenance (from 400-550 sf to 500 sf, and will include a unisex restroom of 90 sf); Women's Restroom (from 150-200) to 150 sf; Mechanical Room (120); Electrical Room (120)

The following rooms retained the higher end of or greater than the proposed square footages:

- Operation Success (from 300-500 SF to 500 SF) needs two lockable offices, and kitchen, open areas and meeting room can be shared with other building programs.
- Meeting Room, not in the original list of programmatic areas, AHA requested a meeting room (150 sf) that can accommodate up to six people and that will be shared among the Property Manager and the after-school programs.

After discussion, the following programs' proposed areas were reduced to reflect expected number of users:

- Gathering Area/Speaking Room had been shown at 3000-5000 sf, but the maximum number of people that AHA typically sees at community meetings is 25, so the space can be reduced to 1000 SF.
- Boys' & Girls' Club requires only a large lockable closet for arts & crafts materials and games to be stored.
- Kitchen was reduced (from 250-300 sf to 200 sf) but should be designed to meet full MAAB/ADA compliance as it will be shared among the manager, police, maintenance staff, and after-school programs.
- Men's Restroom (from 110-125) to 100 sf.

As a result of the reduced room square footages, the circulation (calculated at 25% of the subtotal) will also be reduced. If an elevator is installed, the square footage would not be as great as the original Concepts Report held (1150-1400 for up to three stories duplicated the circulation space: Basement, 1st and 2nd floors) to 120-180 SF. If a lift is installed instead of an elevator, the area needed varies from 50-100 SF, depending on whether there is one lift or there are two.

Based on the revised required areas, the total square footage needed, if on one floor, would be 4210 SF. If an elevator is required the required area would be 4330-4400 SF, depending on how many floors. If a lift is used, the area required would be 4260-4310 SF. The layout options (assuming equal-sized floors) would be thus:

- 4340 sf : one floor
- 2170-2464 sf: per floor on basement & 1st floor
- 1447-1643 sf: per floor on basement, 1st, and 2nd floors

The Concepts Report listed four options for siting the building:

1. Expanding Existing Administration Building to House All Programmatic Needs
2. Razing the Existing Administration Building and Constructing New Building to House All Programmatic Needs
3. Constructing a New Building at One of the Two Larger Parking Lots on the Site
4. Divide programs into two smaller buildings:
 - a. renovating and expanding existing admin building to house police substation and maintenance
 - b. constructing a new building to house property manager's office, after school programs, and larger gathering space.

Even with the reduced program area, only option 3, building on one of the larger parking lots, would allow for a new one-story building. Arlington Zoning Bylaws (Article 8, Section 8.03) require replacing existing parking elsewhere on the property, and the area where the existing administration building is located would not provide enough area to relocate the parking spaces lost.

In the December 9th meeting, AHA expressed a preference for the option that re-uses the existing building location rather than one of the two larger parking lots on this parcel. AHA also expressed a preference for the existing building to be razed and a new building constructed in its place (option 2 above). Expansion of the existing building (option 1 above) does not have sufficiently reinforced foundation walls to add another floor, and constructing a new building would afford the most flexibility for accommodating all of the programmatic needs.

The footprint of the existing administration building is 920 SF which allows room on both sides for seven parking spaces. AHA reports that on a daily, recurrent basis, parking is needed for the property manager, a police vehicle, a maintenance truck, and the Bobcat. The residents of 4-14 Fremont Court typically park in one of the larger parking lots on the east side of the Fremont Court loop, and the residents of 44-54 regularly park in one of the parking lots on the west side of the loop. The after-school programs are for children in the development, so they don't require parking spaces beyond what their households already use. The gathering space will mostly be used by residents, so again, additional parking is not required for that use.

Survey

Because the only survey of the Menotomy Manor Family Development site that EHA found among the file cabinets located at Hauser predated the construction of the development, we enlisted Feldman Surveyors to survey a limited area of the site, specifically Fremont Court from Fremont Street and the lower half of the Fremont Court loop. This captures the utilities tied to Fremont Street and those that

are under Fremont Court, and the two residential buildings 6-14 and 46-54 Fremont Court that flank the administrative building.

On January 6th, Feldman Surveyors began surveying the area immediately around the existing Administrative Building (2 Fremont Court), and on the 8th finished surveying. The plan that they drew includes the land just around and behind the existing building to include the greenway and rear footprint of the two residential buildings (46-54 and 6-14 Fremont Court) within the "island" surrounded by Fremont Court, and across Fremont Court to the west and east to the opposite sidewalks and south to where the water and storm lines join the respective mains on Fremont Street.

Although the survey includes electric and gas lines, the connections to the mains on Fremont Street are not shown. Feldman used gas line information from National Grid which showed gas diagrammatically entering only residential buildings 10-20 and 68-74 Fremont Street. No gas line is shown entering the Administrative building. When asked, Feldman reported that National Grid's drawing is the most up-to-date. Roland Demers, however, confirmed that there is gas service to all the residential buildings which have gas stoves and gas-fired heating equipment. There is also gas service in the Administrative building which has a gas-fired boiler and water storage tank. The Arlington Public works and the utility companies served as the basis of the surveyor's drawing, and no further information was available regarding the gas connecting the admin building to the shut-off located at the sidewalk just past the parking lot on the west side of the building. DigSafe may be able to find the underground gas route from the shut-off to the admin building.

The survey shows two electrical service lines running up Fremont Court and connecting to a single electrical service loop following Fremont Court. Branches run from the initial pair of service lines from Fremont Street to residential buildings 30-38 and 46-56 Fremont Street. From the loop, branches run to the other residential buildings that ring Fremont Court and the admin and two residential buildings located on the island. In addition to the underground electrical lines, there are overhead wires that run between a utility pole directly behind the admin building and a pole at the north side of 30-38 Fremont Street, and between the pole behind the admin building and a pole at the southwest corner of the island. An overhead wire also runs to the west end of the admin building roof from across Fremont Court near 22-28.

On January 11th after seeing scanned drawings on Roland Demers mobile phone, EHA obtained full-sized copies of storm and sewer main plans and profiles at the Engineering Department of the Arlington Public Works. An 18" storm drain runs from Fremont street up Fremont Court and up along the SE edge of 138-150 Fremont Court to a branch line along the easement just beyond and parallel to the northeast property line and branching to mains on North Union Street and on Gardner Street.. From the Admin building, the sewer runs back between the two residential buildings (46-54 and 6-14) to what is called Line B that eventually connects to the main on Gardner Street. The general routes of and manholes for the storm and sewer lines on these DPW drawings correspond with those shown on the survey.

The survey shows a water line coming from Fremont Street up Fremont Court and turning left, with a branch going to a water shut-off in the walkway at the north side of 22-28 Fremont Street, past 22-28

before turning right/north up Fremont. As with the gas lines, the water service route information was from the Public Works Office, and no specific routes from the mains to the admin building were found on any drawings. DigSafe may be able to find the underground water route from the branch lines to the admin building.

The survey plans does not show any existing fire sprinkler lines separate from the water, because there are currently no sprinklered buildings in the development. The new building will require a fire sprinkler system.

Asbestos and Lead

In 2007, the residential buildings at Menotomy Manor underwent kitchen and bath upgrades, as well as modification of buildings for accessible units. No work was done at the administrative building as part of that project.

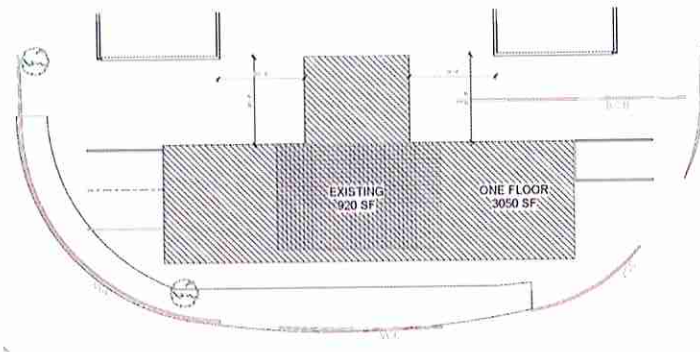
The kitchen/bath project's specifications division 2 has a section for asbestos abatement and one section titled "Lead-containing Paint Considerations." Asbestos containing material (ACM) was found in kitchen flooring, steel sink lining, waterproofing at the brick, flooring mastic, waterproofing adhesives at particle board under the flooring, cabinetry above stoves with heat shields; and waterproofing substrates beneath exterior brick, and the contractor for that project was responsible for verifying quantities and submitting a report of ACM before work started and then removing ACM. Lead based paint was determined to be present under siding at the wood duplex buildings at the development.

No work was done at the administrative building in 2007. So there was not testing for ACM or lead-based paint. Because it was built at the same time as the brick residential buildings, the administrative building likely contains similar materials as those found in the residential buildings.

Before demolition of the brick administrative building can begin, the ACM would have to be removed per US EPA and Massachusetts DEP protocol. Lead-based paint, if identified, will not have to be removed prior to demolition, but the disposal of the lead-based painted materials will have to be documented and conducted per EPA and Massachusetts DEP protocol. Testing for ACM and lead-based paint should be done.

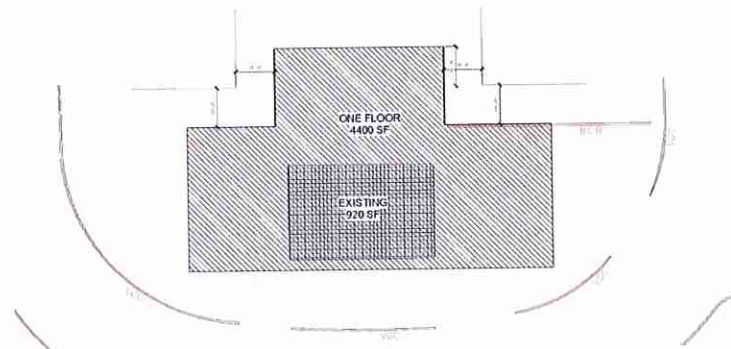
OPTIONS

From the December 9th Conceptions Report review meeting, EHA was directed to explore options for razing the existing administrative building and replacing with a building (one-story if possible and two-story). The existing building has a footprint of 23'x36' and is approximately 20'-0" from both residential buildings that flank it.



The small building footprint allows for three parking spaces to the west of the building and four spaces to the east of the building. According to the Arlington Bylaws parking requirements, all seven parking would have to be replaced. The analysis of the zoning code deems the building use as Business, and requires minimum of three parking spaces (reflecting the number of full-time employees which corresponds to what AHA reported: the property manager, a maintenance staff member's truck, and the police). Between four and six spaces can be configured with the proposed options (pages 8-11).

If the new building with revised program were to be one story, the area needed would be about 4200 sf. To fit a 4400 sf one-story building, with room for parking on either side, the distance between the new building and the residential buildings would be reduced to 10'-0" which would require a waiver from the zoning board.



If a one story building is the most viable option, and the setbacks are reduced to between 15'-0" and 20'-0", some of the programmatic areas would have to be reduced. The one-story option shown on page 8 is approximately 3500 sf. Many of the spaces are smaller than the revised Concepts Report allotted. The basic plan has a double-loaded corridor, and very simple volumes; only the Flex/Gathering Space has a raised ceiling/roof with possibility to add clerestory light.

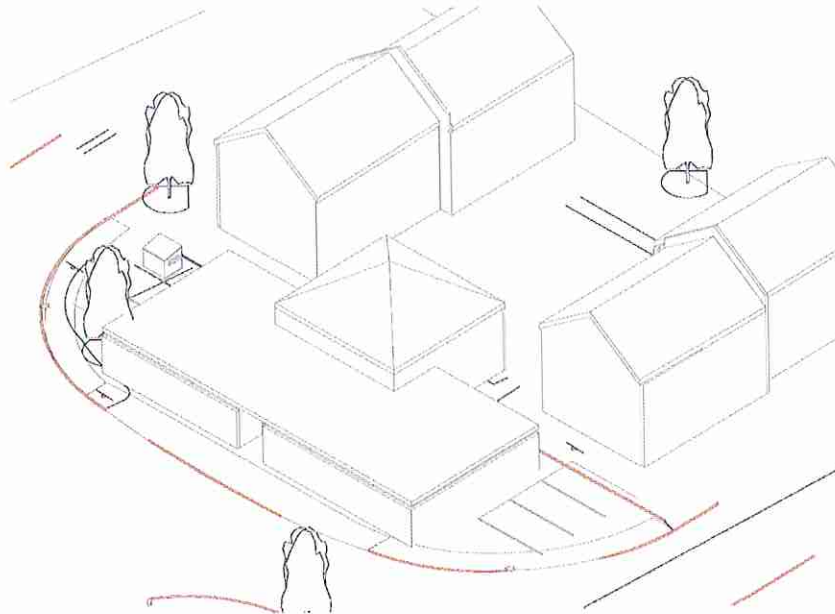
If two floors are required, the goal should be to fit as much of the program on the first floor as possible. If the first floor of the new building can accommodate about 3,000 sf, then the remaining 1200 sf or so could either be located at a basement level or at a second floor. A 3,000 sf full basement would be excessive. Instead, only 1200 sf or so would be a full basement, the rest could be crawl space or slab on grade. Likewise, the second floor need not be the full 3,000 sf.

Installing an elevator would seem expensive for the number of occupants who may require it. A platform lift can travel up to 14'-0" between two floors. This would be the most cost effective means for providing accessibility to both floors.

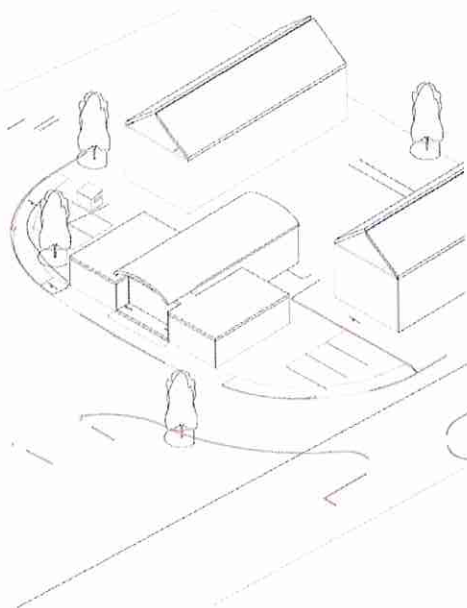
There are two two-story options shown on pages 9-11. Option 1 has a first floor and second floor/mezzanine. The plan is symmetric with a raised central volume that extends into the courtyard between the two residential buildings. Operation Success, the police substation, and the shared meeting room are on the second floor, along with a restroom. The advantage to this plan is that Maintenance is on the first floor and easily accessed next to the smaller but preserved parking area on the west.

Option 2 has a first floor and partial basement. Unlike the one-story option and two-story Option 1, this plan is less symmetrical: the Flex/Gathering space is to the right of the entry and is the largest volume. The smaller volume housing Operation Success extends into the green area between the two residential buildings. Only Maintenance and the mechanical and electrical rooms are in the basement. An elevator might be the better choice if materials, tools and equipment are in the basement. During the December 9th meeting, however, Roland Demers reported that most of the stock (e.g. appliances, cabinets, plumbing fixtures) are stored at the garage located at Drake Village. A storage closet for lawn and snow equipment could be carved out of the first floor Operation Success space and open directly outside next to a walkway. The alternative to an elevator is to install a platform lift outside that serves the Maintenance area exclusively.

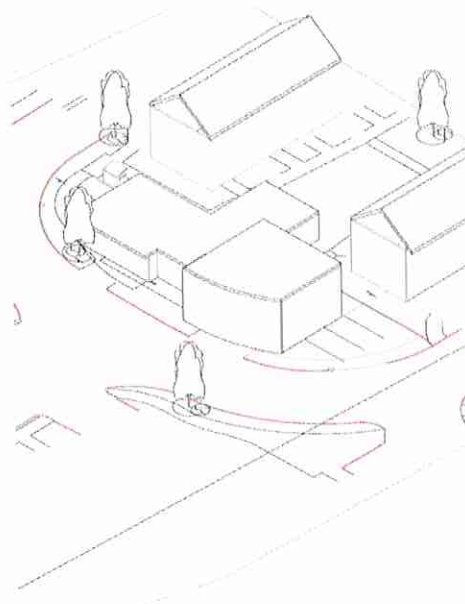
ONE-STORY OPTION



TWO-STORY OPTIONS

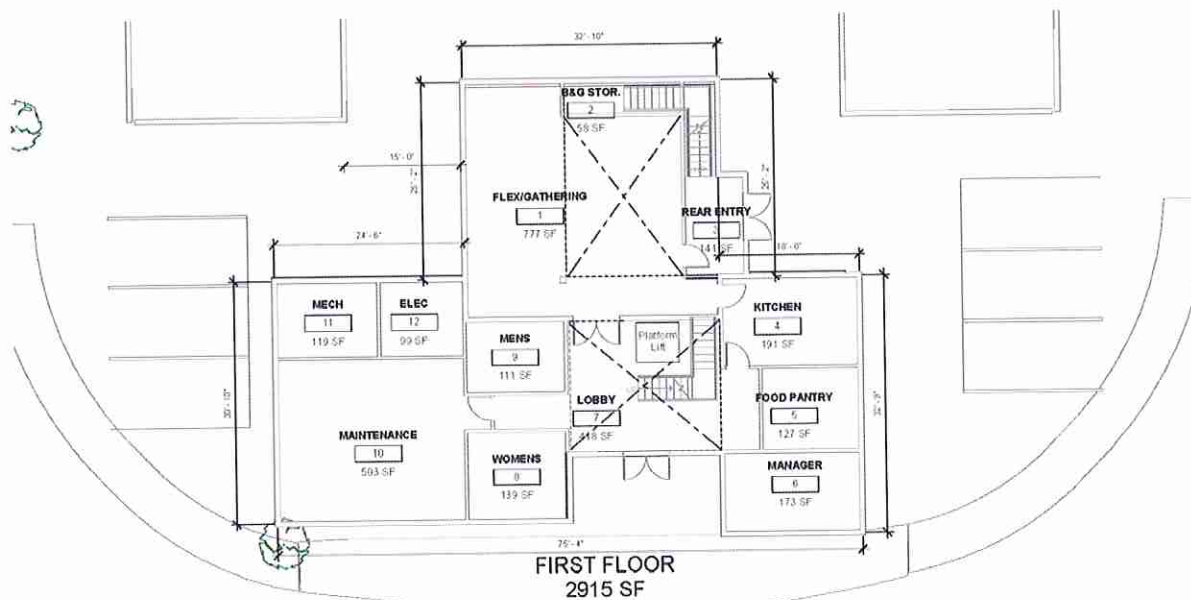
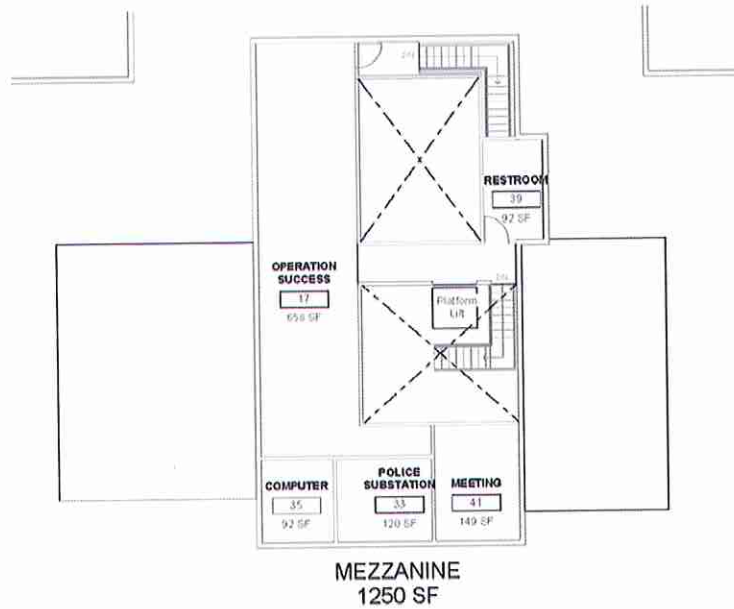


OPTION 1 (4165 Sf)

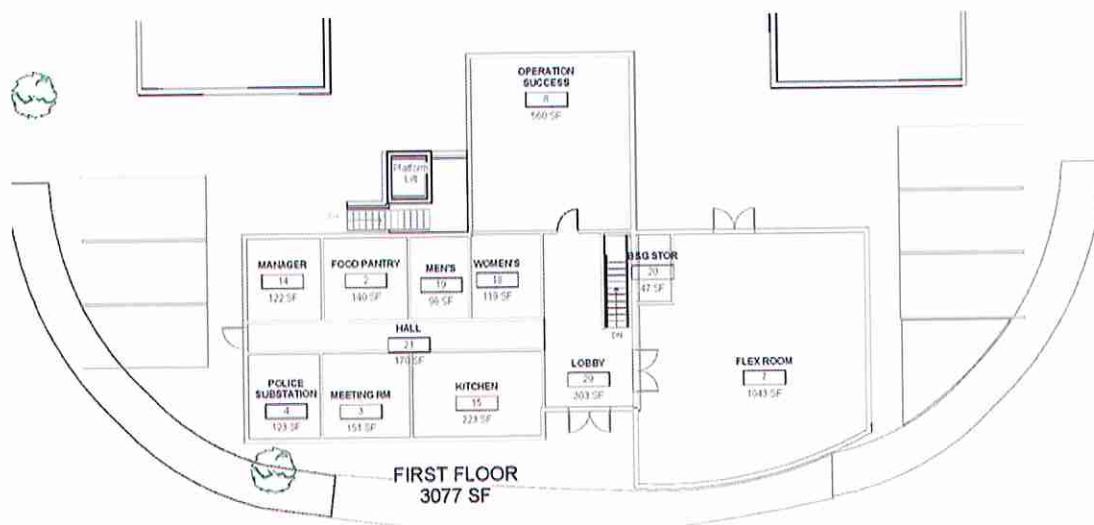


OPTION 2 (4168 SF)

FIRST FLOOR (2915 SF)		BASEMENT (1091 SF)	
	Flex Gathering Room		Maintenance
	Boys & Girls Club Storage		Mechanical Room
	Manager's Office		Electrical Room
	Food Pantry		Men's Room
	Kitchen		Women's Room
	Maintenance		
	Mechanical Room		
	Electrical Room		
	Men's Room		
	Women's Room		
MEZZANINE (1250 SF)		FIRST FLOOR (3077 SF)	
	Operation Success		Flex Gathering Room
	Police Substation		Food Pantry
	Meeting Room		Boys & Girls Club Storage
	Men's Room		Kitchen
	Women's Room		Manager's Office
			Food Pantry
			Operation Success
			Police Substation
			Meeting Room
			Men's Room
			Women's Room



OPTION 1



OPTION 2

COST ESTIMATES

		ONE-STORY			
	BLUE indicates Filed Sub-bid	QTY	UNITS	UNIT COST	SUBTOTAL
024100	DEMO			4,000.00	
028200	ASBESTOS & LEAD REMOVAL			4,700.00	
028300					
321200, 329000, 330000	SITEWORK			53,140.00	
033000	CONCRETE			110,825.00	
042000	MASONRY			24,000.00	
051000	STRUCTURAL STEEL			26,800.00	
055500	MISC. METALS			-	
061000	ROUGH CARPENTRY			70,084.25	
062000	FINISH CARPENTRY			20,575.00	
075000	MEMBRANE ROOFING			33,600.00	
073000	ASPHALT SHINGLE ROOFING			7,560.00	
07----	METAL ROOF			-	
076200	SHEET METAL FLASHING & TRIM			37,550.00	
071000	WATERPROOFING & DAMPPROOFING			3,300.00	
7F	FIRESTOPPING			200.00	
079000	JOINT SEALANT			18,450.00	
072000	INSULATION			31,500.00	
081000, 084000, 085000, 087000	DOORS, WINDOWS, STOREFRONT, HARDWARE, GLAZING			96,800.00	
09 --	FINISHES			93,019.50	
100000	SPECIALTIES			12,060.00	
113100	RESIDENTIAL APPLIANCES			4,050.00	
123000	CASEWORK			25,000.00	
230000	HVAC			35,000.00	
220000	PLUMBING			34,000.00	
210000	FIRE SUPPRESSION - SPRINKLER			12,000.00	
260000	ELECTRICAL			50,025.00	
280000	FIRE ALARM			32,900.00	
280000	ELECTRONIC SAFETY & SECURITY			21,460.00	
					\$ 1,112,423.75
	GENERAL CONDITIONS			10%	\$ 111,242.38
	OVERHEAD			10%	\$ 122,366.61
	PROFIT			5%	\$ 67,301.64
	BOND			2.50%	\$ 35,333.36
	GRAND TOTAL				\$ 1,448,667.73

		TWO -STORY (1st & Mezzanine)			
	BLUE indicates Filed Sub-bid	QTY	UNITS	UNIT COST	SUBTOTAL
024100	DEMO			4,000.00	
028200	ASBESTOS & LEAD REMOVAL			4,700.00	
028300					
321200, 329000, 330000	SITEWORK			53,190.00	
033000	CONCRETE			96,095.00	
042000	MASONRY			18,720.00	
051000	STRUCTURAL STEEL			46,800.00	
055500	MISC. METALS			7,000.00	
061000	ROUGH CARPENTRY			117,401.25	
062000	FINISH CARPENTRY			26,675.00	
075000	MEMBRANE ROOFING			19,500.00	
073000	ASPHALT SHINGLE ROOFING			-	
07---	METAL ROOF			10,500.00	
076200	SHEET METAL FLASHING & TRIM			45,100.00	
071000	WATERPROOFING & DAMPROOFING			2,887.50	
7F	FIRESTOPPING			500.00	
079000	JOINT SEALANT			21,750.00	
072000	INSULATION			35,250.00	
081000, 084000, 085000, 087000	DOORS, WINDOWS, STOREFRONT, HARDWARE, GLAZING			97,600.00	
09 --	FINISHES			142,723.50	
100000	SPECIALTIES			15,540.00	
113100	RESIDENTIAL APPLIANCES			4,050.00	
123000	CASEWORK			25,000.00	
230000	HVAC			40,000.00	
220000	PLUMBING			42,000.00	
210000	FIRE SUPPRESSION - SPRINKLER			13,500.00	
260000	ELECTRICAL			51,386.00	
280000	FIRE ALARM			38,110.00	
280000	ELECTRONIC SAFETY & SECURITY			22,220.00	
					\$ 1,389,393.25
	GENERAL CONDITIONS			10%	\$ 138,939.33
	OVERHEAD			10%	\$ 152,833.26
	PROFIT			5%	\$ 84,058.29
	BOND			2.50%	\$ 44,130.60
	GRAND TOTAL				\$ 1,809,354.73

		TWO-STORY (Basement & 1st)			
	BLUE indicates Filed Sub-bid	QTY	UNITS	UNIT COST	SUBTOTAL
024100	DEMO			4,000.00	
028200	ASBESTOS & LEAD REMOVAL			4,700.00	
028300					
321200, 329000, 330000	SITEWORK			53,190.00	
033000	CONCRETE			128,265.00	
042000	MASONRY			21,600.00	
051000	STRUCTURAL STEEL			36,800.00	
055500	MISC. METALS			14,000.00	
061000	ROUGH CARPENTRY			110,625.00	
062000	FINISH CARPENTRY			27,835.00	
075000	MEMBRANE ROOFING			36,924.00	
073000	ASPHALT SHINGLE ROOFING			-	
07----	METAL ROOF			8,750.00	
076200	SHEET METAL FLASHING & TRIM			38,750.00	
071000	WATERPROOFING & DAMPPROOFING			4,125.00	
7F	FIRESTOPPING			500.00	
079000	JOINT SEALANT			21,750.00	
072000	INSULATION			37,192.50	
081000, 084000, 085000, 087000	DOORS, WINDOWS, STOREFRONT, HARDWARE, GLAZING			104,900.00	
09 -- --	FINISHES			172,059.50	
100000	SPECIALTIES			15,640.00	
113100	RESIDENTIAL APPLIANCES			4,050.00	
123000	CASEWORK			25,000.00	
230000	HVAC			40,000.00	
220000	PLUMBING			42,000.00	
210000	FIRE SUPPRESSION - SPRINKLER			13,500.00	
260000	ELECTRICAL			50,922.00	
280000	FIRE ALARM			38,110.00	
280000	ELECTRONIC SAFETY & SECURITY			21,745.00	
					\$ 1,461,462.00
	GENERAL CONDITIONS		10%		\$ 146,146.20
	OVERHEAD		10%		\$ 160,760.82
	PROFIT		5%		\$ 88,418.45
	BOND		2.50%		\$ 46,419.69
	GRAND TOTAL				\$ 1,903,207.16

LIST OF ANTICIPATED DRAWINGS

Cover Sheet
List of Drawings, Code Analysis

EXISTING

Existing Site

Existing Site Plan
Existing Site Survey

Existing Floor Plans 1/8" = 1'-0"

XA1-1 Basement First Floor, Attic & Roof Plans

Existing Elevations 1/8" = 1'-0"

XA2-1 West, South, East & North Elevations

Existing Building Sections 1/8" = 1'-0"

XA3-1 Longitudinal & Transverse

PROPOSED

Site

L-1 Proposed Site Plan & Details
L-2 Proposed Landscaping Plan & Details

Civil

C-1 Proposed Utility Plan & Details

Floor Plans 1/8" = 1'-0"

A1-1 Basement & 1st Floor Plans
A1-2 2nd Floor Plan

Elevations 1/8" = 1'-0"

A2-1 West, South & East Elevations
A2-2 North Elevation, Hidden Elevations

Building Sections 1/8" = 1'-0"

A3-1 Longitudinal
A3-2 Transverse

Proposed Enlarged Floor Plans 1/4" = 1'-0"

A4-1 Gathering Room, Kitchen, Pantry, Operation Success, & Offices
A4-2 Maintenance, Restrooms

Proposed Wall & Floor Types, Sections & Details

- A5-1 Proposed Wall & Floor Types, Wall Sections
- A5-2 Proposed Details

Proposed Window, Door & Door Frame Elevations & Schedules

- A6-1 Window, Door & Door Frame Elevations, Details & Schedule

Proposed Interior Elevations

- A7-1 Gathering Room, Kitchen, Pantry, Operation Success, & Offices
- A7-2 Maintenance, Restrooms

Fire Protection

- FP1-1 Basement & 1st Floor Fire Protection Plans
- FP1-2 2nd Floor Fire Protection Plan, Details & Narrative

Electrical

- E1-1 Basement & 1st Floor Electrical Plans
- E1-2 2nd Floor Electrical Plan, Riser diagrams & Details

Fire Alarm

- FA1-1 Basement & 1st Floor Fire Alarm Plans
- FA1-2 2nd Floor Fire Alarm Plan, Riser diagrams & Details