

PROJECT APPLICATION FORM – 2013

**Applicant:** Acton Housing Authority **Submission Date:** November 21, 2012

**Applicant's Address, Phone Number and Email** **Purpose: (Please select all that apply)**

Acton Housing Authority  
68 Windsor Avenue, PO BOX 681  
Acton, MA 01720

- Open Space
- Community Housing
- Historic Preservation
- Recreation

**Town Committee (if applicable):** Acton Housing Authority

**Project Name:** Sachem Way Siding Replacement

**Project Location/Address:** 3-14 Sachem Way

**Amount Requested:** \$203,000

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

The Acton Housing Authority is requesting funds to pay for siding replacement at the 12 unit family development on Sachem Way. The Acton Housing Authority is receiving formula funding from the State to replace our roofs at Sachem Way. The siding on the elderly complex is in decent shape but the siding on the family units is starting to warp and detach from the building and upon inspection the architect determined that the siding and sheathing are one in the same. The Housing Authority would like to design and bid the roof and siding projects together to increase efficiency and reduce overall cost. The overall cost of the roof and siding replacement is estimated at \$354,000 and the request for CPA funding is \$203,000.

The Acton Housing Authority owns this property and the rental units are for families and individuals under 80% of median income. In the 2013 Community Preservation Plan the CPC reaffirmed the Community Housing Goal to address the housing needs of the community. This application falls under the goal "acquire, create, preserve and support community housing and rehabilitate or restore community housing that is acquired or created under the CPA. Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites.

**Estimated Date for Commencement of Project:** Project Bid Spring 2013

The Project will be bid with alternates, roofing only and roofing with siding replacement at family units.

**Estimated Date for Completion of Project:** Summer 2013

**Narrative:**

The Acton Housing Authority (AHA) has 23 units of elder/disabled rental housing and 12 units of family rental housing on Sachem Way. The AHA is also currently building 12 new units of family housing at the site. The developments are adjacent to one another. The Elderly development is an "L" shape building containing a three story wing connected by exterior covered walkways to a two story wing. The Family Development consists of five two story duplex buildings and one duplex containing a single story handicapped unit attached to a two story residential unit. The roofs in both developments are original to the buildings and have reached the end of their useful life. If the roofs are not replaced in the near future the interior of the units will suffer considerable damage. In addition, the siding at the 705 Family Development is pulling away from the framing members and this defect seems to be accelerating. The Authority is applying to the Town of Acton for CPC funds to assist in the financing of this project for the siding replacement on the family units. The Commonwealth of MA through the Department of Housing and Community Development is funding the roof replacement and the design of the roof replacement and siding replacement. Beginning in 2012 the State began providing formula funding for capital projects to Housing Authorities. The AHA has only partial funding for the cost of this project. The AHA believes that there will be financial savings to bidding the siding and roofing replacement together.

The goal of the project is to prevent interior damage caused by leaking roofs and siding and to keep the residents in a moisture and mold free environment. Specifically, the scope of the project will include, but is not limited to:

- Stripping roofs to bare sheathing
- Shingle replacement
- New flashings and ice and water shield
- Replacement of roof vents
- Selected sheathing repairs if necessary
- New gutters and gutter guards. Re-use downspouts if possible.
- Removal of existing siding at the 705 development and installation of new sheathing, vapor barrier and cement or vinyl siding.

Total cost of the design and construction will be approximately \$354,000. Request for funding from the CPC is \$203,000.

• **Site Control:**

A copy of the deed is attached.

• **Project Scope:**

Specifically, the scope of the project will include, but is not limited to:

- Stripping roofs to bare sheathing
- Shingle replacement
- New flashings and ice and water shield
- Replacement of roof vents
- Selected sheathing repairs if necessary
- New gutters and gutter guards. Re-use downspouts if possible.
- Removal of existing siding at the 705 development and installation of new sheathing, vapor barrier and cement or vinyl siding.

The existing drawings of the siding indicate that the exterior wall is constructed of:

- 2X4 studs 16" o.c.
- 1" rigid insulation on the outside face of the studs
- plywood siding on the exterior

Replacing the rotted plywood siding will require a considerable amount of work. In the original design, in the absence of diagonal bracing (which is not indicated on the drawings), the plywood siding also functions as lateral bracing for the framing. When it is removed, we will need to install new 1/2" plywood sheathing and it should be nailed directly to the studs. As such, the rigid insulation will need to be removed also. A new 1/2" layer of rigid insulation on top of the new plywood will be required to bring the exterior walls to the proper thickness to match existing window casings. At the same time, the rigid insulation is needed to augment the R-value of the existing fiberglass insulation between the 2X4 studs.

Vinyl siding is recommended because it can more easily be installed by nailing through the rigid insulation, directly to the sheathing and studs. Vinyl siding is not as sturdy and durable as fiber cement for family housing so the portion of the exterior walls under the windows will be fiber cement.

• **Cost Estimate:**

Roof Replacement for 1-2 Sachem/Elderly Complex	\$ 53,094
Roof Replacement for 3-5 Sachem Way/Family Duplex	\$ 9,960
Roof Replacement for 4-6 Sachem Way/Family Duplex	\$ 9,905
Roof Replacement for 7-9 Sachem Way/Family Duplex	\$ 9,960
Roof Replacement for 8-10 Sachem Way/Family Duplex	\$ 9,960
Roof Replacement for 11-13 Sachem Way/Family Duplex	\$ 9,960
Roof Replacement for 12-14 Sachem Way/Family Duplex	\$ 9,960
Siding Replacement for 3-5 Sachem Way/Family Duplex	\$ 35,000
Siding Replacement for 4-6 Sachem Way/Family Duplex	\$ 28,000
Siding Replacement for 7-9 Sachem Way/Family Duplex	\$ 35,000
Siding Replacement for 8-10 Sachem Way	\$ 35,000
Siding Replacement for 11-13 Sachem Way	\$ 35,000
Siding Replacement for 12-14 Sachem Way	\$ 35,000
Design and Administration	\$ 38,201
Total Construction Cost	\$354,000

Kaffee Kang and Associates has been hired to design and provide a detailed scope and cost estimate which will be provided to the CPC in December. The design cost is being funded by DHCD.

• **Feasibility:**

There are no special zoning approvals or permits required. The roof portion and design contract is funded. The only impediment to the siding replacement moving forward is funding.

• **Neighbor(hood) Outreach:**

This is an existing development

• **Maps:**

Attached

• **Photographs**

Attached

REF 11

MASSACHUSETTS OUTCLAIM DEED SHORT FORM (INDIVIDUALS) 403

MARY JOHANSEN of Concord, Massachusetts, PATRICIA RYAN of Concord, Massachusetts, KATHERINE J. MCCARTHY, a/k/a KATHRYN J. MCCARTHY and formerly known as KATHERINE J. WOHLMAKER of Acton, Massachusetts and THOMAS LEO MCCARTHY, JR. of McGraw, New York being unmarried, for consideration paid, and in full consideration of Fifty-two Thousand and 00/100 (\$52,000.00) Dollars grant to ACTON HOUSING AUTHORITY, a housing authority established pursuant to Massachusetts General Laws, Chapter 121 of 68 Windsor Avenue, Acton, Massachusetts with quitclaim covenants

06/19/84 0 11 4 2 IR

PROPERTY ADDRESS: 2 Harris Street Rear, Acton, Massachusetts

(Description and encumbrances, if any)

A certain parcel of unimproved land off the Northeasterly side of Great Road and the Northerly side of Harris Street in Acton, Middlesex County, Massachusetts, being shown as Lot 8 on a plan entitled, "Compiled Plan of Land in Acton Owned by T. Leo McCarthy" dated May 9, 1961, drawn by Harlan E. Tuttle, Surveyor, and recorded with Middlesex South District Deeds at the end of Book 10940, with an appurtenant 20 foot wide right of way to Great Road, which right of way is more particularly shown on a plan entitled, "Land in Acton Owned by T. Leo McCarthy" dated May 17, 1948 and recorded with said Deeds in Book 7307, Page 529. This parcel is a portion of the premises conveyed to T. Leo McCarthy and recorded with said

Deeds in Book 7500, Page 135  
 " 1379 " 176



Witness ... and seals this 15<sup>th</sup> day of JUNE, 1984

*Thomas Leo McCarthy, Jr.*  
 Thomas Leo McCarthy, Jr.  
 Katherine J. McCarthy by Richard S. Ryan under Power of Attorney

*Mary Johansen*  
 Mary Johansen  
*Patricia Ryan*  
 Patricia Ryan

The Commonwealth of Massachusetts

MIDDLESEX ss. June 15 1984

Then personally appeared the above named Thomas Leo McCarthy, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me

*Steven R. Graham*  
 Steven R. Graham, Notary Public - Middlesex  
 My commission expires March 19 1987

(\*Individual - Joint Tenants - Tenants in Common)

CHAPTER 193 SEC. 6 AS AMENDED BY CHAPTER 397 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall also be the total price for the conveyance, without deduction for any taxes or encumbrances assumed by the grantor or servient tenant. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BOOK 13685 P. 137  
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 BOOK 13685 P. 137



BETH CIRCLE

HENLEY ROAD

NONSET PATH

ACORN DRIVE

WALNUT STREET

PARK DRIVE

GREAT ROAD

(RTE 2A & 119)

C4/13-2

C4/10

C4/13-17

C4/13-22

C4/13-25

C4/19-1

C4/19

C4/19-2

C4/20

ACTON HOUSING AUTHORITY  
"MCCARTHY VILLAGE"  
LOCUS

(TOWN FORES)

Will's Hole Quaking Bog  
C5/10-1  
(CONSERVATION)

C5/10  
(CONSERVATION)

C5/10-2

C5/10-11

C5/10-10

C5/10-9

C5/10-8

C5/10-7

C5/10-6

C5/10-5

C5/10-4

C5/10-3

C5/10-2

C5/10-1

CAPTAIN HANDLEY ROAD

C5/10-18

C5/10-13

C5/10-12

C5/10-11

C5/10-10

C5/10-9

C5/10-8

C5/10-7

C5/10-6

C5/10-5

C5/10-4

C5/10-3

C5/10-2

C5/10-1

C5/10-18

C5/10-17

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C5/10-8

C5/10-7

C5/10-6

C5/10-5

C5/10-4

C5/10-3

C5/10-2

C5/10-1

ALEXANDRA WAY

REEVE ST

HARRIS STREET



