

PROJECT APPLICATION FORM – 2016

Due Date: November 16, 2015

Applicant: Acton Housing Authority **Submission Date:** November 13, 2015

Applicant's Address: _____ **Purpose: (Please select all that apply)**

68 Windsor Avenue, Acton, MA 01720

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Phone Number: _____

E-mail: _____

Town Committee (if applicable): Acton Housing Authority

Project Name: Windsor Green Window Installation

Project Location/Address: Windsor Green, 68 Windsor Avenue, Acton, MA

Amount Requested: \$61,589

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

Through cooperation of the Commonwealth of Massachusetts, Department of Energy Resources (DOER) and Department of Housing and Community Development (DHCD), an opportunity developed to evaluate the potential for using air-source heat pumps to provide space heating for select public housing sites in the Commonwealth. Low-income multi-family properties owned by public housing authorities, non-profit or for-profit organizations were eligible to apply for assistance to improve the energy usage of their buildings. The program targets high-energy users through the installation of approved energy efficiency measures. This program is part of Mass Save® and is funded by the Massachusetts Energy Efficiency Program Administrators. The program is for multi-unit residential buildings where at least 50% of the development households have income at or below 60% of the Area Median Income.

The Acton Housing Authority (AHA) had an energy audit at Windsor Green because the property was being heated by electrically fueled systems that had reached their end of useful life, parts could no longer be found to replace the heaters when they failed. The audit evaluated replacing the existing electric resistance storage heaters with air source heat pumps. The audit conducted by Bowman Engineers concluded that the annual fuel consumption related to heating would be decreased by approximately 195 MWh as a result of the proposed system. This provides an annual fuel savings for heating of 57%. Similarly, the annual fuel consumption related to cooling will be decreased by approximately 5 MWh, providing an annual fuel savings for cooling of 20%. The total heating and cooling annual predicted savings is 200 MWh, which is 55% compared to the baseline.

The Acton Housing Authority applied for the Low-income Energy Affordability Network (LEAN) Air Source Heat Pump program for the heat replacement at Windsor Avenue, our application was successful and the new system was completed in March. The LEAN program only covers the cost of the utility replacement and would not cover the cost of enclosing the holes in the buildings where the existing wall mounted air conditioners currently exist. This proposal is for resources to pay for the enclosing of the holes in the wall by installing non-opening windows in the 68 residential units. This will preserve the exterior façade of the buildings and improve the energy efficiency of the new heating system.

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 2016 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 a 68 unit affordable rental housing development for seniors and disabled located 68 Windsor Avenue. All of the units are for low-income households whose annual income is less than 80% of the area-wide median income. The majority of the residents at Windsor Ave have annual incomes below 30% of median income.

These buildings were constructed in early 1980's and have deteriorated to some extent. We have replaced the siding and the roofs but the windows and sliding glass doors are original. The AHA has been prioritizing building envelope work to preserve the structural integrity of our community housing. Enclosing the holes left by the obsolete wall mounted air conditioners will make the buildings weather tight and increase the energy efficiency of the structures.

Site Control:

The AHA owns the property and has attached a copy of the deed
Attachment A

Maps:

Attachment B

Photographs:

Copy of Plan showing the location of the wall mounted air conditioners. (*Attachment D*)
Copy of photograph of current wall mounted air conditioner (*Attachment E*)

Project Scope:

Remove interior and exterior casings, (trim)
Remove existing air conditioners/metal framing
Prep opening to accommodate new window units
Wrap bottom sills with ice and water shield
Supply and install new fixed awning windows, high performance smart sun low E4, energy star rated
Wrap nail fins with ice and water shield
Insulate around units with closed cell foam spray insulation
Install new exterior PVC casings and sills
Install new interior pine casing to match trim
Caulk interior and exterior
All painting will be done by AHA staff and not included in the scope or cost
Design fee and bid will be covered by AHA and not included in the scope or cost

Cost Estimate:

The scope and cost estimate from Maynard Door and Window is attached. If approved the AHA will have an architect do a full scope and budget for the annual Town meeting. If approved by Town meeting the project will be bid as required by procurement rules and the AHA will not seek additional funding from CPA to complete.

Amount requested based on estimate is \$61,589
Attachment C

Feasibility:

The only approval required is a building permit. If funded the project can move forward without complication.

Neighbor(hood) Outreach:

There is no impact on neighbors. The residents of Windsor Avenue participate in annual capital planning with the Acton Housing Authority Board. This project is included as part of the plan. If funded the AHA will notify all residents of the anticipated start and end date of the project and let residents know when their entrance will be replaced.

Estimated Date for Commencement of Project: July 1, 2016

Estimated Date for Completion of Project: October 31, 2016

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QUITCLAIM DEED AND RELEASE OF CLAIMS

We, Donald O. Feltus and Ruth V. Feltus, husband and wife, as tenants by the entirety, of Acton, Middlesex County, Commonwealth of Massachusetts, for consideration of One and NO/100 (\$1.00) Dollar paid by Acton Housing Authority, a public body, politic and corporate, organized and existing under the Housing Authority Law of said Commonwealth, the receipt whereof is hereby acknowledged, hereby grant to said Acton Housing Authority, its successors and assigns, with quitclaim covenants the land and buildings and structures thereon located in the Town of Acton, Middlesex County, in said Commonwealth, and the fee to the center of any and all streets, highways and public ways, contiguous and adjacent thereto, but excluding any and all easements of public highways and easements of travel in and to any and all of said streets, highways and public ways, bounded and described as follows:

That certain parcel of land shown as Lot B-1 on a plan entitled "Subdivision Plan of Land, Acton, Mass., Scale: 1 inch = 40 feet", prepared by J.F. Hennessy, C.E., dated July 20, 1977, duly recorded at Middlesex South District Registry of Deeds, Book 13627, Page 49 and bounded and described as follows:

WESTERLY by Windsor Avenue, an approved way in said Acton, by two courses together totalling Three Hundred Forty-four and 96/100 (344.96) feet, as shown on said plan;

NORTHERLY by Lot B-3, One Hundred Fifty and NO/100 (150.00) feet, as shown on said plan;

WESTERLY by Lot B-3, One Hundred Forty-three and 71/100 (143.71) feet, as shown on said plan;

NORTHERLY by other land of Feltus, Three Hundred Four and 83/100 (304.83) feet, as shown on said plan;

NORTHEASTERLY by land now or formerly of Fitchburg R.R./Boston and Maine R.R., Five Hundred Sixty-two and 39/100 (562.39) feet, as shown on said plan;

SOUTHWESTERLY by Lot B-2, Three Hundred Forty-six and 39/100 (346.39) feet, as shown on said plan; and

SOUTHERLY by Lot B-2, Two Hundred Fifty and NO/100 (250.00) feet, as shown on said plan.

Together with the benefit of right of drainage into the easement on to Lot B-2 as shown on said plan.

All dimensions noted herein being more or less and reference is made to said plan for a further description of the subject premises.

Containing 5.46 acres, more or less, according to said plan.

Being also a portion of the premises conveyed to Donald O. Feltus and Ruth V. Feltus in a deed from Helen D. Gage to said Donald O. Feltus et ux and recorded in Middlesex South Registry of Deeds, Book 9175, Page 278.

The above described premises were taken in fee by eminent domain by said Acton Housing Authority as described in an Order of Taking dated January 17, 1979 and filed and recorded with the Middlesex South District Registry of Deeds in Book 13627 Page 49 and are shown as Lot B-1 on said plan above-referenced, which was recorded in said Registry of Deeds with said order on said date.

For said consideration paid, the undersigned do hereby remise, release and forever discharge said Acton Housing Authority, and its successors and assigns, and its officers, agents, servants and employees, of and from any and all claims, demands, awards, liabilities, contracts, agreements, actions and causes of action for damages, costs, expenses, compensation and satisfaction, past, present and future, of every manner and description, both in law and in equity, had or suffered by the undersigned and by all other person or persons having any and all interest in said premises or entitled to any damages, costs, expenses, compensation and awards by reason, or arising out, of said taking by eminent domain.

WITNESS our hands and seals this 8th day of February, 1979

Donald O. Feltus

Ruth V. Feltus

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

February 8th, 1979

Then personally appeared the above named Donald O. Feltus and Ruth V. Feltus and acknowledged the foregoing instrument to be their free act and deed, before me.

Charles E. O'Connell
Notary Public
My Commission Expires
Nov. 3, 1983

Maynard Door & Window, LLC

179 Main Street
Maynard, MA 01754

2015 OCT 05 AM 07:39:40

Estimate

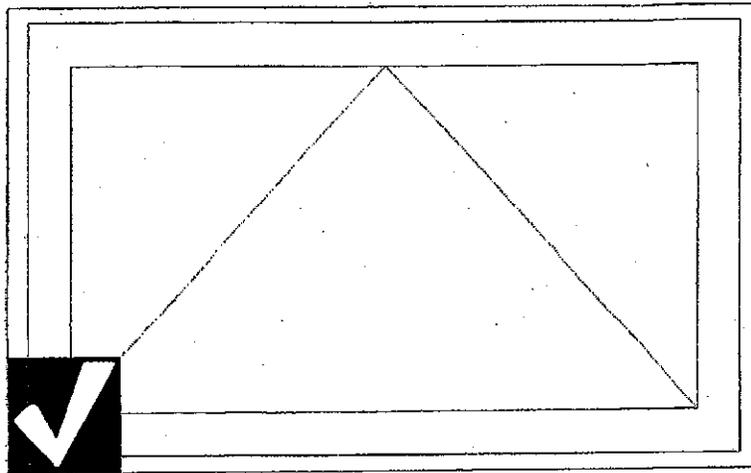
Date	Estimate #
9/29/2015	1678

Name / Address
Acton Housing Authority PO Box 681 Acton MA 01720

			Project
Description	Qty	Rate	Total
** ESTIMATE FOR REMOVAL OF AIR CONDITIONERS AND NEW CONSTRUCTION WINDOWS ** Job location: 68 Windsor Avenue Acton MA 01720 -Cover work area (interior and exterior) -Remove interior and exterior casings (trim) -Remove existing air conditioners/ metal framing -Prep opening to accommodate new window units -Wrap bottom sills with ice and water shield (sill pan) -Supply and install new Andersen 400 series awning windows, fixed units (NON-operating), white exterior, pre-finished white interior, high performance smart sun low E4 glass, NO grids, energy star rated -Wrap nailing fins with ice and water shield (top and sides) -Insulate around units with closed cell foam spray insulation -Install new exterior PVC casings and sills -Install new interior pine casings to match existing trim -Caulk interior and exterior -Does NOT include any prep work for painting or staining -Does NOT include any painting or staining -Rubbish removal included Any work added not listed in this estimate will be billed as an extra TOTAL: Andersen awning window (AR251): \$905.72 each			
Estimate must be signed and returned if accepted Please see enclosed customer guidelines		Total	\$0.00

Phone #
978-897-1113

E-mail	Web Site
mdaw@verizon.net	www.maynarddoorandwindow.com



Project Name: Quick Spec

Item Number: 0009

Unit Code: AR251

Description: Unit, White/White - Factory Painted, V Handing, High Performance
SmartSun Low-E4 Glass

Location:

Quantity: 1

Dimensions: RO Size = 2' 4 7/8" W x 1' 5 1/2" H Unit Size = 2' 4 3/8" W x 1' 5" H



1740 Massachusetts Ave, Suite D
 Boston, MA 02119
 Phone: 978-266-3711
 Fax: 978-266-3712

OWNER:



ACTION HOUSING AUTHORITY
 68 STATE ST
 ACTON, MA 01720
 Phone: (978) 263-5339

PROJECT:

HEATING SYSTEM MODERNIZATION
 ELECTRIC STORAGE HEAT
 TO AIR SOURCE HEAT PUMPS
 WINDSOR GREEN, 687-1
 DHCD PROJECT NO. 002035

STAMP:

SHEET TITLE:

ELECTRICAL
 UNIT 1 - APARTMENT A
 DEMOLITION PLANS

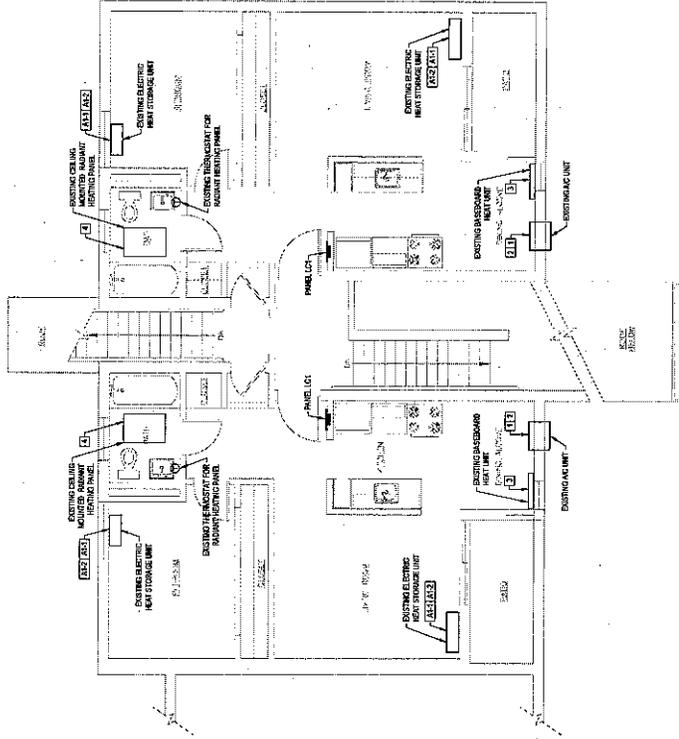
KEY PLAN:

REV	DATE	DESCRIPTION	BY

DATE:	JAN 15, 2014
DESIGNED BY:	RAE
DRAWN BY:	JPS/RMP
CHECKED BY:	RAE
SCALE:	AS NOTED
SEE PROJECT #:	P14001

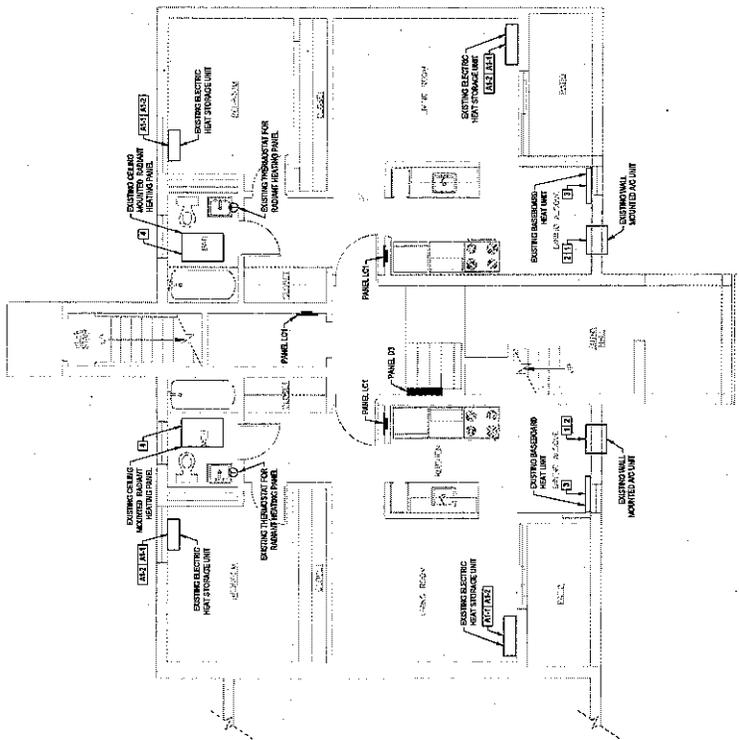
SHEET NO.:

E-1



2 UNIT 1 - APARTMENT A' SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- ALTERNATE NO. 4 REVISED DEMOLITION NOTES:
- 1 DEMOLISH AND REMOVE EXISTING LIVING ROOM AND BED ROOM ELECTRIC SPACE HEATERS
 - 2 DISCONNECT AND REMOVE WIRING AT ELECTRIC SPACE HEATER TO BOX IN WALL AND INSTALL CONDUIT
 - 3 DISCONNECT AND TAG FEEDERS TO ELECTRIC CIRCUIT WIRING
 - 4 DEMOLISH AND REMOVE CHARGING CIRCUIT WIRING



1 UNIT 1 - APARTMENT A' FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- BASE AND REVISED DEMOLITION NOTES:
- 1 DEMOLISH AND REMOVE EXISTING WALL MOUNTED AS UNIT IN DINING ALCOVE. ALL WIRING IS PROPERTY OF THE TENANT. COORDINATE UNIT REMOVAL WITH TENANT.
 - 2 DEMOLISH AND REMOVE EXISTING BASE CASE MOUNTED BACKWASH AND RESEPTFRAGE BOX FOR AC UNIT. PATCH AND PAINT WALL TO MATCH EXISTING.
 - 3 DEMOLISH AND REMOVE EXISTING BASEBOARD IN DINING ALCOVE. INSTALL FLUSH MOUNTED BOX AND TERMINATE WIRES IN BOX AND INSTALL WHITE STEEL FLOOR PLATE.
 - 4 DEMOLISH AND REMOVE EXISTING BACKWASH HEAT PUMP IN BATHROOM. PATCH AND PAINT CEILING TO MATCH EXISTING.
 - 5 DEMOLISH AND REMOVE EXISTING THERMOSTAT WIRING.

