

## PROJECT APPLICATION FORM – 2020

**Applicant:** Fairhaven Housing Authority                      **Submission Date:** 10/24/2019

**Applicant's Address, Phone Number and Email**                      **Purpose: (Please select all that apply)**

275 Main Street , Fairhaven 02719

Open Space

508-993-1144

Community Housing

fhvnhousing@comcast.net

Historic Preservation

Recreation

**Town Committee (if applicable):** \_\_\_\_\_

**Project Name:** Exterior Apartment Doors at Green Meadows/ The Cottages (Motel Style)

**Project Location/Address:** 1-42 McGann Terrace, Fairhaven, MA

**Amount Requested:** \$ 75,000.00

**Project Summary :** In the space below, provide a brief summary of the project.

The anticipated project will replace the original (1966) individual apartment front and rear EXTERIOR solid doors and front and rear storm doors for a total of 80 new solid doors and 80 new storm doors . These doors exit to the outdoors and the weather elements. There is no common hallway. The new doors will provide ease of operation, reduced need for maintenance, energy efficiencies and update building components with expiring useful life. The Housing Authority does pay ALL the utility bills for our 278 one bedroom apartments and we are always looking to upgrade inefficient items with newer products that will conserve energy, save money and provide increased quality of life results for our senior/disabled tenants..

The entire project is estimated to cost \$ 442, 242.91.

We are seeking a \$75,000.00 contribution of the total estimated budget from Community Preservation.

**Estimated Date for Commencement of Project:** April 2021

**Estimated Date for Completion of Project:** July 2021

## CPC Application 2020

### *Exterior Apartment Doors*

The Cottages at Green Meadows 667-1 -- #1-42 McGann Terrace

#### Narrative

We are asking the Community Preservation Committee to provide a portion of the funding needed to install new front and rear exterior apartment doors and screen/storm doors at The Cottages at Green Meadows 667-1 , # 1-42 /McGann Terrace.

The Cottages @ Green Meadow 667-1 were built in 1966, and it is a medium size complex providing 40 one bedroom apartments for seniors and the handicapped or disabled. The Cottages are comprised of 8 separate buildings housing either 6 or 8 one bedroom apartments. The exterior front and rear solid exterior doors and the storm doors are original to the development and date back to 1966. The life span of the doors is 30 years according to the Commonwealth's Housing Authority Capital Planning System and are due for replacement in 2020. The existing solid doors need to be replaced as they can become swollen with moisture causing difficulties in use and people have had problems being able to egress as needed. The doors are not energy efficient. There are much better doors available that will retain heat or cooling and keep the tenants comfortable as well as save the Authority excessive utility costs. The Authority pays all the utility bills, the tenants do not pay anything extra towards utilities. The tenants can install their own window unit air conditioners during the cooling season but we cover the electric bill. The Authority provides all heat and electricity in the winter. The tenants have complete control over their thermostats and the use of heat or air conditioning is not restricted in any way other than general advice to close windows and doors while the A/C or heat is in use. We are anticipating utility savings once energy efficient doors are installed throughout the property. We are also expecting a reduction in maintenance calls as the new doors should not require extra maintenance to correct weather related swelling. During the installation of the new doors, the wood sill will also need to be replaced as the wood is rotting and disintegrating. It is time to plan on replacing the doors before they become consistently problematic and/or inoperable. We are also planning to replace all the exterior storm doors (80 doors) at both the front and rear entrances that need to be replaced with a door that has a built in screen and a glass retractable window to allow tenants to easily transition from a window to a screen as needed.

The exterior solid doors will require new accessible lever door handles and key/lock cylinders.

We will engage an architect to investigate and select an energy efficient, low maintenance, secure from the elements exterior door and storm doors that are not difficult to operate and will be pest and moisture resistant. The architect will also determine the installation process and the entire specification will be put out to bid. We will look to install the most efficient systems available to save the Authority money and be as efficient and ecological as possible. The architect engaged for the design of will be expected to spec an energy efficient, sustainable door that meets code requirements and the highest safety standards.

We intend to commit a portion of our annual future Formula Funding dollars as allocated by the Department of Housing and Community Development (DHCD) for Capital Planning purposes. This project will be using future funds as our current and immediate dollars are already committed for other Capital Improvement Projects. We will also look to allocate a portion of our Operating Reserves if needed to complete the door replacement project at the Cottages at Green Meadows.

### **Site Control**

The Cottages at Green Meadows located at 1-42 McGann Terrace are owned by the Fairhaven Housing Authority. This housing complex is managed by the Fairhaven Housing Authority and regulated by DHCD (Department of Housing and Community Development). Preference is given to Fairhaven residents and a further preference is given if they are a veteran who lives in the Town of Fairhaven. First priority is given to a qualified emergency.

### **Project Scope**

Source funding to complete the job, hire an architect to design the project and insure that the components meet the Commonwealth's and the Town of Fairhaven requirements, put the project out to bid and award the project to the lowest responsive and responsible bidder. Sign contract, schedule work, commence installation. We would expect this project to be 100% complete within one year to eighteen months of the awarding of the funds.

**Cost Estimate**

**Estimated Costs**

Demo Work	\$ 18,720.00
Wood/PVC Trim/Sill/Kickboard	\$ 46,880.00
80 Exterior Apartment Doors (Labor & Doors )	\$ 96,000.00
80 Exterior Storm Doors	\$ 76,000.00
Door Hardware	\$ 36,000.00
Finishes	\$ 1,360.00
SUB TOTAL	\$ 274, 960.00
General Conditions 10%	\$ 13,748.00
Contingency 10%	<u>\$ 13,748.00</u>
<b>TOTAL BASE</b>	<b>\$ 332,014.20</b>
<b><u>+ Soft Costs</u></b>	
Project Design	
Advertisements etc.	\$ 73,707.15
Bonds	\$ 19, 920.85
Construction Contingency	\$ 16, 600.71

**TOTAL ESTIMATED CONSTRUCTION COST    \$ 442,242.91**

**Feasibility** - This project is entirely feasible. Completion of this work is needed to insure tenants housed at the Cottages at Green Meadows have secure, fully operable, energy efficient doors that provide a weather tight fit to maintain warmth in the winter and cool temperatures in the summertime.

**Maps** - Assessors map provided

**Photographs** - Provided

**Southeast Regional Capital Assistance Team**  
**Taunton Housing Authority**

Project:	<b>Exterior Door Replacement</b>	Prepared By: M. Parris
LHA:	Fairhaven Housing Authority	
Development/No.:	Green Meadows, 667-1	Date: 10/24/2019

**Preliminary Project Cost Estimate**

At each front door: Remove existing door, frame, storm door and hardware. Replace with pre-hung fiberglass entry door, hardware and aluminum self-storing storm door.

At each rear doors: Remove existing door, frame, storm door, hardware, wood sub-sill, wood kick board and vinyl siding. Replace with pre-hung fiberglass entry door, hardware, aluminum self-storing storm door, PVC sub-sill, PVC kick board, PVC panel trim below window with new building paper and flashing.

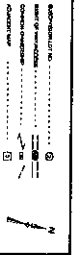
ITEMIZED SCOPE	UNITS	QUANTITY	UNIT COST	SUB-TOTALS
<b>DIVISION 2 - EXISTING CONDITIONS</b>				
Remove existing doors and frames	Each	80	\$ 29.00	\$ 2,320.00
Additional demolition at rear doors	Each	40	\$ 70.00	\$ 2,800.00
Dumpster/disposal	Per Load	2	\$ 800.00	\$ 1,600.00
Hazardous materials abatement/disposal (Unknown)	Each	80	\$ 150.00	\$ 12,000.00
<b>Sub-Total</b>				<b>\$ 18,720.00</b>
<b>DIVISION 6 - WOOD &amp; PLASTICS</b>				
Interior wood trim at all doors	LF	1,360	\$ 5.00	\$ 6,800.00
Exterior PVC trim	LF	1,360	\$ 8.00	\$ 10,880.00
Exterior PVC panel	Each	40	\$ 500.00	\$ 20,000.00
PVC sub-sill and kick board	Each	40	\$ 230.00	\$ 9,200.00
<b>Sub-Total</b>				<b>\$ 46,880.00</b>
<b>DIVISION 8 - OPENINGS</b>				
Entry doors (pre-hung fiberglass with all accessories)	Each	80	\$ 1,200.00	\$ 96,000.00
Door hardware	Each	80	\$ 450.00	\$ 36,000.00
Exterior storm doors	Each	80	\$ 950.00	\$ 76,000.00
<b>Sub-Total</b>				<b>\$ 208,000.00</b>
<b>DIVISION 9 - FINISHES</b>				
Finish paint interior trim	LF	1,360	\$ 1.00	\$ 1,360.00
<b>Sub-Total</b>				<b>\$ 1,360.00</b>
<b>Project Sub-Total</b>				<b>\$ 274,960.00</b>
		Total with Design Contingency	5% \$ 13,748.00	\$ 288,708.00
		General Conditions	5% \$ 13,748.00	\$ 14,435.40
		Profit	10% \$ 27,496.00	\$ 28,870.80
<b>Total Base</b>				<b>\$ 332,014.20</b>
		Bonds	6%	\$ 19,920.85
		Construction Contingency	5%	\$ 16,600.71
<b>Total Estimated Construction Cost</b>				<b>\$ 368,535.76</b>
		Soft costs	20%	\$ 73,707.15
<b>Total Estimated Construction Cost</b>				<b>\$ 442,242.91</b>



DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]



**LEGEND**  
 LOT LINES  
 EASEMENTS  
 UTILITY LINES  
 [Various symbols and their corresponding map features]



SCALE: 1" = 100'  
 DRAWN: [Date]  
 REVISION: [Date]

**FAIRHAVEN**  
 PROPERTY MAPS  
 MASSACHUSETTS



INDEX TO MAPS  
 [Map grid reference]