

1392 Dorchester Ave Renovations

October 17, 2018

Developer: Vietnamese-American Initiative for Development, Inc.

Awarding Authority: Department of Neighborhood Development

General Contractor: Trinity Management

Construction Cost: \$105,110.00

Construction Period: 10/18 – 1/19

Construction Monitor: Robert Woodson

New BRJP Ordinance Goals: 51% Resident 40% People of Color 12% Female

Project Description:

Project is located at 1392 Dorchester Avenue, Dorchester MA, 02122. The scope of work for this project consists of renovations to the building exterior, and improvements to interior areas including occupied units and common areas. These repairs are necessary for building stabilization in some cases. We will install new fire safety devices in units and make front lobby upgrades, including a new intercom and mailbox. We will replace outdated security equipment with modern cameras and equipment. The exterior work planned for the project includes building foundation, sill repairs and front façade replacement. Re-surface ground floor common areas, kitchen floors, 2nd floor kitchen countertops, replace 32 windows and paint front hall and lobby. The scope of interior/exterior work does not warrant a relocation of residents. All elements of the scope address immediate needs identified in current Capital Needs Assessment (CNA) for the property. Support from the City of Housing Boston 2030 Program is necessary, and very much appreciated, because the property does not have any project-based rental assistance. Hence, operations have been very challenging and VietAID has spent significant amounts of its own funds to keep up with operating and capital needs over several years.