



COMMUNITY PRESERVATION APPLICATION FOR FUNDING

City of Newburyport
Community Preservation Committee

Applications for funding are due by **Thursday, February 7, 2019 at 4:00 p.m.** with the Community Preservation Committee, c/o Office of Planning and Development, City Hall, 60 Pleasant St., Newburyport MA 01950.

Application Instructions:

- Applicants should file ten (10) paper copies and one electronic copy of the completed application and all accompanying documents.
- Applications should be stapled or clipped. Bound applications are not required.
- Please be mindful of extraneous paper – double sided copies are acceptable.

PROJECT NAME: Kelleher Gardens Siding Project

PROJECT ADDRESS: Kelleher Gardens
c/o Newburyport Housing Authority
25 Temple Street
Newburyport, MA 01950

MAP/LOT: (physical address)1 Storey Avenue

APPLICANT NAME: Newburyport Housing Authority
(Group or Committee Affiliation)

CONTACT PERSON: Tracy M. Watson, Executive Director

TELEPHONE/FAX NO.: 978.465.7216

ADDRESS: 25 Temple Street
Newburyport, MA 01950

EMAIL: TMWATSON@NHAHOUSING.COM

AMOUNT OF COMMUNITY PRESERVATION FUNDING REQUESTED: \$325,000

COMMUNITY PRESERVATION CATEGORY:

(Please check all that apply)

- Open Space
- Historic Resource
- Affordable Housing*
- Recreation

* Applicants seeking Affordable Housing funds must attend a Newburyport Affordable Housing Trust meeting to review and discuss their application. This review must occur prior to the Community Preservation Committee deliberations.

PROJECT SUMMARY: Provide a description of the Project, including the property involved and its proposed use.

The Newburyport Housing Authority has recently undertaken a conceptual review which provided an estimate for not only the vinyl siding of the family unit complex located on Storey Avenue known as Kelleher Gardens but for window replacement as well. At this time however the Newburyport Housing Authority is only requesting monies for the re-siding project.

Please see attached additional information as provided by Continental Building Consultants. This additional attachment provides more detailed information regarding the project itself.

PUBLIC BENEFIT*: Describe in detail the benefits Newburyport will receive from the Project and how the Project fulfills the Community Preservation Committee's Project Evaluation Criteria.

*** Deed Restrictions:** The City may require, as a condition for funding, that the applicant grant to the City or other authorized grantee certain restrictions, including: Preservation Restrictions on rehabilitated or acquired historic resources, Conservation Restrictions on preserved or acquired lands, and Affordability Restrictions on affordable housing projects. The restriction shall be recorded at the Southern Essex Registry of Deeds.

Kelleher Gardens is a 42 unit 2 and 3 bedroom townhome complex located off of Storey Avenue. Currently Kelleher Gardens houses 126 Newburyport residents. The NHA believes that not only would this project benefit those resident directly but the community at large as well. This siding project would go a long way to improve the aesthetics of the buildings granted but more importantly the vinyl siding of these buildings will create energy efficiency in these homes that currently does not exist.

Please review the attached photos which show the curling and damaged clapboard shingles currently on the buildings. Units are now also beginning to see damage on the interiors of units. Loss of heat is one aspect of the issue while water getting into the units is another. At this time water damage has been minimal however over time this type of damage will only increase and the current siding deteriorates.

The NHA has worked diligently over the last few years to improve emergency efficiency and maintenance procedures at all of our properties. Even small changes have occurred such as light bulbs, additional insulation, etc. in addition to large undertakings such as benefits from a Haverhill solar farm. The siding of the NHA family units would greatly benefit not only the residents of Kelleher Gardens but all the residents of the Authority throughout Newburyport. These benefits would mostly be through monetary savings regarding energy efficiency as well maintenance issues and costs caused by the old, damaged and ineffective siding currently in place.

CONTROL OF SITE: Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

Kelleher Gardens is publically owned by the Newburyport Housing Authority and subsidized by the Massachusetts Department of Housing and Community Development. (DHCD). The NHA has full control of the site.

FEASIBILITY: List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe support or objections from those affected.

The site is a R2 zoning district and is considered a pre-existing non-conforming lot. NHA believes that there will not be any environmental effect from this project. Of course NHA would need to go through all City requirements regarding permitting, etc. At this time we have added in fees for proper oversight of the process. A private engineer will be hired to oversee the project from conception along with DHCD (Department of Housing and Community Development) oversight.

PROJECT TIMELINE: Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year.

The NHA would expect this project to take approximately two years from inception or approval of funds.

FUNDING:

- A. **Project cost estimates:** Provide recent cost estimates for the proposed project, dated within the past six (6) months, detailing the scope of work and associated costs for each task.
- B. **Amount of Newburyport Community Preservation Funding Requested:**
\$325,000
- C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

SOURCE OF FUNDING	AMOUNT REQUESTED	STATUS (COMMITTED Y/N IF NOT-WHEN)	CONTINGENT ON CP FUNDS (Y/N)

ATTACHMENTS:

Include the following with ALL copies of the application:

- Assessor’s map showing location of the Project
- Photographs
- Recent written estimates of cost with detailed scope of work
- Proposed oversight and management plan for the Project

- ❑ If the project involves public property, provide verification that the applicable public agency or department supports the project as presented and will oversee the project if funded.
- ❑ Historic resources include buildings, structures, vessel real properties, documents or artifacts that are listed or eligible for listing on the state register of historic place or determined to be significant in the history, archeology, architecture or culture of the city by the local historic preservation commission. If the project involves a historic resource, please provide evidence (date of listing on the state register or a letter from the Newburyport Historical Commission confirming its determination of significance) with the application that it meets these criteria

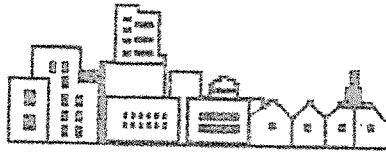
Include the following, if applicable and available:

- ❑ Architectural plans and specifications, for new construction or rehabilitation
- ❑ Maps, renderings, site plans
- ❑ Historic structures report, existing conditions report
- ❑ Names and addresses of project architects, contractors and consultants
- ❑ Budgets
- ❑ Letters of Support

Attach additional sheets as necessary to answer all questions.

YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.

For questions contact: Office of Planning and Development
Newburyport City Hall
cpc@cityofnewburyport.com
(978) 465-4400



January 9, 2019

Newburyport Housing Authority
25 Temple St.
Newburyport, MA 01950

ATTN: Tracy Watson

Dear Tracy,

Per your request, we have compiled a conceptual estimate for new vinyl siding and new windows at Kelleher Way Housing.

INSPECTION

Kelleher Way Housing includes 13 residential buildings, 5 duplexes and 8 quadraplexes, as well as a small maintenance building. The buildings appear to be about 50 years old. All buildings are sided with cedar shingles. Some have stone or brick cladding on the front facades.

The shingle siding is in poor condition overall. This is to be expected due to the age and exposure of the shingles. They are at the end of their useful service. At this point, restoration of the shingles would not be cost effective.

During inspection, no issues were observed in regard to sheathing or framing. It is expected that a small amount of sheathing may be found to be rotted or damaged upon removal of the shingle siding. Any such sheathing must be replaced before vinyl siding is applied. It is expected that this will amount to no more than 2% of the sheathing.

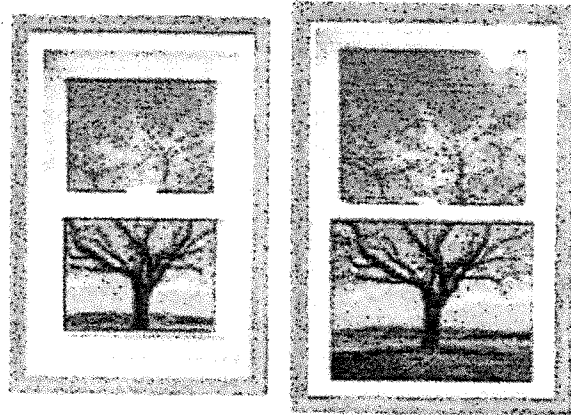
RECOMMENDATIONS

We recommend replacement of all shingle siding in the complex with vinyl siding as it is the most cost-effective renovation for the buildings.

During inspection, it was noted that the windows are old, weathered and not energy efficient. They appear to be about 25 years old and are replacement windows. Replacement windows are designed to fit into the casings of the old removed windows. As a result, they reduce the glass area of the window. This is illustrated in the picture on the next page.

When the vinyl siding is removed, new construction windows can be installed. This will not only restore the windows to their original size, the windows will be far more energy efficient than replacement windows as they will be fastened over the sheathing with nailing fins which are sealed with weatherproofing tape.

**CONCEPTUAL ESTIMATE FOR VINYL SIDING AND WINDOWS
KELLEHER WAY HOUSING
NEWBURYPORT, MA**



REPLACEMENT WINDOW ON LEFT WITH REDUCED GLASS AREA

PROCESS

The process for construction on each building will be as follows:

- Strip all siding and any underlayment from building. Properly and lawfully dispose of all removed materials.
- Inspect sheathing for rot, damage, loose nails or other deficient conditions. Make necessary repairs.
- Install new building wrap (Tyvek) on the building.
- If new windows are to be installed, remove old windows, inspect opening for any damage, install new windows taping nailing fins for weatherproofing.
- Install new siding in accordance with manufacturer's instructions.

COST ESTIMATE

The cost estimate for this project was developed using the author's knowledge of the industry and trades as well as discussions with local contractors and suppliers.

The cost basis for the siding is Certainteed Mainstreet vinyl siding.

The cost basis for the windows is Harvey Industries contractor grade vinyl windows.

The estimate assumes replacement of all siding on surfaces which now have shingles including the maintenance shed. There are seven buildings which have stone or brick cladding on the front

**CONCEPTUAL ESTIMATE FOR VINYL SIDING AND WINDOWS
KELLEHER WAY HOUSING
NEWBURYPORT, MA**

elevations, some on the first floor only and some on both floors. The stone clad walls are not included in the siding estimate. It is also expected that if the windows in the stone or brick clad walls are replaced, they will require replacement type windows rather than new construction windows.

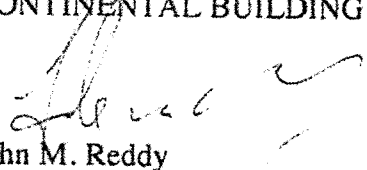
As this work is considered a public works project, prevailing wage laws apply. The cost of the vinyl siding installation has increased by 24%. The cost of window installation has increased by 22% to account for increased labor costs over what would be expected in the private sector.

A 10% contingency cost has been added to the construction portion of the estimate. This is for unforeseen conditions such as rotted sheathing or other defective building components. A 5% contingency cost has been added to the design and contract administration for the same purpose.

A 3% management fee has been added to the contract. This includes the cost of reviewing and processing contracts, payments and change orders. It also includes management of tenant relations during the course of construction.

Please feel free to contact me if you have any questions or if you need further information.

Sincerely,
CONTINENTAL BUILDING CONSULTANTS



John M. Reddy
President

KELLEHER WAY HOUSING

PROJECT COST SUMMARY

New Vinyl Siding

Project cost, siding only	\$	267,742
10 % contingency		26,774
Design, specs, bid package (6%)		16,065
5% contingency		803
Contract administration, inspection (4%)		10,710
5% contingency		535

TOTAL COST OF PROJECT: \$ 322,629

New Vinyl Siding and Windows

Project cost, siding		267,742
Project cost, windows		14,264
Total project cost	\$	684,006
10 % contingency		68,401
Design, specs, bid package (6%)		41,040
5% contingency		2,052
Contract administration, inspection (4%)		27,360
5% contingency		1,368

TOTAL COST OF PROJECT: \$ 824,227

KELLEHER WAY HOUSING

SUMMARY OF ESTIMATED COSTS FOR NEW WINDOWS (1)

	FRONT				LEFT		REAR			RIGHT	
	Single	Double	Triple	Small	Single	Double	Single	Double	Small	Single	Double
2-8	6	4	2		4		4	2	8	4	
10-12	4	2		1	3	1	4		4	3	1
14-20#	2	4	4		4		2	6	4	4	
22-24#	4	2		2	4		4		4	4	
26-32	2	4	4		4		2	6	4	4	
34-36#	4	2		2	3	1	3	1	4	3	1
38-44#	2	4	4		4		2	6	4	4	
46-48#	4	2		2	3	1	4		4	3	1
1-7*	2	4	2		3		6	2	8	2	1
9-11#	4	2		2	3	1	4		4	3	1
13-19	6	4	2		4		4	2	8	4	
21-27*	4	4	1		3	1	6	2	8	2	1
29-35	6	4	2		4		4	2	8	4	
Maint Shed			2		3		4		1		

(1) Window costs based on installation of PVC (vinyl) windows with Energy Star ratings, double pane, low-E glass. Windows installed with new vinyl will be new-construction type windows with nailing fins and receiving channels for vinyl siding on head and jambs. Windows installed in stone or brick clad walls will be replacement windows.

Type	Qty	Cost	Total
Single	172	\$ 800	\$ 137,600
Double	82	\$ 1,200	\$ 98,400
Triple	23	\$ 2,200	\$ 50,600
Small	78	\$ 700	\$ 54,600

Cost of new windows: \$ 341,200
 22% cost increase for prevailing wage requirements: \$ 75,064
TOTAL COST OF NEW WINDOWS: \$ 416,264

FEASIBILITY STUDY VINYL SIDING AND NEW WINDOWS





