**Scituate Housing Authority - CPC Application Addenda**

Summary, Budget, Timeline, Justification

SUMMARY

Scituate Housing Authority properties consist of 209 units; all of which serve the elderly and disabled population of Scituate. Wheeler Park II has 78 1-bedroom units(apartments) for elderly/disabled and is located off Common Street, behind adjacent property Wheeler Park I. The 2-story masonry buildings were constructed in 1975. The existing wood windows date to 1993 and require frequent repair. Many parts are difficult to obtain and the windows can be difficult for elderly residents to manage. The windows have already been replaced at Wheeler Park 1 (constructed in 1966). This CPC application is requesting funding for replacement of all windows at Wheeler Park 2.

BUDGET

Given the recent cost increases for all goods and services, SHA obtained estimates for the cost of materials (windows) only. Labor costs were estimated using prevailing wages and factoring labor overhead, profit, contingency, etc. Finally, soft costs for architecture design, advertising, etc. (typically between 25 – 30% of construction costs) were added. (revised estimates provided on spreadsheet attached)

TIMELINE

We anticipate the full project timeline to be approximately 12 – 14 months. Once funding is awarded, we create a Scope of Services to solicit a designer for the project. We expect design for the project to last 6 months and construction to last up to 90 days (after receipt of goods).

JUSTIFICATION

We feel the Authority plays an important and positive role in supporting the community by providing safe, decent and affordable housing for elderly and disabled residents to live independently, especially at a time when market rental rates are prohibitive for most people. We believe that a CPC contribution to this project both assists the preservation of this type of housing and allows the limited capital funding provided by the state to be allocated to other priority projects across the portfolio.