

**Independent Housing Solutions, Inc.**  
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# PROJECT STATUS REPORT

## PROJECT SUMMARY

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REPORT DATE	PROJECT NAME	PREPARED BY
02/24/2023	5 Franklin St Renovation	Dr. Jessica Bossie

## STATUS SUMMARY

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### PROJECT COMPLETION REPORT: BUILDING RENOVATION

Project Summary: The renovation project for the building located at 5 Franklin Street was 90% completed as of January 24, 2023. The project consisted of converting an existing office building into 16 affordable housing units, supported by multiple common spaces (kitchen, entertainment space, leisure areas, dining areas), as well as a medical office and case-working space. The project required updating the electrical and plumbing systems, installing a new fire sprinkler system, flooring, drop ceilings, windows and doors, and redesigning the interior layout. The exterior was improved by installing a new fence to provide privacy and safety to the residents.

### SCOPE OF WORK:

- The office space was converted into affordable housing units, including the redesigning of new kitchen and bathroom fixtures, and redesigning the interior layout to optimize space and functionality.
- The affordable housing units were designed specifically to accommodate complex medical needs. All are ADA accessible and multiple have specialty features.
- Two such rooms are designed as a ADA Bariatric Bedroom with the doors eliminated. This design allows bariatric and paralyzed individuals access to a bathroom without navigating doorways and tight spaces.
- Electrical updates included installation of new wiring and lighting fixtures, as well as an upgrade to a smart home system.
- Plumbing updates included replacement of old pipes and fixtures, and the addition of a new water filtration system.
- New windows and doors were installed to improve energy efficiency and enhance the building's overall appearance.
- The interior layout was redesigned to optimize space and improve functionality. This included reconfiguring the floor plan, adding new walls and partitions, and updating the finishes and fixtures.

- The office space was converted into affordable housing units, including the redesigning of new kitchen and bathroom fixtures, and redesigning the interior layout to optimize space and functionality.
- This included the addition of new walls and partitions to create individual units, as well as the installation of new electrical, plumbing, and HVAC systems.
- Common areas, such as lobbies and corridors, were also updated to achieve complete ADA accessibility and create a welcoming environment for residents.

## TIMELINE:

- Demolition began on February 17th, 2022, and was almost completed as of February 18th, 2023.
- The project was completed almost on schedule, with minor delays or disruptions due to supply and delivery issues.
- The remaining construction items -that do NOT prevent tenant move-in, are: completion of the landscaping (paving and planting that will occur in the spring) and installation of counters and cabinets in both the medical office and kitchen.
- During construction, our organization secured recurring HUD funding the in amount of \$145,443 and hired two employees.

## COSTS:

- The City of Northampton CPA award for this project was a generous \$608,000
- The total cost of the renovations, to date, is \$661,000. This includes all materials, labor, and equipment expenses.
- The estimated cost at completion is \$742,000.
- The overages total \$134,000
- The project was completed over budget, due to cost overages due to the COVID-19 Pandemic.
- The shortfall was initially managed thanks to a generous earmark from Senator Jo Comerford in the amount of \$128,500. \$100,000 of these dollars were allocated to overages. The other \$28,500 was reserved for support staff salaries.
- **IHS is applying for \$44,800 in additional support from the Charlesbank Homes Foundation to help address these overages (this will pay an outstanding bill to our contractor).**
- **We are also embarking in a capital campaign to rebuild capital reserves for a second project**

## REMAINING CHECKPOINTS:

- Final state inspection of the elevator
- Complete landscaping and paving in Spring 2023
- Complete installation of cabinetry in medical office and kitchen (March 2023)
- **Purchase the 5 Franklin Street property using a \$650,000 generous grant from MASH/ARPA, Home & Healthy for Good Grant, and private funding.**
- **Purchasing the property will ensure that it remains affordable, and ultra-supportive housing, indefinitely.**

**PHOTOS:**



**AN ADA BARIATRIC BEDROOM MIDWAY THROUGH CONSTRUCTION TO NOW:**



**Our facility was designed with ALL types of people in mind.**

**All 16 rooms are ADA accessible. Eight rooms accommodate persons who utilize large electric wheelchairs. Two of the eight rooms are designed to accommodate persons that are between 350lbs and 600lbs.**

**The ADA bariatric units were specially designed by Dr. Jessica Bossie, to eliminate problematic entryways and facilitate maximal autonomy and dignity for these residents.**

**The room pictured on the right, is for a 400lb paraplegic person and will include custom guardrails, transfer bars, and a bariatric shower chair after an in-home medical assessment is complete.**



**COMMON SPACES BEFORE AND AFTER:**



**OTHER BEDROOMS FROM THE BEGINNING TO NOW:**



**Thanks to the Friends of the Hampshire County Homeless Individual (FHCHI), all rooms have been furnished with electric bed frames (both the head of and the foot of the bed can be elevated), a new mattress, a dresser, a nightstand, a chair, a lamp, and waste basket. All rooms come with a set of new sheets, towels, and blankets. The common space furniture and new appliances were also donated by the FHCHI. IHS is deeply grateful for these gifts, which have made this house a home! Both rooms on the right are designed to accommodate large electric wheelchairs.**

## **BUILDING HIGHLIGHTS:**



## **RECENT EVENTS:**

- IHS received a generous \$650,000 grant from MASH/ARPA
- IHS was selected to receive an ongoing grant from Home and Healthy for Good to hire additional support staff.

## **FUNDRAISING:**

**Independent Housing Solutions continues to fundraise to:**

- Recover from overages due to the COVID19 Pandemic.
- Obtain the remaining funds needed to purchase the property where this project resides.
- Build capacity to start a second project of a similar nature.
- <https://independenthousingsolutions.org/>

## **CONCLUSION:**

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Despite the aforementioned delays and overages, Independent Housing Solutions is proud to bring 16 beautiful units on-line imminently. Our non-profit was recognized by the State on August 27<sup>th</sup>, 2021 and 18 months later we are ready to open the doors to our first facility! We are proud to be a leader in a successful public-private-partnership for low-income housing and are grateful to our community for giving us the opportunity. IHS is committed to maintaining our 5 Franklin program, expanding supportive housing to other locations in the region, and consulting with developers and municipalities to create similar project.

