

Scituate Housing Authority CPC Application

In Phase One of the CPC funded window and siding replacement at Central Park, the Scituate Housing Authority has publically bid and contracted to complete all residential windows and siding on the east and west first floor elevations. The east elevation on the first floor is comprised of thirty-six (36) windows and includes ten (10) residential units. The west elevation on the first floor is comprised of thirty-two (32) windows and includes eleven (11) residential units. Additionally, as part of Phase One, the Scituate Housing Authority will replace the four (4) east facing windows on the second floor which includes two (2) residential units. These large windows are located on the second floor in the center of the building, above the community room. The contract completion date for Phase One is currently set for: September 16, 2017.

On average, each apartment at Central Park has between three (3) and four (4) windows. The numbers fluctuate as the framing of walls between what were originally classrooms varies throughout the building.

All openings will be re-framed and all windows will be new construction with an integral nail-fin. All exterior trim will be PVC and all interior trim will be replaced with new casings, stools and aprons.

All vinyl siding above the windows will be removed and replaced with maintenance-free cementitious panels.

Due to the discovery of hazardous materials in Phase One, a change order was created and an additional cost to the original contract. To maintain the desired scope of work, the abatement costs of Phase One will be paid with Scituate Housing Authority funds. The abatement costs for Phase One total: \$28,560.

In summary, Phase One will cover the replacement of seventy-two (72) windows and siding in twenty-three (23) apartments.

The final projected contract cost for Phase One is: \$160,280.

The 2017 Central Park Phase Two CPC application request is for: \$277,000.

This request is for the completion of all remaining windows and siding at Central Park. This figure is projected to cover the replacement of all windows and siding in thirty (30) apartments, as well as windows in lobbies, stairwells and common areas. Many of these windows are leaking, inoperable and subject to excessive air infiltration. Additionally, this figure includes the abatement of hazardous materials previously discovered during Phase One.

Phase Two will parallel the same standard and approach as work completed in Phase One: Maintenance free materials that will help ensure the preservation of Central Park as an affordable public housing commodity, for years to come.

Please note: all work is subject to and all estimates forecast numbers hinged on prevailing wages. In addition, the second floor windows and siding add a new dimension logistically as staging and scaffolding must be factored in. This has a direct financial impact on Phase Two unit pricing and estimates.

The total number of windows to be replaced at Central Park in Phase Two is: ninety-five (95).

Gorman, Richardson, Lewis, Inc., the architectural firm hired by the Scituate Housing Authority initially projected Phase Two costs to be: \$199,997
This figure does not include abatement costs.

The current abatement cost paid in Phase One is: \$560 per unit.
This figure will be used as a baseline to estimate projected Phase 2 abatement.

Phase 2 estimated abatement cost= \$560 x 95 windows = \$53,200.

Phase 2 estimated labor and material cost = \$199,997.

Phase 2 estimated labor, material and abatement cost = \$253,197.

Phase 2 estimated contingencies such as change orders, design, contract administration and project oversight= \$23,803.

Phase 2 estimated total and CPC funding request = \$277,000.