

**Town of Nahant
Community Preservation Committee**



Grant Application FY 2021

Applicant:

Applicant's address and phone number:

194 Nahant Road
Nahant, MA 01908
781-581-9623

Town committee or board (if applicable):

Nahant Housing Authority

Application Purpose:

(please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

1) Project Name: Greystone Renovation

2) Project Description: Replace current cedar siding with vinyl, replace all damaged windows and doors.

3) Grant Amount Requested: \$300,000

4) Contribution to the preservation Nahant's unique character:

This project will preserve the integrity of five of Nahant's low income family units. The damaged siding, windows and doors are causing deterioration to the interior of the building.

5) Planning Context: Is the project part of a general Town planning study (e.g. Open Space and Recreational Plan, Master Plan etc.)? If so, when was the plan prepared and who has approved the plan?

Is **NOT** part of a Program Plan

Is part of a Program Plan prepared on _____ and approved by _____

Grant Application (cont.):

6) Evaluation Criteria: Provide a brief description of how this project meets as many of the selection criteria as may be applicable. Refer to Selection Criteria attached as Appendix A (Page 10).

The current cedar shingle siding is extremely damaged, with many shingles missing. The windows and doors are failing, causing water to actively infiltrate the building. Besides the fact that the current state of the building is failing, one of the selection criteria is community support. NHA has received multiple complaints from Nahant residents about the "distressed look" of the building, which leads me to believe that town residents would appreciate the building being renovated.

7) Estimated Cost and Schedule:

Attach cost estimates for construction projects and state how costs were derived.

		Single Year Projects - Anticipated Costs				
Project Timeline	Fiscal Year*	Stipend Request Guideline #3	Professional Services	Total of CPC Funds Requested	Other Funding Sources	Total Cost
6 months	2021			\$300,000		\$300,000
Sub Totals						
					Total	\$300,000

If your project is expected to continue over **more than one year**, detail the project's cost on the following chart (explanation may be attached on a separate sheet).

		Multiple Year Projects - Anticipated Costs				
Project Timeline	Fiscal Year*	Stipend Request Guideline #3	Professional Services	Total of CPC Funds Requested	Other Funding Sources	Total Cost
Prior year	2020					
First year	2021					
2nd year	2022					
3rd year	2023					
4th year	2024					
Sub Totals						
					Project Total	

* **Note:** The fiscal year begins on July 1 of a given year and ends on June 30 of the following year.

Grant Application (cont.):

Other Funding Sources: Include total amount and all funding sources including any potential grants or gifts. List all sources approached even if denied funds.

List of independent funding sources	
Funding Source	Amount of Grant / Gift
1.	
2.	
3.	
4.	
Total	

8) For Acquisition projects, attach appraisals and agreements, if available. Please indicate name of present owner and attach a copy of most recent deed. In addition to property address, please provide Nahant assessor's office identification (Map, Block and Lot number).

N/A

9) Coordination: If the project is dependent upon one or more other projects, identify them and indicate what the relationship(s) are among the projects. If the project is not dependent upon, but should be linked to one or more other projects, identify them and indicate the proposed relationship.

N/A

Grant Application (cont.):

10) Previous Town Meeting Action: If the project has previously been included in the Warrant of a Town Meeting, indicate the year, warrant article number, and Town Meeting action.

N/A

11) Project Priority: If you are submitting applications for more than one project, indicate the priority of this project recognizing that your most important project may not be needed or be ready for action until two or three years from now.

We are submitting applications for three projects, and this is our #3 priority.

12) Time Sensitivity: Describe any time sensitive critical issues that may impact the ability to protect the resource or otherwise impact schedule and/or grant making decisions.

The longer we wait on this project, more deterioration will occur.

13) Contingency Planning: What are the consequences if CPA funding is not available for the current fiscal year? Describe alternate plans for temporary stabilization, long term solution.

Unfortunately we do not have any other funding for a large project like this. It was originally on our five year capital improvement plan (at the 5 year mark) but a very expensive health and safety project came up at another one of our properties that took precedent, so this project got pushed off. A large project like this will not be able to get done using capital funds for many years.

Grant Application (cont.):

APPENDIX A
TOWN OF NAHANT
COMMUNITY PRESERVATION ACT
SELECTION CRITERIA

The Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the state's CPA statute. In addition, the following questions include the criteria, as applicable, that the Committee will use to assess proposed projects.

- How will the proposed project contribute to the preservation of Nahant's unique character and enhance our quality of life?
- Is the proposed project consistent with town planning documents that have received wide input and scrutiny?
- Is the proposed project feasible?
- How "time sensitive" is the project? Is it urgent?
- Is the cost of this project proportionate to its objectives?
- In general, will the project serve multiple needs?
- Specifically, will the project serve more than one CPA category (*i.e.* affordable housing, open space, historic preservation or recreation)?
- Does the project have demonstrated community support?
- Will the project preserve currently owned town assets?
- Will the project involve the acquisition and/or protection of threatened resources?
- Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?
- If multiple sources of funding are involved, are commitments from other sources documented?
- Will this project stimulate other public/private projects in Nahant?

As the law requires, Town Meeting must approve all Community Preservation Committee funding recommendations.

Grant Application (cont.):

For Community Preservation Committee Use

Received on:

Associated Town Committee:

Reviewed on:

Determination:

Project Summary for One Project

1/21/2020

Development: 200-705-01 -- GREYSTONE ROAD

Facility: Development-wide; Project: 200-705-01-0-18-1408 -- Siding, Window, & Door Replacement

NAHANT HOUSING AUTHORITY

Location	Category	Type	LHA Priority	DHCD/Consultant Priority	TDC	Actual Cost		
	Building Envelope	Dwelling Project	1. Currently Critical		\$276,313.00	\$0.00		
Related Inventory Components:								
Class	Subclass	Component Description	Quantity Unit	Year Installed	Lifespan Adjustment	Exp Year	Cond. Assess.	Note
Building Envelope	Windows	Window, Hopper, Small	3 EACH	1983	-4	2009	Fair	Air leaks reported and sashes do not close properly.
Building Envelope	Windows	Window, Double Hung, Medium	37 EACH	1983	-4	2009	Fair	Air leaks reported and sashes do not close properly.
Building Envelope	Windows	Window, Fixed, Medium	5 EACH	1983	0	2023	Good	Sidelights at front unit entrance doors
Building Envelope	Exterior Doors	Storm/Screen Door	10 EACH	1983	6	2009	Fair	Included in project
Building Envelope	Windows	Window, Double Hung, Small	1 EACH	1983	-4	2009	Fair	Air leaks reported and sashes do not close properly.
Building Envelope	Exterior Doors	Exterior Single Door, Unit	10 EACH	1983	0	2013	Good	
Building Envelope	Exterior Doors	Exterior Single Door, Non-Unit, Other	2 EACH	1983	0	2013	Fair	Bulkhead and 'service' door at left side

Condition Assessment Description:

Existing siding is worn, curling, paint is peeling, and in poor condition. The windows sashes do not close completely and cold air penetrates into the heating spaces of the building. The sealant around the exterior of the window frames has failed and water is actively infiltrating the exterior building envelope. Exterior door and storm doors seals are failing and door past their useful life.

Recommendation:

Replace wood siding with durable vinyl products and all trim with pvc materials. Replace windows with vinyl replacements, and exterior doors and storm doors with modern day energy efficient equivalents.

Proposed Funding:

Project Summary for One Project

1/21/2020

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NAHANT HOUSING AUTHORITY

Grant Funds: \$0.00
Other Funds: \$276,313.00
Total: \$276,313.00

Notes:

Project Management:

Status: NTP Date: 9/1/2022 CSC Date: 11/1/2022 Design Contract Date: 7/1/2022

Project Management Notes:

Architect: Phone:
Engineer: Phone:
Project Planner: Phone:
Project: Phone:
Additional 1: Phone:
Additional 2: Phone:
Additional 3: Phone:

DHCD Approval:

Approval Notes:

Project Estimation Components (Labor Inclusive):

Description	Notes	Unit	Cost	Quantity	Assigned	Sub Total
Exterior Single		EACH	\$2,421.00	2	Dwelling	\$4,842.00
Exterior Single		EACH	\$2,997.23	10	Dwelling	\$29,972.30
Storm/Screen		EACH	\$594.27	10	Dwelling	\$5,942.70

Project Summary for One Project

1/21/2020

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NAHANT HOUSING AUTHORITY

Siding, Vinyl		\$4.66 SF/WALL	6,180	Dwelling	\$28,798.80
Window, Double		\$750.00 EACH	37	Dwelling	\$27,750.00
Window, Double		\$600.00 EACH	1	Dwelling	\$600.00
Window, Fixed,		\$1,283.49 EACH	5	Dwelling	\$6,417.45
Window, Hopper,		\$575.61 EACH	3	Dwelling	\$1,726.83
					\$106,050.08

Other Costs:

Description	Notes	Unit	Cost	Quantity	Assigned	Sub Total
Contingency		LS	\$20,000.00	1	Dwelling	\$20,000.00
Demo		LS	\$20,000.00	1	Dwelling	\$20,000.00
Misc sheathing repairs and rot repair		Ls	\$50,000.00	1	Dwelling	\$50,000.00
PVC trim and rakes		LS	\$25,000.00	1	Dwelling	\$25,000.00
						\$115,000.00

Totals:

Soft Cost:	25%
Soft Cost Total:	\$57,332.82
Hard Cost Total:	\$229,331.28
Total Development Cost:	\$276,313.00