

PROJECT APPLICATION FORM – 2021

Applicant: Fairhaven Housing Authority

Submission Date: 11/13/2020

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: Building Roofs at Green Meadows/ The Cottages (Motel Style)

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

Amount Requested: \$ 65,000.00

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

The anticipated project will replace the existing roofs that were installed in 1996 and will have exceeded their life expectancy of 25 years in 2021. The new roofs should increase energy efficiencies . 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 \$ 360,296.

We are seeking a \$65,000.00 contribution of the total estimated budget from Community Preservation.

Estimated Date for Commencement of Project: October 2021

Estimated Date for Completion of Project: December 2021

Fairhaven CPC Application 2021

Roof Replacement

At

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

The Cottages at 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 current roofs were installed in 1996. The life span of the system is 25 years according to the Commonwealth's Housing Authority Capital Planning System and are technically due to be replaced in 2021. The roofs need to be replaced in order to continue to preserve the limited affordable housing available in the Town of Fairhaven that is a valuable asset.

We will engage an architect to investigate and select the best roofing product available that requires minimal maintenance ,provides energy efficiency, is a green product , aesthetically coordinated , has an acceptably long life span , and is a system secure from the elements and well protected from pests and moisture resistant. The architect will also define the removal and installation procedures and the entire specification will be put out to bid. We will look to install a new roofing system that will save the Authority money and be as efficient and ecological as possible. The architect engaged for the design will be expected to spec an energy efficient, sustainable roofing product 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 installation of new roofs on all the buildings 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. A contract will be signed, work scheduled and installation will commence. We would expect this project to be 100% complete within one year to eighteen months of the awarding of the funds from all funding sources. This project will require to be bid and paid using Comm of MA Prevailing Wage Rates.

Cost Estimate

<u>Estimated Costs</u>	
Design & Soft Costs	\$ 102,942.00
Asphalt Shingle Roof @ \$6.50 SF 29,216 SF	\$ 189,904.00
General Conditions 10%	\$ 27,200.00
Contingency 10%	<u>\$ 20,850.00</u>
TOTAL ESTIMATED CONSTRUCTION COST	\$ 360,296.00

Feasibility - This project is entirely feasible. Completion of this work is needed to insure tenants housed at the Cottages at Green Meadows have residential buildings with working roofs that will insure their safety and are fully operational.

Maps - Assessors map provided

Photographs - Forthcoming, making arrangements for drone shots

Capital Planning System

Projects

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LHA FAIRHAVEN HOUSING AUTHORITY

Development 094-667-01 -- GREEN MEADOWS

Development-wide

Unit ALL (ALL Implied if not selected)

Project 094-667-01-0-17-2150 -- Roof Replacement - (Green Meadow) 667-01

Project Information Project Estimation Project Management Project Templates

Related Inventory Components

Remove All Related Components

Facility Number	Class	Subclass	Description	Quantity	Unit	Year Installed	Lifespan	Life Adj	Exp Year	Cond.	Assess.	Note
094-667-01-001	Roofing	Systems	Asphalt Shingle Roof	2,350	SF	1996	25	0	2021			
094-667-01-002	Roofing	Systems	Asphalt Shingle Roof	2,350	SF	1996	25	0	2021			
094-667-01-003	Roofing	Systems	Asphalt Shingle Roof	3,300	SF	1996	25	0	2021			
094-667-01-004	Roofing	Systems	Asphalt Shingle Roof	3,300	SF	1996	25	0	2021			
094-667-01-005	Roofing	Systems	Asphalt Shingle Roof	2,350	SF	2005	25	0	2030			
094-667-01-006	Roofing	Systems	Asphalt Shingle Roof	3,300	SF	1996	25	0	2021			
094-667-01-007	Roofing	Systems	Asphalt Shingle Roof	2,350	SF	1996	25	0	2021			
094-667-01-008	Roofing	Systems	Asphalt Shingle Roof	3,300	SF	1996	25	0	2021			

Labor

Craft Labor Description Rate Hours Cost Type Subtotal

Select Dwelling

Labor Total:

Project Estimation Components (Labor Inclusive)

Add Related Inventory Components to Estimation Components

Delete	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<input type="checkbox"/>	Asphalt Shingle Roof		\$6.50/SF		29,216 Dwelling		\$189,904.00

Materials Total: \$189,904.00

Logged in as: ksheedy1
Logout

Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
Delete: Bonds	6% of construction cost	\$13,400.00	Lump	1	Dwelling	\$13,400.00
Delete: Contingency	10% of total hard cost	\$20,850.00	Lump	1	Dwelling	\$20,850.00
Delete: Demolition/disposal		\$750.00	Per Bldg	8	Dwelling	\$6,000.00
Delete: Overhead, profit & general conditions	15% of construction cost	\$27,200.00	Lump	1	Dwelling	\$27,200.00
<input type="text"/>					Dwelling	

Others Total: \$67,450.00

Totals

[Edit](#)

Soft Cost: 40%
 Soft Cost Total: \$102,942
 Hard Cost Total: \$257,354
 Total Development Cost: \$360,296

[Add](#)

Capital Planning System

Projects

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LHA FAIRHAVEN HOUSING AUTHORITY v

Development 094-667-01 -- GREEN MEADOWS v

Facility Development-wide v

Unit ALL v (ALL Implied if not selected)

Project 094-667-01-0-17-2150 -- Roof Replacement - (Green Meadow) 667-01 v

Project Information Project Estimation Project Management Project Templates

[Edit](#) [Delete](#) [New](#)

Project Number: 094-667-01-0-17-2150

Project Name: Roof Replacement - (Green Meadow) 667-01

DHCD FISH #: |

Condition Assessment Narrative:

By the year 2021 the Roofs will be approaching the end of their useful life.

Recommendation:

Replace roofs Dev wide. Update: Community Building (Building 9) roofing was replaced in 2014. TDC was updated in 2019 to reflect more accurate estimate including overhead items and contingency.

Category: Roofing

Project Type: Dwelling Project

LHA Priority Selection DHCD/Consultant Priority Selection

- 1. Currently Critical (Immediate)
 - a. CITED Life and/or Health safety conditions/hazards
 - b. Building, Fire, Electrical or Mechanical CODE CITATIONS
 - c. Component failure or complete deterioration that affects facility operations
 - d. Restores facility operations (vacancies)
- 2. Potentially Critical (will become critical within 1 year)
 - a. Correct recurring or intermittent facility operations deficiencies
 - b. Potential Life and/or Health safety hazards
 - c. Prevent predictable deterioration/collateral damage
 - d. Condition has potential to cause downtime or vacancy
- 3. Necessary/Not yet Critical
 - a. Beyond Expected useful life but still serviceable
- 4. Recommended
 - a. Useful/Sensible Improvements to Facility operations
 - b. Increases efficiencies of systems/reduces operational costs
 - c. Improves overall usability of facilities
- 5. Modernization
 - a. Does not meet current codes/standards
 - b. Improves local marketability & quality of life
 - c. Hazardous Materials managed but not yet abated

Project Cost Information	
Proposed TDC (Total Development Cost)	\$360,296
Actual TDC (Final Cost at Completion)	\$0.00

Cost Breakdown for Federal Projects (N/A) for State Projects	
Dwelling Cost %	100 %
Non-dwelling Cost %	0 %
Site Cost %	0 %

Inspection Date: 11/30/2017

Inspector: ED

Project Notes:

Proposed Funding: Grant Funds: \$0.00

Other Funds: **\$360,296.00**
 Total: **\$360,296.00**

Project Photos:

[Add Photo](#)

Related Inventory Components

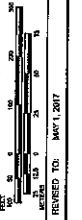
[Add Related Components](#)

Facility Number	Class	Subclass	Description	Quantity	Unit	Year Installed	Lifespan	Life Adj	Exp Year	Cond.	Assess.	Note
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FAIRHAVEN

PROPERTY MAPS
MASSACHUSETTS



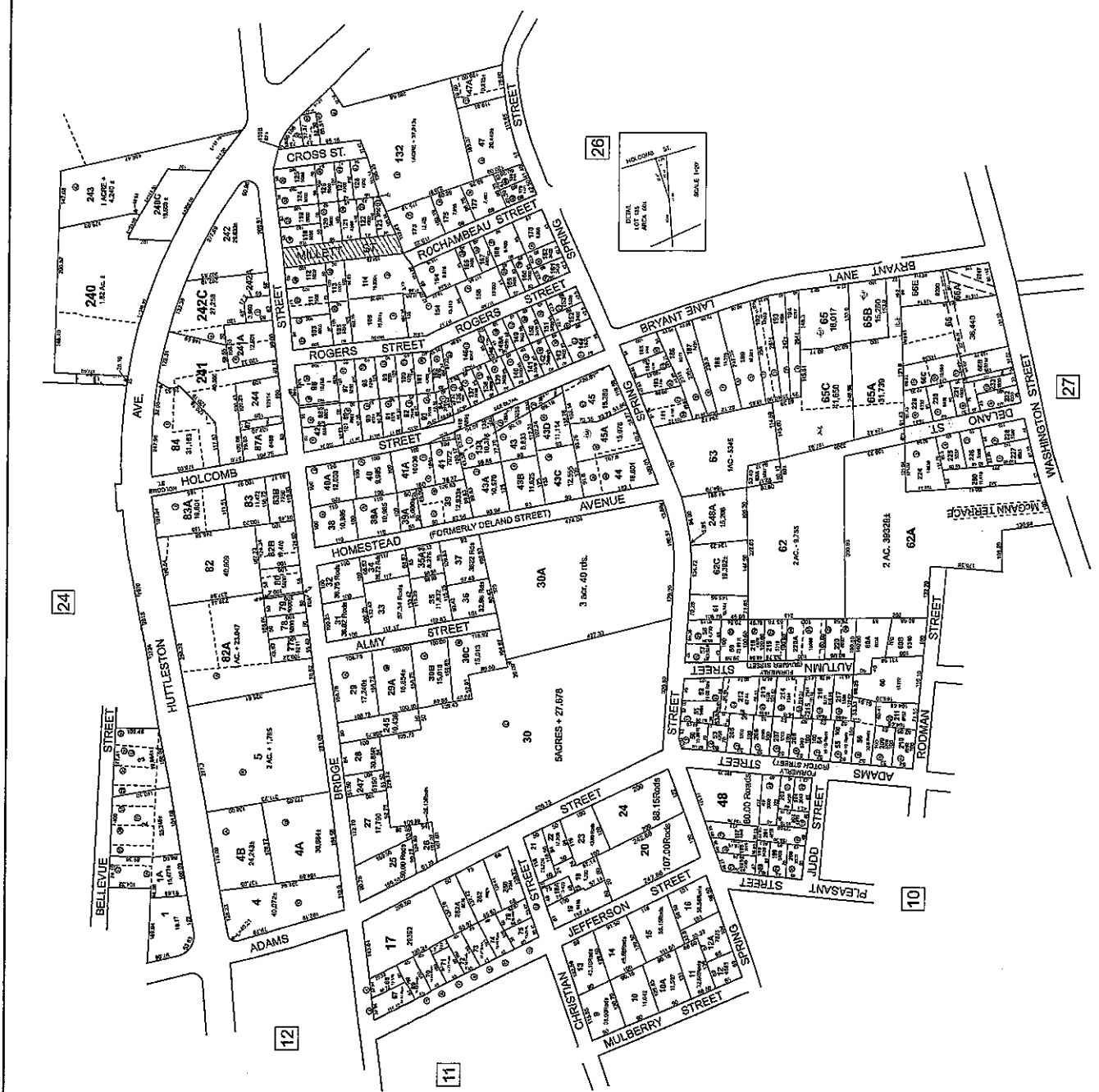
REVISION TO: JAN 1, 2017

LEGEND

	UNIMPROVED LOTS
	IMPROVED LOTS
	WATER FEATURES
	EASEMENTS
	UTILITY LINES
	OTHER FEATURES

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 PURPOSES UNLESS OTHERWISE SPECIFIED. THE INFORMATION ON THIS MAP
 WAS OBTAINED FROM THE MASSACHUSETTS DEPARTMENT OF REVENUE
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