



Application for ParcView Elevator Repair and Modernization Funds February 28, 2022

I. Project Description

ParcView Apartments is an existing 14-story, 149-unit multifamily building in the Landmark area of Alexandria. The 3-acre site is located at 5380 Holmes Run Pkwy, in the West End neighborhood of Alexandria, within minutes of both Old Town Alexandria and Downtown Washington, D.C., and served by multiple bus lines. The building was built in 1973 and purchased by Wesley Housing in 2006, at which point it underwent moderate renovation work, consisting primarily of upgraded finishes. The site includes free off-street parking, a fitness center, an in-ground pool, laundry facilities, and a secure entryway. The building sits on a 3-acre lot, surrounded by surface parking and the aforementioned pool.

ParcView II new construction will be a three-building, 9-story 373-unit multifamily community located on a 3-acre site. The project proposes to build two new-construction buildings ("Building B" and "Building C"), and to perform a full renovation of Wesley's existing ParcView II Apartments ("Building A"), which was last renovated in 2006 after the initial acquisition. The project also proposes 314 parking spaces and 5,125 square feet of ground floor commercial space, envisioned to be occupied by a daycare.

II. Renovation Funds Use

The proposed use is to repair and modernize the elevators at ParcView Apartments. The scope of work includes: (1) The drive system will be changed to an AC flux vector system; (2) A state-of-the-art, distributed control system will be designed for geared applications with AC flux vector motors; (3) A battery powered Emergency Return Unit will bring the elevator to the closest floor, keep the cab light on, and open the door in the event of an unplanned power outage; (4) A new AC Variable Frequency motor; (5) The existing machine will be retained and inspected for proper operation; all lubricants will be changed; all pivot points will be cleaned, lubricated and adjusted; (6) New over-speed governors; (7) Firefighters Service operation will be provided in compliance with the latest applicable codes; and (8) Significant replacements to the door, hoistway and car equipment will be completed.

III. Project Budget

The budget is \$700,000 for the elevator repair work. It includes a modest escalation contingency. Wesley received an updated proposal from Potomac Elevator with the latest Davis Bacon Wage rates issued by the City of Alexandria.

IV. Project Schedule

Milestone	Date
Proposal Received (valid for 60 days)	February 25, 2022
Signed/Notice to Proceed No Later than	April 25, 2022
1/3 Deposit due to contractor (\$233k)	April 25 2022
Materials Arrive 26-30 weeks later	September 23, 2022
Project Complete	December 16, 2022

V. Tenant Relocation

This elevator renovation phase will not require any relocation.

VI. **Organizational Structure and Capacity**

Wesley Housing's connection to the City of Alexandria is significant and meaningful. First, the organization had its first offices at Fairlington Methodist Church at 3900 King Street (across the street from the FPC site discussed here). Over our 40+ year history, we have developed and managed high-quality affordable housing properties in the City. Wesley Housing has acquired and rehabilitated three Alexandria properties: the original ParcView Apartments (5380 Holmes Run Parkway), Beverly Park (613 Notabene Drive) and Lynhaven Apartments (3521 Commonwealth Avenue). Broadly speaking, Wesley Housing has developed and managed more than 1,600 apartment homes in the Washington, DC region.

In addition to property rehabilitations, Wesley Housing has significant experience in new construction projects like the one proposed here. These include 79 apartments for seniors in Manassas (Quarry Station) and 88 apartments for seniors and people with disabilities in Herndon (Coppermine Place), 193 mixed-income apartments in Arlington (Union on Queen), and 82 apartments for seniors in McLean (The Fallstead). Most recently, Wesley Housing has broken ground on The Arden, 126 units of affordable housing by the Huntington Metro and future home of Wesley's offices, and has completed an early acquisition closing on The Waypoint, 81 units of affordable housing in the Fairlington neighborhood.