

EXISTING CONDITIONS AND PLANNED REHABILITATION

HARRY S. TRUMAN APARTMENTS – 59 UNITS

Description of site

Harry S. Truman Apartments is an 8-story, 59-unit federally assisted senior housing building. It was constructed and initially occupied in 1969. The single concrete frame and masonry structure is situated on a rectangular 21,804 square foot (0.50 acre) corner lot in the East Cambridge neighborhood bounded by Thorndike Street on the south, Eighth Street on the east and Otis Street on the north. The west side faces a group of multi-family residential buildings. The building's gross footprint is appx 5,756 sf; gross floor area is appx 46,048 square feet. The building's average height above grade is appx 72 feet and therefore the building is considered a high-rise by the Massachusetts State Building Code.

There are 59 units in the building: three on the first floor, and 8 units on floors 2 through 8. All apartments are one-bedroom flats, of which three are accessible (ADA and MAAB compliant). In addition, the building contains a small common room, kitchen, and common laundry room on the first floor, and typical mechanical and support spaces.

The building has undergone a series of limited renovations over the years, the most substantial of which were the combining of studio apartments to produce more livable one-bedroom flats in 2002 and energy efficiency upgrades in 2010. There have also been some limited repairs to address ongoing water infiltration issues due to a failing building envelope. The roof was replaced in 1996 and the most recent masonry repair project was completed in 2008. The majority of building systems are 50 years old, past their useful life and are in need of replacement.

The design team, led by BWA Architecture, is completing construction drawings and specifications that addresses design and physical deficiencies of Truman Apartments.

Specifications and Scope of Work

The Scope of Work for Truman Apartments includes the following items:

Building Exterior Systems:

- The exterior masonry walls at Truman Apartments are highly vulnerable to water infiltration and some significant leaks have occurred. The scope of work will address these conditions by re-cladding the building to eliminate places for water to infiltrate the envelope.
- The roofing is in poor condition; it has leaked in the past year, flooding the eighth floor, and roof test cuts have revealed water infiltration in the insulation. The scope of work includes installation of a new roofing system to address leaks and meet the new minimum thermal resistance (R) values required by the energy code.
- The windows are drafty and many residents can no longer operate the windows. The scope of work includes replacement of all existing windows with energy efficient windows.

Building Interior Systems:

- As noted, components in the kitchens and bathrooms showing significant signs of wear with numerous components having exceeded their useful life. The scope of work includes complete replacement of fixtures and finishes in kitchens and bathrooms in units. Asbestos-

- containing material must be removed from the bathroom walls in order to make this work possible.
- CHA plans to install a new 4-pipe fan coil heating and cooling system
 - The buildings lack adequate ventilation, which can create a build-up of moisture and mildew. CHA is hoping to install an integrated ventilation system which would provide more direct fresh air into the units.

Common Areas

- The current common room is undersized for the building's number of residents. The common room will be expanded into the backyard, creating more community space.
- A SmartPackage machine will be installed and the current mailboxes will be replaced with accessible ones that are up to code.

The estimated construction cost for Truman Apartments is approximately \$21.75 million.