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TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

**Town of Weymouth
Massachusetts**

2021 MAR 12 AM 10:19

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



Office: 781.340.5012
Fax: 781.335.8184

TTY: 781.331.5124

MEMORANDUM

#21 028

TO: TOWN COUNCIL
FROM: ROBERT L. HEDLUND, MAYOR *R. Hedlund*
RE: COMMUNITY PRESERVATION FUND TRANSFER FOR THE
REPLACEMENT OF WINDOWS AT POPE TOWERS
DATE: MARCH 12, 2021

I hereby submit the following measure to Town Council for its consideration and action:

“That the Town of Weymouth transfer the sum of \$150,000.00 from the Community Preservation Housing Fund (4906-321006) for the replacement of 54 windows at Pope Towers as approved by the Community Preservation Committee.”

This measure requires a legal notice and public hearing.

At the time of this submittal, the Community Preservation Housing Fund account balance is \$591,698.64.

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

*Town of Weymouth
Massachusetts*




Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

www.weymouth.ma.us

MEMORANDUM

TO: Robert L. Hedlund, Mayor

FROM: Robert J. Luongo, Director of Planning & Community Development 

DATE: March 6, 2021

SUBJECT: Request for Funding - CPA

At the March 5, 2021 meeting of the Community Preservation Committee, the committee reviewed and discussed the attached application for the costs associated with replacing 54 windows at Pope Towers Housing for the Elderly on Water Street. Michael Flaherty, Director, Weymouth Housing Authority, presented the request in the amount of \$150,000 to the committee. The Weymouth Housing Authority, in collaboration with DHCD, has previously contracted for design, oversight and replacement of 63 windows. The remaining 54 windows will be replaced as a result of this request.

After review and discussion, the following motion was approved unanimously;

Motion to appropriate and fund \$150,000 from the Housing Fund Balance (4906-321006) for the replacement of 54 windows at Pope Towers in the amount of \$150,000 as described in the attached request.

The Community Preservation Committee appreciates your review and action on this recommendation.

ATTACHMENT: Funding Request dated January 25, 2021

CC: Pat Cook, Town Accountant
Christopher Hannan, Chairman, CPC

TOWN OF WEYMOUTH
Community Preservation Committee
Application for Funding

Name: Weymouth Housing Authority **Date:** 1/25/2021
Phone: 781-331-2323
Email: mflaherty@weymouthhousing.org

Affiliation/Organization (if applicable):

Project Name: Pope Tower Window replacement
Amount Requested: \$150,000.00

Purpose (select all that apply):

- Historic Preservation
 Open Space & Recreation
 Community Housing

Description:

Please provide a written narrative with detailed data, including cost estimates, schedule, budget, maintenance plan (if any), and implementation strategy. Include other funding sources and their amounts. Attach separate sheets as needed.

Replacement sixty (60) windows in thirty (30 units) two per apt. The Housing Authority has a contract to begin work on phase one of replacement in first phase which consists of sixty three (63) windows in thirty (30) units and the community room. Work will begin on April 5th 2021.

Describe how this this project helps to preserve Weymouth's character.

Please provide a written narrative including the goals of the project, who will benefit, and how the project relates to planning documents such as the Town's Master Plan. Describe the nature of support and outreach for the project. Attach separate sheets as needed.

Replacement sixty (60) windows in thirty (30 units) two per apt. The Housing Authority has a contract to begin work on phase one of replacement in first phase which consists of sixty three (63) windows in thirty (30) units and the community room. Work will begin on April 5th 2021.

Applicants are encouraged to be creative and consider projects that will benefit the community, including but not limited to projects that may not receive typical funding from traditional sources.

Submit to: **Community Preservation Committee**
C/O Dept. of Planning and Community Development
75 Middle St, Weymouth, MA 02189



Alpha Contracting Associates, Inc.

T.617-325-6500 / F. 617-325-6502
Email: info@alpha-contracting.com
1408 C Centre Street – Suite #1
Roslindale, MA 02131

Proposal

Dated as: 2/23/2021
Proposal #: 1

Project: POPE TOWERS ELDERLY HOUSING WHA Windows

About Vendor:

Owner: Weymouth Housing Authority

Project Address: 25 Water St
City, State, Zip: Weymouth, MA

Details	Quantity	Product	Total
Remove and install new windows on project West Elevation	54 total windows	Inline Standard Brownstone Fiberglass windows systems	\$144,000.00
Includes: All residential windows on West Elevation/Front facing parking lot			
Excludes: All windows at East, North and South Elevations including hallways and windows from previous contracts			
	Total		\$144,000.00

Additional Notes:

Prepared by: John Elubilo PM: Cynthia Peirce Barney CA: Michael Leach
A/ESU approval: _____ date: _____

DHCD RFR 2014-03S
DRAFT WORK ORDER No.



**WORK ORDER SCOPE OF SERVICES
AND PAYMENT FOR SERVICES**
DHCD Project # 336044

Weymouth Housing Authority
Phase 1 Window Replacement
at Pope Towers 667-3 Elderly Housing



April 24, 2017

Pursuant to Article 9 of DHCD RFR 2014-03S, the scope of services under this work order is described herein. The construction budget for this project is \$95,000 and the design fee is \$_____.

I. Background:

The Pope Towers 667-3 elderly housing development is a seven-story steel-frame building, built in 1980, housing sixty one-bedroom elderly apartments.

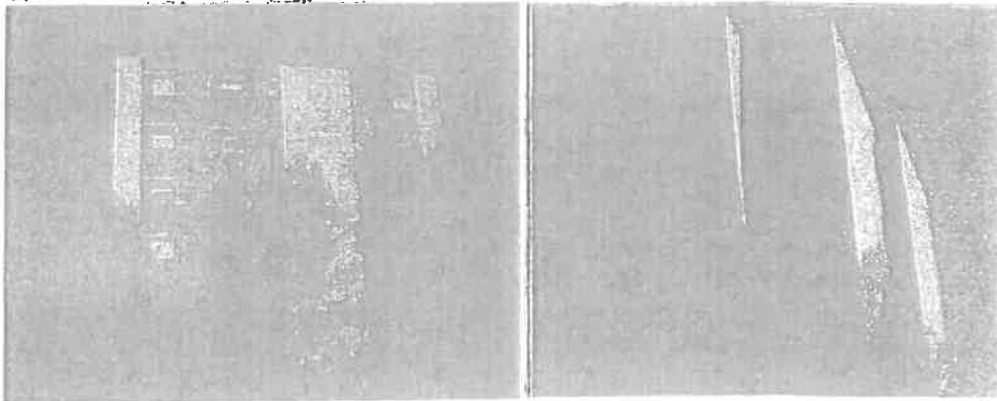
The building envelope is a combination of brick veneer and synthetic stone panels on metal furring.

The exterior of the seven-story building was originally clad with EIFS cladding. During the 1980's the EIFS was covered with a synthetic stone on metal furring channels and studs. In 2000, a significant portion of the building was re-clad, under a warranty provided by the panel manufacturer (Eternit). 95% CD Drawings and final specifications for the re-cladding work which occurred in 2000, are available. Successive panel failures and replacements have occurred since 1990, with the most recent panels replaced approximately 6 years ago. The building is currently clad with three types of panels, (approximately 1/2" thickness). A variety of sealants and panel adhesives have been used, as successive panel replacements have been done over the years.

The Designer should note that an exterior envelope project was completed during the past 6 years in which sealants and selective panels were replaced and metal lintels over windows and doors were painted. Also note that the synthetic stone panels were tested and confirmed to be free of asbestos.

Windows typically consist of Anderson brand vinyl-clad wood windows. The typical living room window, (type A), is a fixed lite mullied to a casement. These windows appear to be original to when the building was constructed. In several instances the vinyl cladding is damaged and the wood frame is exposed to the weather. The operable cranks have failed at many locations and been repaired by the Authority. Some of the elderly tenants report problems opening the worn cranks, even when handles have been replaced. The windows are new construction type, vinyl-clad wood employing nailing flanges which require the removal of stone panels for window frame removal.

The typical bedroom window is a single double-hung window, which in many instances appear to be newer than the typical living room windows. Several of the bedroom double-hung windows tested during a site visit, operated smoothly. Unlike the casements and fixed lite windows, each had an exterior vinyl cladding that appeared to be sound in most locations.

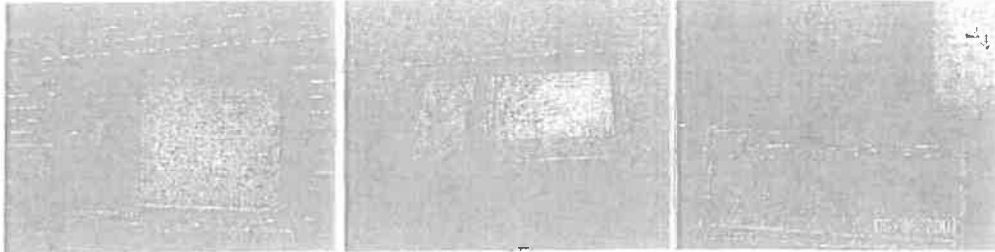


Upper south elevation

The LHA has a copy of the original construction drawings for this development. Asbestos/Lead testing is/is not required for this project.

II. Project Goals and General Scope:

The Authority does not have adequate budget to perform a complete window replacement and therefore the Designer shall be required to do a selective replacement of type A windows and any damaged type B windows, on the South elevation, as shown in the elevation drawing below. Future window replacement projects shall be done in the next 2-3 years as funding becomes available so that additional windows at other building elevations will be replaced in future phases.



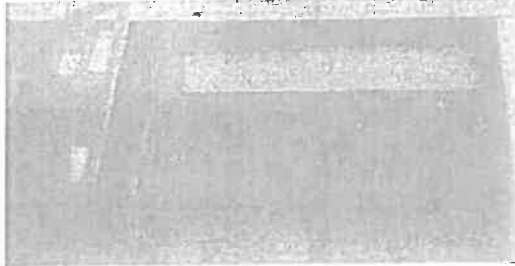
typical ground floor window removed

typical upper floor window

.....upper fir. window w/outer cladding removed

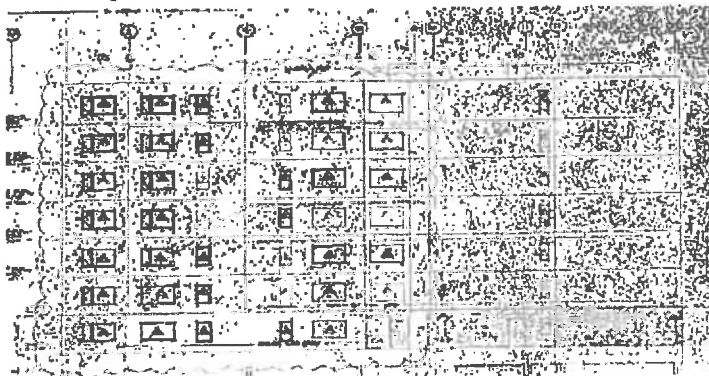
The Designer shall be required to assess the building envelope assembly and perform selective demolition and window mock-ups as may be required to assess the existing conditions and design durable window details to match the style and type of the existing windows, while integrating the air barrier and flashing of the existing building with those of the new windows. There are deteriorated window frames, deficient waterproofing and malfunctioning weep holes at the existing window frames, therefore a replacement window which leaves the existing window frames in place is not the goal of this project.

Various options for window styles were discussed with the Authority previously. The new window style shall match the existing window style and configuration. The casement shall employ a hinge designed to allow cleaning of the window from the interior without sash removal. The new windows shall be dual glazed fiberglass meeting design wind speeds and wind gust factors for a building of this height and configuration.



typical fixed lite/casement window type.

The windows proposed for replacement as part of this project are at the south elevation as shown on the building elevation below. An Add Alternate for replacement of 16 additional windows shall also be included.



III. Project Phases:

Work under this Work Order is divided into the Project Phases as listed below. Each Project Phase may consist of one or more required submissions, and may include site visits, meetings with the LHA, DHCD, and others, or other tasks as described. NOTE: Submissions that are made electronically should be emailed in PDF format to DHCDDesignSubmission@state.ma.us. A copy of the standard DHCD A/E Document Submission Transmittal Form will be sent to the Designer with the Approved Work Order and can be found at <http://www.mass.gov/hed/housing/ph-mod/design-and-construction-guidelines-and-standards.html>. Submittals are to be both hard copy and electronic:

A. Study/Investigative Phase:

1. The Designer shall Schedule and Conduct a "Kick Off" teleconference with housing authority and DHCD representatives to review the project. Prior to the meeting the Designer shall:
 - a. Thoroughly review the requirements of the Work Order including scope, budget, and schedule.
 - b. Visit the site and become familiar with existing conditions as they relate to the scope.
 - c. Review original construction drawings and previous drawings for cladding replacements done in 2000 and 2013
 - d. Conduct a preliminary review of the codes and regulations relating to the project.
2. Prepare proposals for window-mock-up
3. Provide proposals for window mock-up 1 week after the meeting for review and approval by Authority and DHCD.
4. Coordinate, schedule and attend mock-up once cost proposals are approved.

B. Schematic Design Phase:

1. The Designer shall Schedule and Conduct a "Kick-Off"/Schematic meeting/ teleconference with housing authority and DHCD representatives to review the project. If appropriate to the size and complexity of the project, a "Kick Off via teleconference" is acceptable and includes representatives of the housing authority and DHCD. Prior to the meeting the Designer shall:
 - a. Conduct a thorough on-site review of conditions relating to the project.
 - b. Analyze all applicable codes and regulations, including any special design standards supplied by DHCD. The DHCD Design and Construction Guidelines and Standards which are applicable to the scope of work of this project are listed below:
 - c. Obtain any asbestos test results from previous testing done and obtain additional testing quotes, as required to ascertain the presence of asbestos in any suspected materials affected by proposed scope of work.
 - d. The DHCD Standards can be found at:
<http://www.mass.gov/hed/housing/ph-mod/design-and-construction-guidelines-and-standards.html>
category: Windows
- e. Prepare and submit a formal "Schematic Design" submission incorporating any previously required changes, suggestions or additions. At a minimum, the schematic submittal shall include building elevations showing the areas of proposed work, typical window sizes and types, including existing and new head sill and jamb details and outline technical specification for windows proposed. The technical window information shall include

window performance, materials and components. The details shall be based on the conditions observed at the mock-up and additional selective demolition as required to fully and accurately ascertain the existing building assemblies and construction details.

- f. A detailed and itemized cost estimate shall be included in the submission. Inform DHCD of any proposed revisions or updates to the project schedule. Should the construction cost estimate produced at the Schematic Design Phase exceed the construction budget for this project by 10%, a written statement with supporting details shall be prepared recommending how the scope of work could be modified, to comply with the construction budget for this project, including alternates that might be recommend.
- g. Determine at the meeting which e-bid host is to be utilized, if any.
2. Provide a summary of asbestos testing and if required. Include cost estimate line item for asbestos work in submittal so that supplemental funding may be obtained.
3. Include asbestos abatement specification, if abatement is required, in project manual as part of 100%CD
4. If required by the Authority, meet with DHCD and the Authority to resolve any issues.

C. Construction Documents Phase:

1. If required by the Authority, meet with DHCD and the Authority to review and select design options developed in previous design review phases.
2. Prepare and submit "Construction Document Submissions" at the 100% level of completion. For each submission:
 - a. Include a revised cost estimate broken down according to CSI specification sections as part of the submission.
 - b. Incorporate the DHCD "front end" sections, including Division 01, General Requirements of the Technical Specifications into the Project Manual. The "front end" sections are available on the DHCD website to facilitate editing at <http://www.mass.gov/hed/housing/phmod/forms/>.
 - c. Include Specifications prepared in CSI 2004 Master format.
3. After review and written comments prepared by the Authority and the Department for the 100% submission have been addressed, a single construction bid package shall be prepared for the solicitation of competitive bids in accordance with MGL Chapter 149 Section 44A-J bid requirements.
4. After Approval to Bid has been issued, the Designer shall prepare and transmit a PDF version of the bid set documents to the electronic plan rooms for posting on their website. (see DHCD advertisement to bid to see multiple choices available for a plan room).

The Bid Sets of construction documents shall:

 - a. Incorporate the comments included with the 100% CD approval.
 - b. Include a revised Advertisement reflecting the correct bidding schedule developed in coordination with the Authority and Department.
 - c. Include the necessary e-bid documentation and be uploaded to the e-bid host.

D. Bid Phase:

1. The project shall be bid electronically.
2. Prepare and place the project into the Central Register
3. Prepare any and all addenda required during the bidding phase.
4. Provide technical assistance to the Authority relative to questions and requests for clarifications received from potential bidders.
5. Schedule, attend and conduct a pre-bid conference.
6. Make recommendations to the Authority regarding the award of a Construction Contract, including a written review of the contractor's qualifications and recommendations. After bidding is complete:
7. **Archive the Bid Documents:** The Designer shall prepare and transmit a PDF version of the bid set documents (including addenda) BidDocsONLINE to be archived. (BidDocs is DHCD's vendor for digital archiving.) The PDF documents shall be forwarded via email to support@biddocsonline.com. If the documents are too large to email, please forward a CD to BidDocsONLINE, P.O. Box 51, Groton, MA 01450. All documents should be accompanied by a transmittal indicating the Housing Authority, the project name, the development name and number, the DHCD number and the Designer's contact information.

E. Construction Phase:

1. Conduct scheduled job meetings according to **Table 1- Submission Schedule** at the project site to observe the quality and progress of the work. Furnish to the Authority, the DHCD Construction Advisor and the DHCD Architect/Engineer a written field report for every such visit, including the minutes of the job meeting, and a summary of any RFI or Change Orders discussed.
2. Review and act upon shop drawings, in a timely manner, as submitted by the contractor.
3. Provide consultation and technical assistance in the interpretation of contract documents.
4. Review construction process to ensure compliance with construction documents.
5. Review and recommend action relative to Contractor's Request for Payments.
6. Ensure that all necessary inspections and approvals from appropriate regulatory authorities are secured.
7. Prepare punch lists and final contractor payment/completion documents.
8. **Update the Capital Inventory for the Capital Planning System (CPS):**
DHCD and all Local Housing Authorities utilize CPS to electronically gather, track, and forecast inventory and condition data for the Commonwealth's supply of state-assisted public housing.
 - a. DHCD will send a "CPS Inventory Component Verification" form out to the LHA and the Project Designer in conjunction with the Low Bid Approval Letter. This form will have instructions and a list of all of the inventory components for all of the facilities at the subject development. The form will be sent in Microsoft Excel format to be edited by the Project Designer as required by the project at or just prior to Substantial Completion of the project. The form is to be transmitted electronically in Excel to DHCD along with the Certificate of Substantial Completion (CSC).

9. Obtain from and check the general accuracy and completeness of the as-built information maintained by the General Contractor during Construction, and performing the necessary drafting and editing of all record drawings. Upon completion of the required drafting and editing the Designer shall transmit one PDF file of the as-built set of documents to BidDocsonline to be archived. The PDF documents shall be forwarded via email to support@biddocsonline.com. If the documents are too large to email, please forward a CD to BidDocs ONLINE, P.O. Box 51, Groton, MA 01450. All documents should be accompanied by a transmittal indicating the Housing Authority, the project name, the development name and number, the DHCD number and the Designer's contact information.

F. Warranty Phase:

1. The Designer shall schedule with the Housing Authority and perform an inspection of the subject project approximately nine months from the date of Substantial Completion. The Designer shall invite the General Contractor, the DHCD Architect/Engineer and the DHCD Construction Advisor. Only the Designer and the Housing Authority are required to attend. The Designer shall write a report noting any possible one year warranty claims against the General Contractor. The report shall be sent to the Housing Authority, the General Contractor, the DHCD Construction Advisor and the DHCD Architect/Engineer.

IV. Submission Schedule:

The submission times listed in Table 1 herein are requirements of this Work Order, not estimates. After receipt of each required submission, DHCD will issue a written Design Review Memo, under normal circumstances within 2 to 3 weeks of receiving the submission. The memo will indicate whether the submission is "Approved" or "Not Approved". Unless otherwise stated, performance times listed below include the time required for any meetings necessary to the production of the submission. Non-approved submissions must be resubmitted within the time period shown. A resubmission may consist of additional information requested by the reviewer, a partial resubmission, or complete resubmission. In some cases, a DHCD reviewer may request that the resubmission material be due at a meeting. If so, the resubmission deadline will also be the deadline for the meeting.

Submissions must be complete. If, for example, a submission requires a cost estimate that has not been included, the DHCD reviewer will notify the Designer of the missing item, and the submission will not be reviewed at DHCD until the cost estimate is received.

V. Estimated Project Duration:

The total duration of this Work Order is estimated at approximately 42 weeks, which is composed of a design and review period of 22 weeks, a Bidding Phase of 10 weeks, and a Construction Administration Phase of 10 weeks. These durations are estimates only, based on DHCD experience with similar projects in the past. Actual durations may vary according to the extent of document revisions required, time required for non-DHCD regulatory approvals, and the construction contractor's performance. Such variances in estimated time will not, in and of themselves, constitute a justification for an increased fee.

VI. Work Included:

Unless specifically excluded, services to be performed consist of the tasks described in this Work Order including all investigative work, design work, preparation of construction documents, bidding period administration, Owner-Contractor contract administration, and other related work reasonably inferred, (in the opinion of DHCD) as being necessary to meet the project's stated scope and goals.

Services specifically include (but are not limited to) the following items that are included in the Work Order fee listed herein:

- A. Cost Estimating.** Detailed construction cost estimates, whether done by the Designer or a consultant or subcontractor to the Designer, are included in this Work Order. In addition, where project cost estimates generated during the design process exceed the approved construction budget listed in the contract, as amended in writing by DHCD, it shall be the responsibility of the Designer, as part of Basic Services, to research and propose ways to reduce such costs while meeting DHCD construction standards.
- B. Revisions and Re-submissions of "Non-Approved" work.** DHCD will review and issue written comments on all Designer submissions. Work that in the written opinion of DHCD is found to be "Not Approved" shall be revised and resubmitted at no additional cost. Such submission approvals will not be withheld unreasonably. DHCD may require revisions and/or resubmissions where submitted designs or construction documents:
1. Do not meet DHCD written requirements for submission content;
 2. Do not meet building code, Massachusetts bid law, or other regulatory requirements;
 3. Do not adequately or accurately reflect the project's goals, scope, or tasks as stated herein;
 4. Do not meet DHCD's established submission format standards;
 5. Are not sufficiently clear or complete enough to allow for proper bidding and construction;
 6. Do not meet, or have not been shown to be equal in quality to established DHCD design and construction standards; and/or
 7. Do not, in the opinion of DHCD, reflect the most cost-effective means of meeting project goals and scope.
- C. Architecture and Engineering Services.** All architectural and engineering services incidental and required to fulfill the project goals and general scope as described herein are included as Basic Services.

VII. Work Excluded:

- A.** Any asbestos testing will be considered as a reimbursable service to the Designer but the Designer's costs for administering this consultant are part of basic services. Procurement and coordination (including coordination of construction documents) with the asbestos abatement consultant are part of the Basic Services. Such coordination work may involve the clarification of testing results, and assistance in the scheduling of post abatement certification inspections.

1. If asbestos containing materials are identified, the services of an Industrial hygienist to develop the scope of the asbestos containing material to be abated, cost estimating, the preparation of the construction documents and any bid phase services, i.e. review of submittals and final air clearance testing, as required, will be a reimbursable service.
- B. Any lead testing will be considered as a reimbursable service to the Designer but the Designer's costs for administering this consultant are part of basic services. Procurement and coordination (including coordination of construction documents) with the lead paint consultant are part of the Basic Services. Such coordination work may involve the clarification of testing results, and assistance in the scheduling of post abatement certification inspections. It has been determined that:
1. The building(s) were built before 1978 and may contain lead based paint materials. The architect/engineer should not conduct lead testing but should include language in the specification to indicate to the contractor to use lead safe work practices as required by OSHA. No Letter of Compliance is required for this project.

VIII. Submission Schedule & Payment Schedule

The LHA shall make progress payments upon satisfactory completion of each Project Milestone listed below indicated by written acceptance and approval.

Table 1 – Submission Schedule

<u>Milestone</u>	<u>Due</u>	<u>No. of Meetings</u>	<u>Payment</u>
Attend a "Kick-Off" meeting: (Designer to schedule)	2 weeks from approval of WO	1	\$0000000
Mock-Up:	6 weeks from the "Kick-Off" meeting.	1	\$0000000
Schematic Design:	4 weeks from last written approval	1	\$0000000
100% Construction Documents:	4 weeks from Schematic Design	0	\$0000000
Bidding:	10 weeks from	1	\$0000000
Construction Administration :	10 weeks from Notice to proceed	6	\$0000000
Warranty Inspection	9 Months from Substantial Completion	1	\$0000000
TOTAL	40 weeks not incl. warranty Inspection	11	\$0000000

- Note: Whole or partial resubmissions are due within 2 weeks of DHCD "Non Approval" memo.
- Note: DHCD requires 2 weeks to review each design submission.

The Designer shall invoice the LHA according to the above schedule. Upon Receipt of the Designer's invoice the LHA shall verify the milestone has been satisfactorily achieved and shall then forward said invoice to DHCD for final approval. The LHA shall pay the Designer upon receipt of DHCD's written approval.

IN WITNESS WHEREOF, the Housing Authority, [Designer], and DHCD have caused this Work Order No. to be executed by authorized officers this 24th day of April 2017

Weymouth Housing Authority

By: MICHAEL P. PLATBERTU

Print Name

EXECUTIVE DIRECTOR

Print Title

MICHAEL P. PLATBERTU

Signature

[Designer]

By:

Print Name

Print Title

Signature

DHCD
By: David R. McCleave
Assistant Director for Operations, Bureau of
Housing Development & Construction

APPLICATION AND CERTIFICATE FOR PAYMENT

APPENDIX G-2
PAGE ONE OF

Contractor: <u>Alpha Contracting Associates, Inc.</u>	To: <u>Weymouth Housing Authority</u>
<u>1408 Centre Street</u>	<u>402 Essex Street</u>
<u>Roslindale, MA 02131</u>	<u>Weymouth MA 02188</u>
Telephone: <u>617-325-6500</u>	Telephone: <u>781-335-2000</u>
Fax: <u>617-325-6502</u>	Fax: <u>781-335-3283</u>
Email: <u>info@alpha-contracting.com</u>	Email: <u>mfwha@wyo1.com</u>
Development No. <u>667-3</u>	Period Ending: <u>05-06-2019</u>
Contract for: <u>Window Replacement</u>	FISH No: <u>1X1CD Fish#236048</u>

CONTRACTOR'S APPLICATION FOR PAYMENT	Number	01
Application is made for payment, as shown below in connection with the Continuation Sheet Attached.		
1. ORIGINAL CONTRACT SUM	\$	136,000.00
2. Net change by Approved Change Orders	\$	0.00
<small>List On Attached Continuation Sheet</small>		
3. CONTRACT SUM TO DATE (Line 1 + Line 2)	\$	136,000.00
4. TOTAL COMPLETED & STORED TO DATE	\$	14,000.00
5. RETAINAGE - 5% of Total Completed and Stored to Date	\$	700.00
6. TOTAL COMPLETED LESS RETAINAGE (Line 4 - Line 5)	\$	13,300.00
7. LESS PREVIOUS APPROVED CERTIFICATES FOR PAYMENT	\$	0.00
8. CURRENT PAYMENT DUE (Line 6 - Line 7)	\$	13,300.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner; that all workers used on this project have been paid in accordance with M.G.L. c. 149 §26-27H. The Contractor certifies that all subcontractors have been paid in accordance with M.G.L. c.30 §39F, that the Contractor has complied with all applicable tax laws pursuant to M.G.L. c.62(e) §49(n), and that the current payment shown herein is now due. Acceptance of the final payment due under this contract shall operate as a release to the Owner, Department and Architect from all claims and liability.

CONTRACTOR:
Alpha Contracting Associates, Inc.

By: Anthony Butalis Date 5/6/19
President

State of Massachusetts County of Norfolk
On this 6th day of May 2019, before me, the undersigned notary public, Anthony Butalis, personally appeared Anthony Butalis, known to me through satisfactory evidence which was proved to me through satisfactory evidence which was DL 666788490 to be the person whose name is signed on the preceding document in my presence.
Notary Public
My Commission 4507



ARCHITECT/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on site observations and the data comprising the application, the Architect/Engineer certifies to the Owner that to the best of the Architect/Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT/ENGINEER AMOUNT CERTIFIED\$ 13,300.00

By: George Cusack Date 5/20/19
Title: Project Architect

Amount an explanation if the amount certified differs from the amount claimed due by the Contractor on line 8 above.
(Initial all figures on the application and any continuation sheet that changed in accordance with M.G.L. c.30 §39K.

Weymouth Housing Authority DHCD Construction Advisor: DHCD - Director Construction Management
By: Walter P. Stark By: _____

CONTINUATION PAGE

PROJECT: Wynonah Housing
Window Replacement Pogo Tower

APPLICATION # T 03060019
 DATE OF APPLICATION: 03/06/09
 PERIOD THRU: 03/31/09
 PROJECT #:

Payment Application containing Contractor's signature to attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN SCHEDULE)	G TOTAL COMPLETED AND STORED (D+E+F)	H % COMP. (G/C)	I BALANCE TO COMPLETION (C-G)	J RETAINAGE (C*5%)
			R AMOUNT PREVIOUS PERIODS	E AMOUNT THIS PERIOD					
1	General Requirements								
1.1	General Conditions	\$20,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	10%	\$18,000.00	\$700.00
1.2	Bonds & Insurance	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$7,000.00	100%	\$0.00	\$350.00
1.3	Utilities	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	100%	\$0.00	\$250.00
2	Openings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
2.1	Materials	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00	\$0.00
2.2	Window Installation South Elevation	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00	\$0.00
2.3	Window Installation East Elevation	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00	\$0.00
2.4	Paint	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00	\$0.00
TOTALS		\$118,000.00	\$0.00	\$14,000.00	\$0.00	\$14,000.00	10%	\$104,000.00	\$700.00

CONTINUATION PAGE

Contractor Signature (Include Date, Signature)

DRAFT

March 15, 2021

Massachusetts State House
24 Beacon St.
Room 280
Boston, MA 02133
Governor Charles Baker
(VIA email and US mail)

Dear Honorable Governor Baker:

As vaccine rollouts have been occurring throughout the state since January, we are very grateful that vaccinating educators is now a priority starting March 11, 2021. K-12 Educators and staff are now eligible to sign up through the Commonwealth of Massachusetts vaccination website as well as take part in Educator Vaccination Days on March 27, April 3, April 10 and April 11.

Although most towns in the Commonwealth have transitioned out of the higher risk "red zone" for positive cases, Weymouth was still one of 19 communities that was designated red on the March 4, 2021 state report. We continue to be one of 14 Massachusetts communities in the red from the March 11, 2021 report. We are a high risk community at this point based on the state produced reporting matrix.

Why Weymouth continues to be in the red when all of our neighbors have been able to reduce to the lower risk categories- yellow or green is unknown. Due to the critical need to start returning students to school and Weymouth still being in the red, we respectfully ask the Department of Public Health to please consider distributing -an adequate supply of vaccine to the Weymouth Health Department so that they can work with the Weymouth Public Schools and other eligible Weymouth educators to set up -local clinics specifically for educators in the Town of Weymouth as soon as possible. The town has the personnel, training, supplies and space to effectively distribute the vaccine without any assistance. It's being able to get the actual vaccines to the people who can execute this quickly and effectively that is the problem.

The ability to bring an educator dedicated clinic in Weymouth will help to reduce our COVID positive cases to get us out of the red, will ensure the required return to school this April is as safe as it can be, and it will also free up vaccination appointments from local distribution sites for the general population.

The Weymouth Town Council recognizes the extreme hardships that students, families and educators have experienced over the past year due to the COVID-19 pandemic. We understand how we needed to transition to a remote model to ensure public safety and reduce the spread, however we also recognize the extreme mental, emotional and psychological toll

this has taken on our students and families in the Town of Weymouth. The faster our educators can be vaccinated, the faster we can get more children back into the classroom and address the educational and emotional needs of all students.

Thank you for your consideration.

(Electronic signatures of all Councilors voting)

The aforementioned Councilors voted approval at the Town Council Meeting of 15 March 2021.

CC: Marylou Sudders, Secretary, Health and Human Services

Dr. Kathleen Smith, Interim Superintendent

Weymouth School Committee

State Senator Patrick O'Connor

State Representative James Murphy

~~Speaker of the House~~ ~~State Representative~~ Ronald Mariano

Mayor Bob Hedlund

Daniel McCormack, Director, Weymouth Health Department

Elaine Lane, Weymouth School Nurse Leader



Weymouth Housing Authority



402 Essex Street, Weymouth, MA 02188

Tel. (781) 331-2323

FAX (781) 335-8214

TDD (781) 337-5703

Community Preservation Application from Weymouth Housing Authority

Project goals: The Weymouth Housing Authority would like our Senior and Disabled residents to live in a pleasant setting. The windows at Pope Tower are drafty and many are inoperable. The Weymouth Housing Authority through DHCD has contracted with a company to replace 50% of the windows in the building beginning on April 5th 2021. The second phase of windows will not take place for a couple of years. It would be very helpful to the replace the windows in the remaining thirty (30) units as soon as possible. The funding availability puts the second phase a few years away. We have made great investments at 25 Water Street in the past few years and seek the CPA's assistance to complete this very much needed window project.

Community Need: The windows are needed due to the fact many of them are drafty and inoperable. Residents will derive a great benefit of having new windows that are weather tight and operable.

Community Support: Residents of Pope Tower have been waiting several years for new windows. I have enclosed a letter of support from the Pope Tower Resident Association President.

Timeliness and Permits: Will be worked out with building dept

Success factors: Residents will live in a very pleasant controlled environment with windows that are operational.

Budget: \$150,000 based on first phase drawings and contractual agreement.

Other funding: DHCD has provided funding for the first phase of the windows which provides for new windows in 50% of the building.

On going maintenance: None. WHA maintenance department will respond to any maintenance issues beyond warranty time frame.

Documentation: Documents/drawings/ renderings from first phase have been provided for review/consideration.

Implementation: Weymouth Housing Authority will work with planning and building dept. to coordinate the work.