

LOCAL

Facelift coming for Pleasant St. apartments



Pleasant Street Apartments in Marlborough. [DAILY NEWS AND WICKED LOCAL STAFF PHOTO/ART ILLMAN]

Marlborough receives \$3.3M for overhaul

By Jeff Malachowski
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MARLBOROUGH - The nearly six-decade old Pleasant Street senior apartments will soon get a much-needed overhaul.

Marlborough was recently awarded \$3.3 million in state money to help pay for the \$5.5 million interior modernization of the Pleasant Street senior apartments. The state initially granted the city \$2.2 million, but increased the amount as estimated construction costs rose and Marlborough secured additional money for the work.

The city will use about \$720,850 in solar net metering credits over 10 years, \$100,000 from the neighborhood stabilization program, \$100,000 in Community Development reserves and \$400,000 approved by the City Council to fund the remainder of the project.

"That was a shot in the arm," Douglas Bushman, Housing Authority executive director, said of the council's approval of \$400,000 for the renovations. "It was a great,

great effort."

The Community Development Authority Board signed off on the project late last month.

Renovations to the 42-unit apartment complex - which opened in 1961 - are set to include kitchen and bath replacements, plumbing upgrades, bath ventilation, electrical and fire alarm system improvements, asbestos abatement, new entry doors and sprinkler systems. The plans also call for upgrades to help seniors age in place, including replacing bath tubs with walk-in showers and easy to reach cabinets.

"It's to assist those people who have difficulty with movements," said Bushman.

Bushman called the project the biggest the city's Community Development Authority has undertaken since the Liberty Hill senior apartments on Main Street were constructed.

"The current tenants won't recognize their homes when they return to them," he said.

The four-building complex was last renovated in the late 1980s. That work included window replacements and a new roof, said Bushman.

Architects hope to complete designs by January. Bushman anticipates putting the project out to bid next spring, with construction beginning in fall

2019. The project is expected to be completed in fall 2020.

"We're raring to go," he said.

Bushman and city officials are devising a plan to relocate tenants during construction. City leaders will meet with tenants to discuss the relocation plan and project in October. The work is expected to be done building by building to reduce the effect on the tenants.

"We believe it will be more efficient and less costly," said Bushman.

A second project, which includes improvements to the buildings' exteriors, as new roofs and balconies, is expected to be completed this spring.

Bushman said the renovations are another step in the revival of the French Hill neighborhood. He believes the project will boost nearby property values and attract longtime city residents who wouldn't normally apply to live in the city's senior apartments.

"This is something that's a benefit to the entire community," said Bushman.

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