

**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: Window Leak Repair for 12 Units

2) Project Description: Remove window, re-flash/seal perimeter, re-install window. Replace any rotted trim as necessary. 50 windows need to be repaired.

3) Grant Amount Requested: \$45,000

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

This project will preserve the integrity of 12 of Nahant's low income family units. The leaking windows are currently causing major damage to all 12 units.

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).

These windows are leaking and causing major water damage to the interior of the units. This is a very time sensitive project that will continue to get worse if it is not fixed appropriately. We do not currently have any other funds to support this project,

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
1 month	2021			\$45,000		\$45,000
Sub Totals						
					Total	\$45,000

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 #1 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.

This project is extremely time sensitive, as the longer we wait, the more damage is being done.

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.

If CPC funding is not available for this project, we will need to re-evaluate our capital improvement plan to try to fit in this window repair project.

NHA has already repaired 3 of the windows that were creating extreme damage to one of the units earlier this year using our operating funds, but our budget is extremely tight and we do not have further funds to continue on with this project.

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:



MASSEY

Project: Nahant Housing Authority

Date: 1/27/2020

Proposal

1

Remove Existing Window, Re-Flash/Seal Perimeter, Re-Install Window

From: Massey Construction Corp.
144 Stetson Avenue
Swampscott, MA 01907

To: Nahant Housing Authority
194 Nahant Road
Nahant, MA 01908

Description of Work

Remove Existing Window, Re-Flash/Seal Perimeter, Re-Install Window.

Item(s):	Qty.	Cost	Labor	M/E	Sub.	Misc.	Running Ttl.
GC Work							
Materials/Equipment:							
Perimeter Bitumen Flashing	20'	\$1		20			20.00
Aluminum Head Flashing	1/4'	\$4		4			24.00
Sealant	1ea.	\$5		5			29.00
Nails/Fasteners/Misc.	1ea.	\$11		11			40.00
****Materials does not include new aluminum break metal/interior or exterior trim. Existing to be re-used****							
****Painting touch-up if required NIC****							
Labor:							
Carpenter	2H	\$70.85	141.70				181.70
Laborer	2H	\$58.43	116.86				298.56
****Painting touch-up if required NIC****							
Labor Burden:	258.56	30%				77.57	376.13
OH&P:							
GC Allowance on GC	376.13	15%				56.42	432.55
Total							432.55
Bond Increase:							
P&P Bond	376.13	2.5%				9.40	441.95
Total Cost PCO			258.56	40.00	0.00	143.39	\$441.95

per window

+ ~ \$250/window contingency
+ \$9000 architect budget

x 50 windows