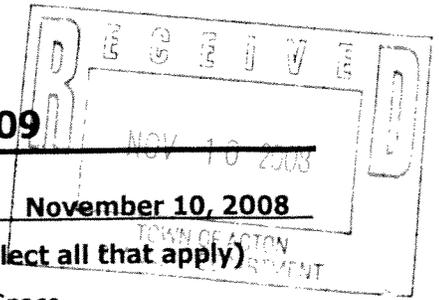


PROJECT APPLICATION FORM – 2009



Applicant: Acton Housing Authority

Submission Date: November 10, 2008

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

68 Windsor Avenue, P.O. BOX 681
Acton, MA 01720
978-263-5339
Kelley@actonhousing.net

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Acton Housing Authority

Project Name: Capital Fund

Project Location/Address: 68 Windsor Avenue, Sachem Way, 27 Concord Road and scattered site condominiums in Acton, MA 01720

Amount Requested: \$150,000

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

The Acton Housing Authority is requesting funds to assist with the preservation, support and rehabilitation of Acton's affordable rental housing stock. These funds will be used for capital improvement projects at property owned by the Acton Housing Authority (AHA).

The Community Preservation Committee reaffirmed the Town of Acton's commitment to using CPA funds "for the creation, preservation and support of community housing and for the rehabilitation or restoration... of community housing," in the 2009 Community Preservation Plan. The plan identifies the Acton Housing Authority and the Acton Community Housing Corporation as "the local agencies responsible for implementation of community housing projects."

The AHA has two developments for elderly and/or handicapped individuals; 68 units located on Windsor Avenue and 23 units located on Sachem Way. Both developments were constructed in the 1980's. The AHA has a 12 unit home for people with disabilities which was purchased in 1985 and built in 1900. The AHA also has 12 family units located at Sachem Way and 27 condominium units scattered through out Acton.

The majority of these units were built in the 1980's and the expected life of many of the building systems and components are coming to an end and will need to be replaced. The shingles on the roofs at both elderly complexes are beginning to lift and come off. The siding on our family units needs to be replaced. The decks at Windsor Avenue have experienced significant rot under the siding and some joists and flooring needs to be replaced.

The AHA would use the CPC resources to replace roofs, decks and siding at our State Aided Housing facilities. The AHA would also use the funds for other emergency capital needs that may occur over the two year period, for example, failed mechanical equipment like boilers and furnaces.

The AHA would prioritize the use of CPC funds for projects that there are no other feasible funding alternatives for. All of the projects would be used for the preservation, rehabilitation and/or restoration of community housing.

Attached are two estimates from contractors.

Attachment A- Is from New England Decks and Floors to repair our decks and replace flooring and joists at 68 Windsor Avenue. The estimate is for \$39,959 for 9 decks. There are a total of 31 decks that need to be replaced estimated at between \$120,000-\$137,636.

Attachment B- Is from New England Exteriors for roof replacement at 68 Windsor Avenue. The estimate is for building 1-5 at a cost of \$50,600. Building 1-5 represents approximately 25% of the roof surface at Windsor Avenue for a total cost of more than \$200,000.

Before any large projects could be done the AHA would bid the work out and contract with the lowest priced qualified bidder. Projects will be prioritized based on need.

Attachment C- Is a picture of the joists under the deck at Windsor Avenue.
Attachment D- Is a picture of a roof at Windsor Avenue.

Estimated Date for Commencement of Project: May 2009

Estimated Date for Completion of Project: May 2011

Attachment A

Confirmation

Proposal

NEW ENGLAND DECKS & FLOORS, INC.

13 CEDAR STREET
MILFORD, MA 01757
TEL 508-473-1641
FAX 508-473-6643

WE ARE SPECIALISTS IN THE ANALYSIS, DETAILING, SPECIFICATION, AND INSTALLATION OF TROWEL APPLIED COMPOSITION FLOORING, MEMBRANE SYSTEMS AND DECKING



Acton Housing Authority
Attn: Kelley Cronin



DATE
10/22/2008

Fax:

PROJECT

ACTON HOUSING AUTHORITY, 9 EXTERIOR DECKS, ACTON, MA
Architect and/or Engineer

Plans dated: As per site visit of 8/7/08

Specs. dated:

Section: Resinous Flooring

Addenda Noted:

Alternates Noted:

THIRTY NINE THOUSAND NINE HUNDRED FIFTY NINE AND NO/100

(\$ 39,959.00)

BASE BID

Based on the supply and installation of Dex-O-Tex M-E Flooring. Work to be accomplished in two phases, during normal working hours. Lawn furniture to be removed and replaced by others. Work is located at 9 decks. Price is based on work completed at mock-up deck located at Apt. 6C.

CONDITIONS AS LISTED ON THE REVERSE SIDE ARE AN INTEGRAL PART OF THIS PROPOSAL

This Proposal is subject to your acceptance within 30 days from above date, and is void thereafter.

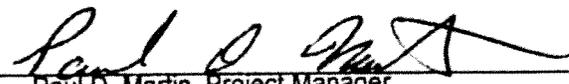
ACCEPTED: _____

Very truly yours,

BY: _____

NEW ENGLAND DECKS & FLOORS, INC.

DATE: _____

BY 
Paul D. Martin, Project Manager

Please sign and return original as formal order. Duplicate signed by us is your copy.

let us put our experience to work for you



Acton Housing Authority
68 Windsor Ave.
Acton, MA
978-263-5339
Attn: Kelly Cronin

October 29, 2008

ROOF WILL BE HAND NAILED ONLY

1. Description of work area to be completed. (**Building #1**)
2. First detail is to install a tarp, or tarps from eaves of roof to prevent damage to house, landscape, plantings and lawn.
3. Next, remove existing 1 layer of Asphalt Shingles and dispose of into a dumpster.
4. Completely de-nail roof, and re-nail roof sheathing to assure deck is properly fastened.
5. Replace any rotted or broken roofing boards at **NO** cost up to **100** linear feet for boards, or **100** square feet for plywood. Additional linear feet will be installed at \$4.00 per foot and \$2.25 per square foot for ½" CDX plywood. (5/8" will be at \$2.50, and ¾ at \$2.75 a square foot.)
6. Apply six feet of **GAF Weatherwatch** to all eaves of roof, three feet along sidewalls, three feet around chimneys and pipes, three feet in all valleys, and three feet along all rakes.
7. Next, apply **GAF Shinglemate** high performance, fiberglass re-enforced felt to the remainder of exposed roofing area.
8. All wall flashing will be inspected and replaced as needed. Any rotted or damaged siding that requires removal to replace flashings will need a Master Carpenter and Apprentice to rebuild/replace additional to roofing costs. This will be done on a time and materials basis if completed by New England Exteriors. Any copper or lead counter flashing will be inspected and replaced as needed at an additional charge.
9. All Skylights will have a full surround of Ice and Water leak barrier. Skylights may require new flashing kits, which will be purchased and installed by New England Exteriors. *Skylights ten years or older are recommended for replacement.

10. Apply a chalk line every five inches to assure proper exposure and straight courses.
11. Install eight-inch aluminum drip edge to all eaves and rakes.
12. Install new pipe flanges on all plumbing vents.
13. All shingles will be fastened with 1 ¼" to 1 ½" hand nails.
14. Apply a **GAF Timberline 30** Architectural Shingle.
Color: TBD
15. Replace Stove Pipe Flanges as needed.
16. Install a **GAF Cobra** ridge vent on house for proper ventilation.
17. Work site will be cleaned during the daily operations, and all areas gone over with a magnet to pick up any nails.
18. New England Exteriors will supply customer with any and all permits pertaining to the job.
19. New England Exteriors will furnish a **GAF Golden Pledge** factory enhanced Warranty that entitles the homeowner **20** year of non-prorated coverage including labor, materials, workmanship, and disposal costs.
20. New England Exteriors will supply the customer with a liability (\$2,000,000.00) and worker's compensation (\$1,000,000.00) insurance certificate. **(All workers are employees, not subcontractors.)**
21. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written Change Order and will become an extra charge over and above the estimate.
22. Payment to be made as follows: 1/3 deposit due upon signing, 1/3 due halfway through the job and the balance due upon completion of the job.
23. Any carpentry work that presents itself as a result of the roof replacement, or not included in this proposal will not be started until the roof is completed and paid in full.

All Jobs to be started approximately 30 days after contract is signed & deposit is paid
(Pending Weather)

Complete Roof \$ 50,600.00

Front Roof Only \$ 25,080.00

Please sign here to accept roofing proposal specifications

x _____

Date: _____

Please Feel Free to contact me at 978-580-9786, Thank You, Al Greene
(QUOTE GOOD FOR 30 DAYS ONLY)

Attachment 1 +



