

## **Capital Needs Assessment, Scope of Work, Schematic Design Drawings & Cost Estimates**

As part of the preparations to refinance Coleman I, a Capital Needs Assessment (CNA) was completed in September 2017 for Coleman I & II by Dominion. The results of the CNA found the property to be in good condition and well-maintained overall. The critical repairs that have not yet been addressed and will be incorporated in the scope of the renovation are kitchen and bathroom reconfigurations in Coleman II to be in compliance with the Fair Housing Act. During the scoping of the project, 2Life hired Tripi Engineering to do a façade investigation and an Assessment Report was produced in February 2020 which revealed many concealed conditions to the brick facade, including brick movement and cracks in the mortar; work that is critical to preserving the integrity of the building.

### **Building Preservation and Apartment and Common Area Renovation**

The scope of the work is to first fully renovate Coleman I and II's 146 apartments and common areas above the first floor first and then complete the Village Center ground floor redesign concurrent with Opus. The Schematic Design Drawings by Perkins Eastman architects are complete and the Cost Estimates by Dellbrook JKS are complete. The Design Development drawings will be complete at the end of November and the cost estimate is anticipated in December. The scope includes:

- Reconfiguration and renovation of village center program spaces
- Reconfigured and modernized kitchens and bathrooms to meet 2Life adaptable design goals and accessibility requirements
- New appliances with full size stove/range
- Change from tub to shower-only
- Low-flow fixtures
- New unit and corridor flooring and new energy efficient lighting
- Masonry and roof repairs
- New windows
- HVAC change to VRF system with ERV, removal of thru-wall A/C unit
- New plumbing and electrical

## **Common Area and Site Accessibility Improvements**

In 2018, 2Life Communities renovated our other Newton property, Golda Meir House with a reconfigured and renovated Village Center ground floor. That the ground floor has become even more beloved and utilized by our residents has reinforced our conviction that service-enriched housing combats loneliness and isolation and has a profound impact on older adults' health and quality of life. Across all 2Life properties, our residents readily say the best part of a 2Life community is living in a building where every staff member knows their name, with an abundance of social activity, and highly skilled Resident Services Coordinators who help address other service needs.

The Coleman House proposal similarly proposes the reconfiguration and renovation of the existing ground floor program areas to be used as a Village Center by residents.

This portion of the project will require renovations to existing common spaces to provide more flexibility and better program alignment. These spaces include multi-purpose program spaces, the library, gym, arts and crafts room and some office spaces. It also includes renovation of the existing kitchen to become a residential-style demonstration kitchen for programs, new toilets and expansion of existing toilets into a spa/bathing space for assisted bathing and additional spa services, lounge and sitting areas, a new Wellness Clinic, and a business center.

## **Sustainability Design Elements**

2Life is a sustainability leader in the senior housing industry. 2Life was the first Multifamily Partner in the Department of Energy's Better Buildings Challenge to reach its goal of reducing energy usage in its older properties by 20% in 10 years. 2Life actually reduced consumption by 24% in just four years after enrolling in the Challenge. We are currently working through the Massachusetts LEAN program to upgrade all heating and domestic hot water equipment to more efficient equipment.

At the property scale, 2Life has a long-standing policy of paying all utilities for our extremely low income tenants so that they never have to make a choice between paying for utilities and buying food or necessary healthcare and medications. In 2011, 2Life opened its first senior property built to Enterprise Green Communities standards. Shillman House, a 150-unit property located in Framingham operates, uses approximately one third of the energy of 2Life's next most efficient property. Shillman House features a geo-thermal heating system, solar PV, high efficiency windows, and was built with special attention to the insulation to eliminate thermal bridging. Our four most recent rehab and new construction projects, Golda Meir House, Kurlat House, Weinberg House and the Brown Family House are certified Enterprise Green Communities developments. Weinberg House is also LEED certifiable. The Brown Family House was featured as a success story by the Brookline Chamber of Commerce's Climate is Everybody's business initiative.

The Coleman House Preservation and Renovation will build upon this experience and will also be designed to Enterprise Green Communities standards. Efficient EnergyStar appliances and LED lighting fixtures will be selected to match those in the rest of the 2Life portfolio, and sustainability will be a key factor in all decisions related to building systems and materials. The reconfiguration of the bathrooms support a change from a tub to a shower to reduce water usage. The improvements to the envelope and the change to a VRF with ERV electric heating system will reduce the heating and cooling costs by almost 50% and reduce the carbon output in pounds (lbs) by almost 66%. In addition, 2Life recently received a grant from the Clean Energy Group to analyze the feasibility of Solar + Storage at Coleman House as a way to reduce demand charges on our electricity bills and increase resiliencies on site for residents including such as new areas of refuge.