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## **Skanska USA awarded \$23.5 million contract for revitalization of LBJ Apartments**

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Skanska USA's building business unit has been awarded a \$23.5 million contract for the comprehensive modernization of the Lyndon B. Johnson (LBJ) Apartments, a 180-unit senior housing development owned by the Cambridge Housing Authority (CHA) and located at 150 Erie St. CHA was awarded a \$10 million competitive grant for LBJ Apartments as part of the American Recovery and Reinvestment Act. As one of only 36 projects in the nation funded under this grant program, CHA committed to a "transformative change" in the approach to energy use at the property. The project is on track for a 50% reduction in energy use at the property, as well onsite renewable energy generation in excess of 10% of the projected post retrofit energy needs. This will be achieved through a combination of roof-top solar PV, co-generation and energy recovery units. The property renovations will also provide for a sustainable, "greener" future for the residents, as the project is meeting the standards of HUD's Green Communities Program for Substantial Renovations.

Other energy-efficient components of this renovation include replacement of all windows, a complete re-cladding of the building with an added layer of insulation, and a rainwater storage system to be used for irrigation.

The 5 and 12-story high-rise, cast-concrete building opened in 1973 and has received limited improvements since. The project will include the enclosure of existing balconies in 50% of the building's studio apartments to increase the unit's square footage. Interior improvements include the conversion of electric baseboard heating to gas-fired hydronic heating and implementation of other sustainable systems including low-flow fixtures and energy-efficient lighting. Upon completion, there will be an additional 5 handicapped-accessible units and 4 units will be accessible to sensory-impaired residents.

"The revitalization of the LBJ Apartments demonstrates Skanska's ability to implement state-of-the-art energy features as well as interior and exterior improvements in a building with full occupancy," said Paul Hewins, general manager and executive vice president at Skanska.

Construction will begin in August and the duration of the project is anticipated to be 18 months. The architect is Tise Design Assoc.

Skanska has extensive experience in retrofitting existing buildings both for commercial and large scale residential projects. In July of 2009, Skanska completed a \$74 million rehabilitation project at Harbor Towers, a 40-story luxury condominium complex comprising two towers located on Boston's waterfront. Skanska served as program manager and oversaw the repair and replacement work that dramatically enhanced the reliability, cost-effectiveness, and energy efficiency of the buildings' MEP systems. The project involved replacing more than 19,000 linear feet of corroded HVAC riser pipe and 1,872 fan coil units throughout the two buildings.

