



# Hingham Housing Authority 2025 CPC Application

## Who we are

- Hingham Housing Authority (HHA) provides affordable housing options, financial assistance, and other support via various programs to the Town of Hingham and other Massachusetts communities.
- Administrative office located at 30 Thaxter Street within the Elderly and Disabled Housing campus.
- Former home of West Elementary School
  - 1971 the State purchased the property
  - 1<sup>ST</sup> phase of Elderly housing was designed, built & occupied 1974 (58 apartments & 6 congregate units of state-aided community housing).
- 4 developments total built from 1971 to 1990 (98 units total of state-aided community housing).
  - ❑ Thaxter Park 667-01, Phase 1 Elderly Housing, built 1973/74, 58 units total.
  - ❑ Thaxter Park 667-02, Phase 2 Elderly Housing, built 1987/88, 26 units total.
  - ❑ Thaxter Park 705-01, Family Housing, built 1987/88, 8 units total.
  - ❑ 100 Beal Street 689-01, Special Needs Housing, built 1989/90, 6 units total.



# Hingham Housing Authority 2025 CPC Application



667-01—Thaxter Park--Elderly



# Hingham Housing Authority 2025 CPC Application

Aerial  
View





# Hingham Housing Authority 2025 CPC Application



Hingham GIS Map



# Hingham Housing Authority 2025 CPC Application

## Project Summary

- Project Name: Hingham Housing Authority Thaxter St. Roof Replacement
- Project Scope: Complete Roof Replacement and renewal of lifecycle for 8 Community Housing Buildings
- Proponent Organization and POC
  - ❑ Hingham Housing Authority
  - ❑ POC = Kevin Kazlauskas (Maintenance Supervisor) & Rick Brouillard (Director of Modernization)
- CPC Category
  - ❑ Community Housing Preservation
- Project Financial
  - Total project cost
    - ❑ \$599,144.00
  - Total CPC request
    - ❑ \$299,572.00
  - EOHLC HILAPP Program Request
    - ❑ \$299,572.00



# Hingham Housing Authority 2025 CPC Application

## Project Summary

- Proposed Project Schedule
  - Town Vote = January 14<sup>th</sup>
  - File HILAPP Application with state upon award notification 2 weeks
  - Review and approval by EOHLC 1 month
  - Work order generated by EOHLC 3 weeks
  - Design 6 weeks
  - Bidding 4 weeks
  - Contracting 2 weeks
  - Construction 120 days
  - Close out and warranty 2 weeks



# Hingham Housing Authority 2025 CPC Application

HHA received limited annual Capital Funding from the state and has invested this funding over the past several years towards other high priority projects including, but not limited to:

## 100 Beal St. Site

- New Fire Alarm System
- New Boilers
- New Roof
- New LED Lighting both interior and exterior

## 30 Thaxter St. Site

- New Exterior Doors
- New Windows
- New Fire Alarm System
- New LED Lighting both interior and exterior
- Five New Roofs 3 at our 667-2 development 2 at our 667-1 development
- Insulation upgrade and weather sealing



# Hingham Housing Authority 2025 CPC Application

## The Problem

- Shingle edges are curled and cupped
- Shingles show granule loss
- Cracked shingles
- Shingles missing
- Damaged roof flashing

## The Potential Impact

- Water Damage to internal structure
- Mold Issues
- Structural Damage
- More expensive Repairs

- Preventive Care is Much Cheaper Than Reactive Repairs After A Major Incident



# Hingham Housing Authority 2025 CPC Application

## Photos of existing roof structures



This photo is of the building chimney flashing. Please note the lead flashing is deteriorated, also note the gap between roof and flashing. Wind driven rain could penetrate the structure.



# Hingham Housing Authority 2025 CPC Application

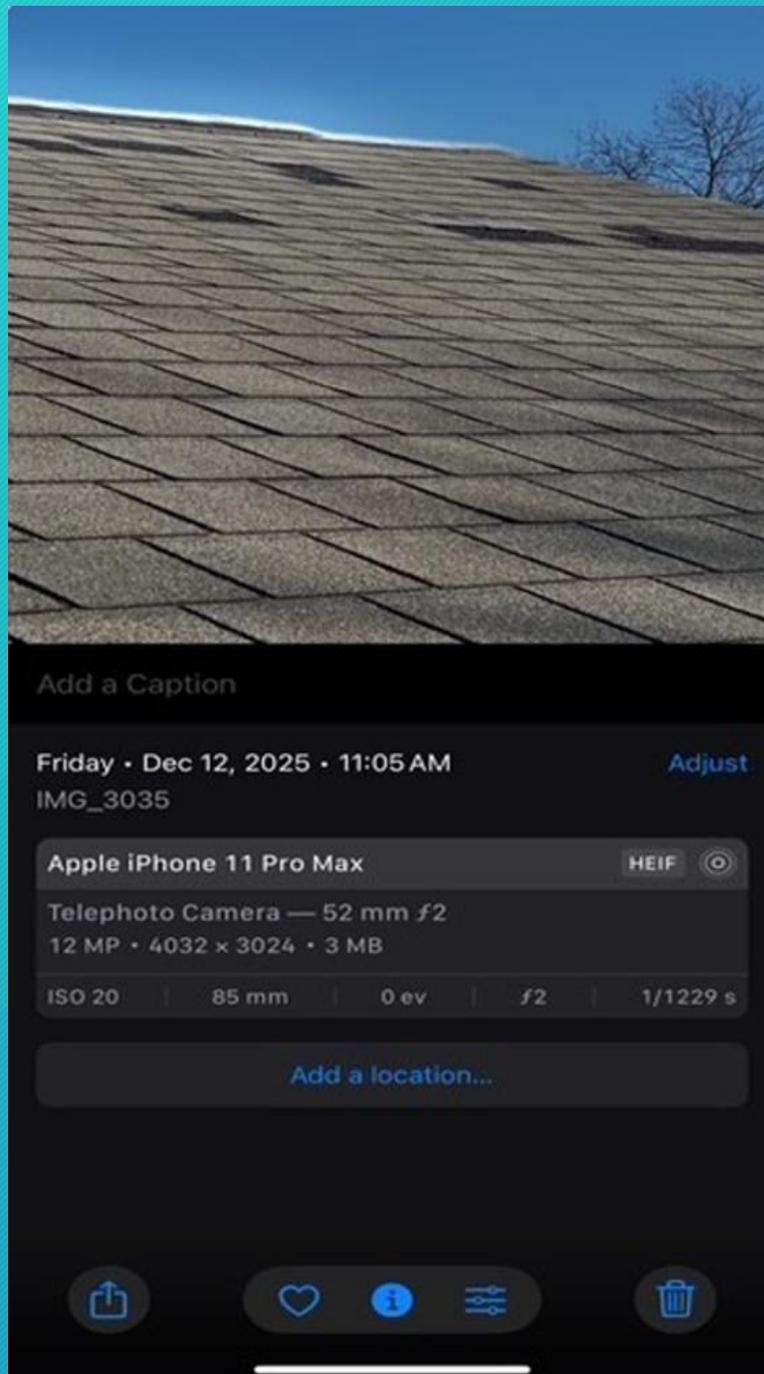
## Photos of existing roof structures



This photo shows the flashing where the adjoining structures meet. Also note the cupping of the shingles,



Photos of  
current roof  
structures  
from last  
storm (note  
time stamp)



# Hingham Housing Authority 2025 CPC Application



# Hingham Housing Authority 2025 CPC Application

## Photos of current roof structures from last storm





## Hingham Housing Authority 2025 CPC Application

### Photos of current roof structures from last storm



# Hingham Housing Authority 2025 CPC Application

Photos of the current roofing project just completed by the Authority



# Hingham Housing Authority 2025 CPC Application

Photos of the current roofing project just completed by the Authority



# Hingham Housing Authority 2025 CPC Application

Photos of the current roofing project just completed by the Authority





# Hingham Housing Authority 2025 CPC Application





# Hingham Housing Authority 2025 CPC Application

## The Solution

- Install a new 25+ year Asphalt Roofing System
- A new roof is much more than just high-quality shingles.
- A roofing system has multiple layers that work together to create a durable system.
- Let's view these layers in more detail , and the function of each component in the system

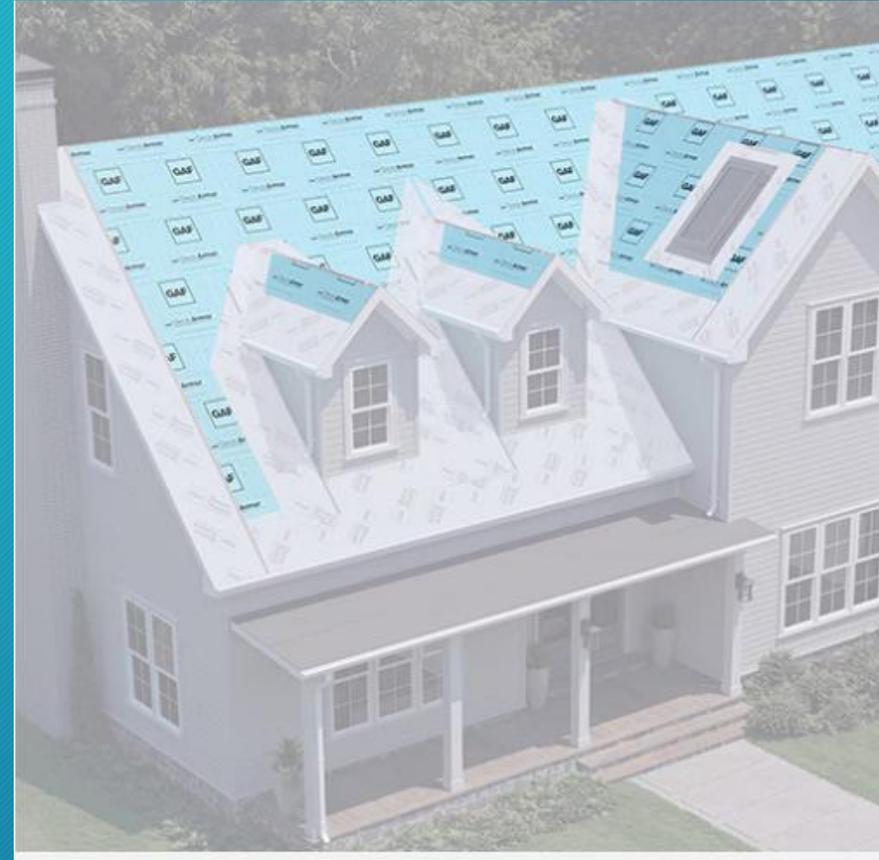


# Hingham Housing Authority 2025 CPC Application



## **Leak barrier**

Helps prevent leaks caused by wind-driven rain and ice dams



## **Roof deck protection**

Helps shield the roof deck from moisture infiltration

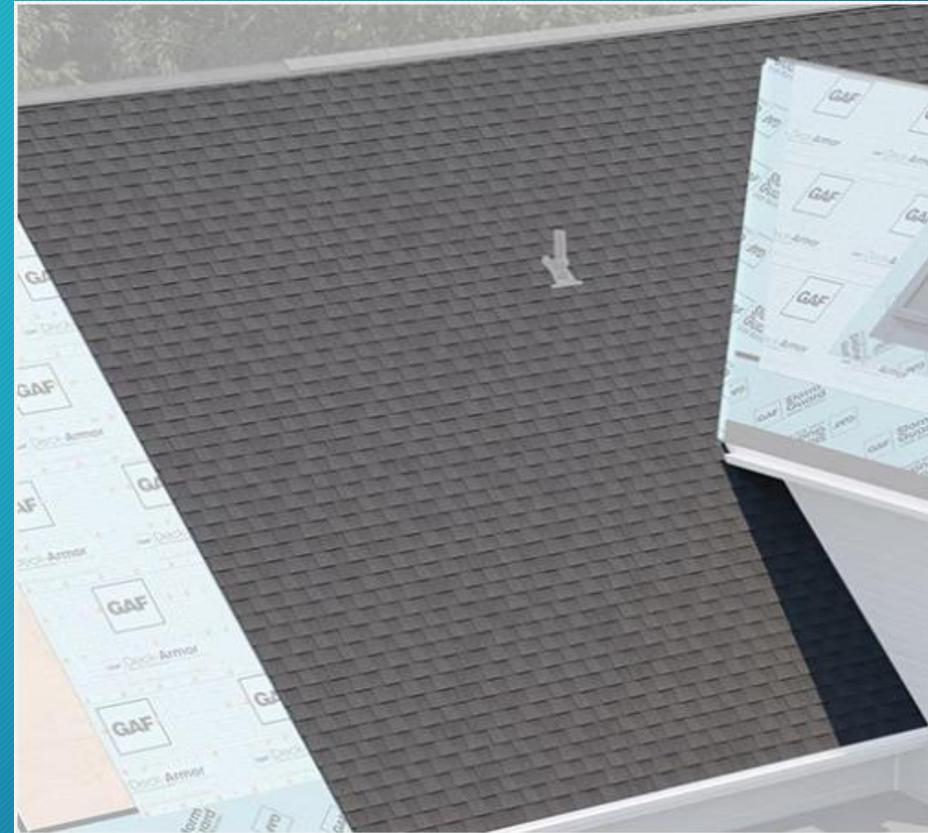


# Hingham Housing Authority 2025 CPC Application



## **Starter strip shingles**

Helps guard against shingle blow-offs

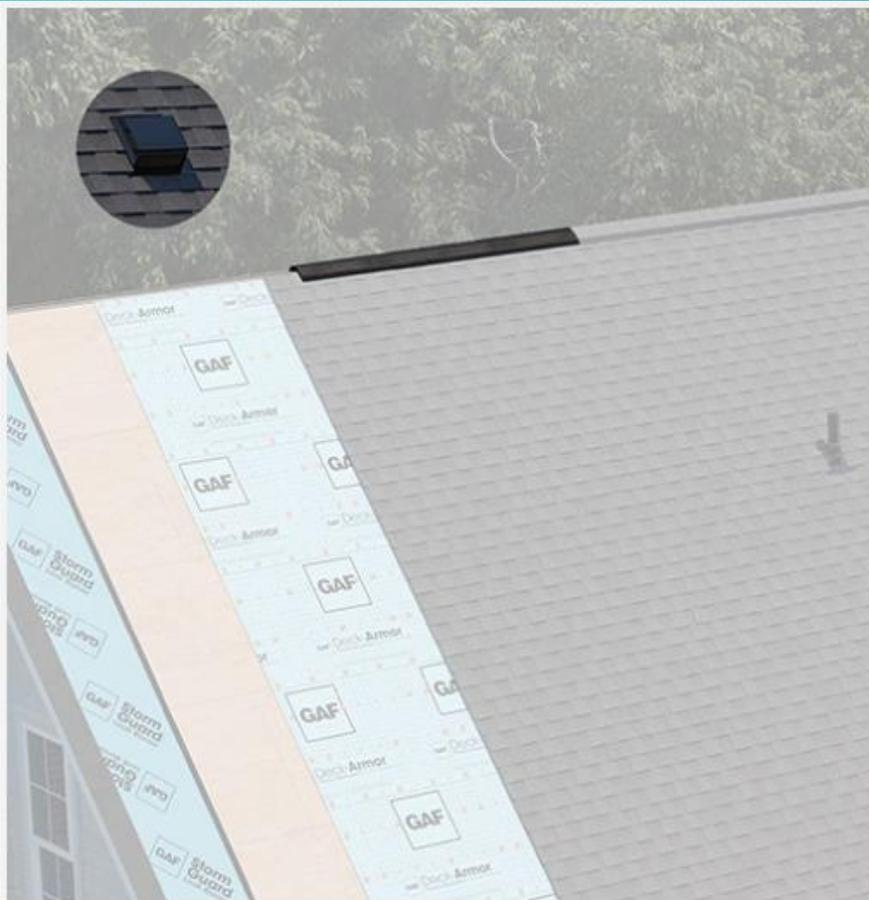


## **Lifetime shingles**

Beautify & protect for years to come. All Timberline® shingles and GAF designer shingles qualify as Lifetime shingles.



# Hingham Housing Authority 2025 CPC Application



## **Attic ventilation**

Ridge & off-ridge venting solutions to help reduce attic heat and moisture

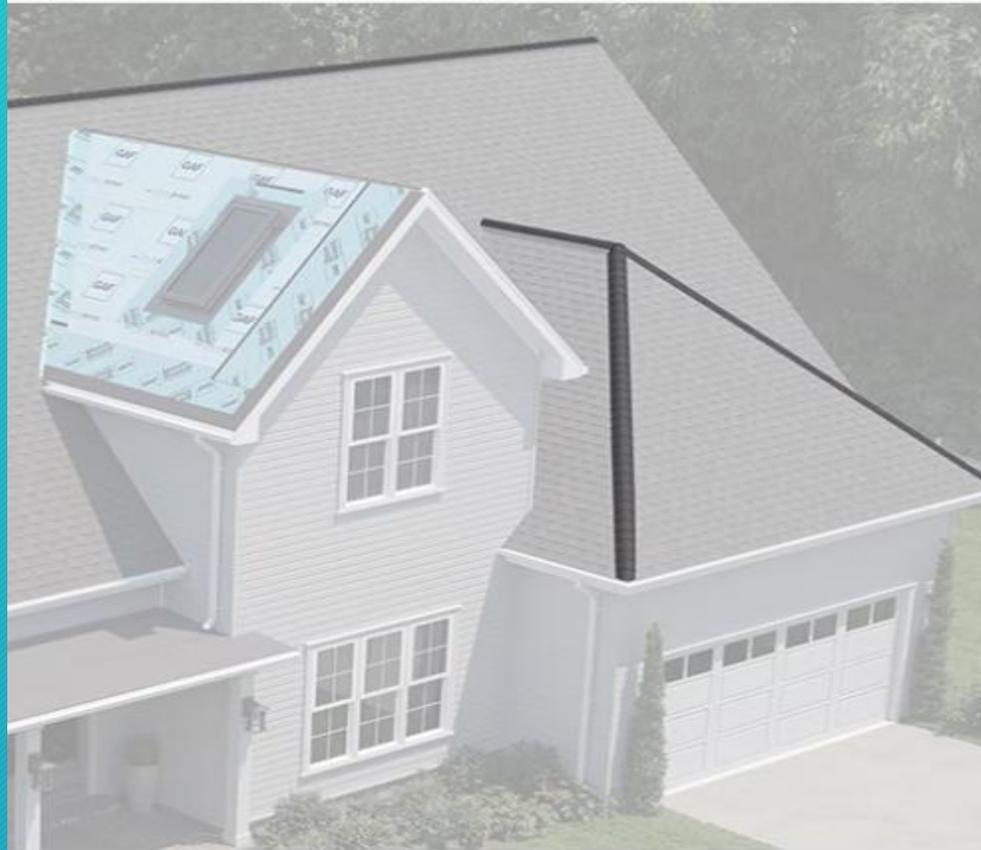


## **Rooftop accessories**

Specialty roofing accessories designed to help keep your roof system dry, strong, and looking its best



# Hingham Housing Authority 2025 CPC Application



## **Ridge cap shingles**

The finishing touch that helps defend against leaks at the hips and ridges



# Hingham Housing Authority 2025 CPC Application

## GAF Lifetime Roofing System Video

➤ <https://youtu.be/qyx4p6OYuD0>



# Hingham Housing Authority 2025 CPC Application

## The Benefits

- A renewed 30-year life cycle
- Reduced Future Cost
- Energy Efficiency
- Warranties by manufacturer and workmanship
- Continued preservation of affordable housing units



# Hingham Housing Authority 2025 CPC Application

## Scope of Work

- Conduct testing as required for asbestos in shingles and underlayment
- (recent testing has come back negative on other roofing projects)
- Do not anticipate any abatement required.
- Remove existing roofing materials, gutters and downspouts.
- Remove and replace any damaged sheathing.
- Install ice and water shield, and underlayment.
- Install new flashing against buildings and chimneys.
- Install new asphalt shingles.
- Install new aluminum gutters, downspouts, and gutter guards.

# Budget Cost Per Roof Calculated Using CPS Data



Project Information | **Project Estimation** | Project Management | Project Templates

This Development has one or more Resiliency vulnerabilities. Please consider these as applicable when scoping this project.



## Related Inventory Components

[Remove All Related Components](#)

## Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
Select			0	Dwelling	

Labor Total:

## Project Estimation Components (Labor Inclusive)

[Add Related Inventory Components to Estimation Components](#)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
<a href="#">Delete</a> Downspouts, Aluminum		\$10.71	VLF	100	Dwelling	\$1,071.00 <a href="#">Edit</a>
<a href="#">Delete</a> Gutters, Aluminum		\$13.03	LF	160	Dwelling	\$2,084.80 <a href="#">Edit</a>
<a href="#">Delete</a> Asphalt Shingle Roof		\$12.00	SF	2,424	Dwelling	\$29,088.00 <a href="#">Edit</a>
<a href="#">Delete</a> Roofing, Other		\$9.06	SF	0	Dwelling	\$0.00 <a href="#">Edit</a>

[Add](#)

Materials Total: \$32,243.80

## Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
<a href="#">Delete</a> Designer		\$10,000.00	1	1	Dwelling	\$10,000.00 <a href="#">Edit</a>
<a href="#">Delete</a> Disposal		\$3.00	1	2,424	Dwelling	\$7,272.00 <a href="#">Edit</a>
					Dwelling	

Others Total: \$17,272.00

## Totals

[Edit](#)

[?](#) General Conditions 10% Amount: \$4,952

[?](#) Change Order Contingency 10% Amount: \$5,447

Hard Cost Total: \$59,914

[?](#) Soft Cost 25% Total: \$14,979

Total Development Cost: \$74,893

# Hingham Housing Authority 2025 CPC Application



Budget Estimate for Design  
JM Booth Architects  
\$30,000.00



## Memorandum: Architectural Services Budget Estimate

### 30 THAXTER ST. ROOF REPLACEMENTS

To:	<b>Kevin Kaslauskas</b>	Maintenance Supervisor	Quincy HA
From:	Rob Smith	Architect	JMBA
cc:	<b>Rick Brouillard</b>	Director of Modernization, Managing Agent	Quincy HA
Date:	December 17, 2025		

Personnel whose names appear in bold type, please distribute as required within your office.

For the roof replacements at 30 Thaxter Street, we suggest a budget estimate for full architectural design and construction oversight services to be around \$30,000. This budget is based on an anticipated scope that includes buildings 1, 2, 3, 4, 5, 6, 7 & 8. We are currently in the process of completing work on buildings 9 & 10. Services will be further defined by a forthcoming work order that will be issued by the Executive Office for Housing and Livable Communities (EOHLC). Our services will include existing conditions assessment, Schematic Design, Construction Documents (drawings and specifications), estimating, bidding, general contractor recommendation, construction oversight and a 9-month warranty inspection.

# Hingham Housing Authority 2025 CPC Application

## Budget Estimate for Design JM Booth





# Hingham Housing Authority 2025 CPC Application

## Stakeholders

- Town of Hingham-Building Department
- Hingham Housing Authority
- Town of Hingham and Hingham Housing Authority Community Residents
- Designer
- Successful Bidder



# Hingham Housing Authority 2025 CPC Application

## Project Management

- Hingham Housing Authority (HHA) Staff
- Executive Office of Housing and Livable Communities (EHOLC)
  - Large team including finance managers, project managers, review architects/Engineers, and construction advisors to oversee funding assistance & capital improvement projects.
- Southeast Regional Capital Assistance Team (RCAT) program.
  - EOHLIC employs the RCAT program which supports smaller local housing authorities (LHA's) by assisting in the development and execution of their annual capital plans, maintenance plans, and modernization projects.
- Together, HHA, EOHLIC and RCAT work together to achieve quality construction results with fiduciary responsibility
- HHA also benefits from Quincy Housing Authority's (QHA) available resources. QHA has and maintains management agreement with HHA. QHA has Managerial, Modernization dept. and Maintenance staff capacity to respond quickly to needs that HHA may have.



# Hingham Housing Authority 2025 CPC Application

## Criteria For Success

- Plan for Summer/Fall Installation well before any cold weather
- Maintain schedule
- Minimal interruption to residents
- Minimal or no change orders
- Punchlist fully completed and closeout O & M package delivered



# Hingham Housing Authority 2025 CPC Application

Cost Estimate Overview based on current roofing project Bldg 16 and 9 & 10

**BDO Project B24-MLSY**  
 Hingham Housing Authority  
 Roof Replacements, 667-1  
 Client Project #131083

## General Bid Log

Date: 05/16/2025 at 12:32PM EDT  
 Page 1 of 3

Bidder	Info	Base Bid	Alternates	Final Bid	Status
Egama Roofing 769 Waverly St Framingham, MA 01702		\$59,950.00	Alternate 1: \$3,500.00	\$63,450.00	Anticipated Contract Award
Carpenter, LLC 212 Winthrop St Taunton, MA 02780		\$90,000.00	Alternate 1: \$4,499.00	\$94,499.00	—
Sentry Roofing and Solar 61 Beech St Manchester, NH 03103		\$92,034.47	Alternate 1: \$3,200.00	\$95,234.47	—
JJS Universal Construction Company 63 Airport Road Dudley, MA 01571		\$98,860.00	Alternate 1: \$6,180.00	\$105,040.00	—
Triumph Roofing Inc 46 Elm St Baldwinville, MA 01436		\$97,067.00	Alternate 1: \$9,200.00	\$106,267.00	—
FRG Contractor Corp 800 W Cummings Park Suite 2300 Woburn, MA 01801		\$97,980.00	Alternate 1: \$10,360.00	\$108,340.00	—

# Hingham Housing Authority 2025 CPC Application



## Budget Estimate from Egama Roofing



### Factory Certified Contractor

Massachusetts CSSL # 106176 HIC#188496

Phone: (508) 808-3523 Fax: (508) 875-1226

Fully Licensed and Insured

Date: 12/12/25 PO#SE663

## Budget Estimate for Commercial Roof Replacement

Project Location: 30 Thaxter Street, Hingham, MA

Client: Hingham Housing Authority

Contact: Kevin Kazlauskas

Maintenance Supervisor Hingham Housing Authority

30 Thaxter Street Hingham, MA 02043

Email: kevin@hinghamha.org

Phone: 781-741-1417 x152

### Scope of Work

Budget estimate for the roof replacement of Buildings 1–8 at 30 Thaxter Street, Hingham, MA.

#### Removal

- Carefully remove all existing shingles, underlayment, and roofing materials down to the roof deck.
- Strip and dispose of all old flashing, pipe boots, and deteriorated sealants.
- Remove existing gutters and downspouts in preparation for replacement.
- Inspect roof decking for damage or rot; replace up to 4 sheets of 4x8 roof sheathing per building as included in base scope.
- Any additional sheathing required beyond the included 4 sheets per building will be billed as an extra cost.
- All debris will be staged in designated areas and removed daily to maintain site cleanliness and tenant safety.

#### Installation

- **Roofing System**
  - Install GAF Ice & Water Shield at all eaves, valleys, and penetrations.
  - Apply GAF synthetic underlayment across all roof surfaces.
  - Install aluminum drip edge along eaves and rakes.
  - Install GAF Timberline HDZ shingles (Color TBD by client) in accordance with manufacturer specifications.
  - Install GAF ridge vents for proper ventilation, finished with color-matched GAF ridge caps.
- **Flashing & Penetrations**
  - Fabricate and install copper flashing around all chimneys and at wall-to-roof intersections.
  - Replace all pipe boots at roof penetrations with new, watertight units.
- **Gutters & Downspouts**
  - Install commercial-grade 6" aluminum seamless gutters.
  - Install seamless aluminum downspouts, properly secured and pitched for drainage.

# Hingham Housing Authority 2025 CPC Application



Budget Estimate  
from Egama Roofing  
\$298,500.00

## Certifications & Compliance

- GAF Master Elite Certified Contractor – ensuring top-tier workmanship and warranty eligibility.
- All crews are OSHA 10 certified, prioritizing safety on every project.
- Permits: All required permits will be applied for and secured prior to commencement of work.

## Safety & Resident Coordination

- A dedicated ground-level spotter will be present at all times to ensure tenant safety.
- We will work diligently with Management to coordinate scheduling and provide residents with ample notice prior to work.
- Work hours will be Monday–Friday, 8:00 AM–5:00 PM, unless otherwise approved by Management.

## General Conditions

The following items are included in the budget estimate price:

- General Conditions – All site preparation, safety measures, debris removal, and daily cleanup.
- Overhead & Profit (OH&P) – Contractor overhead and profit are built into the estimate.
- Bond Cost – Performance and payment bond costs are included as required for project compliance.
- Contingency – A contingency allowance is included to account for unforeseen conditions or adjustments during construction.

## Budget Estimate

Budget Estimate for All Work: \$298,500

This price is based on the typical design of a recently completed roofing project involving two buildings at 30 Thaxter Street. It is subject to change depending on the final design specifications and scope of the proposed project.

## Commitment

Egama Roofing Corp is committed to delivering a high-quality, code-compliant, and safe roofing replacement project. Our team will ensure clear communication, timely execution, and complete satisfaction for the Hingham Housing Authority and its residents.

***We are certified!!!***



# Hingham Housing Authority 2025 CPC Application



Budget Estimate from  
Burrow and Birch  
Builders \$378,000.00

## Burrow and Birch Builders

Burrow and Birch Builders  
Charlton, Ma  
508-769-1949



Team@burrowandbirchbuilders.com

Roof Replacement

Hingham Housing Authority  
30 Thaxter St  
Hingham, MA

### Roof

- Remove all existing asphalt shingles from Buildings 1–8.
- Install new architectural asphalt shingles with proper underlayment, flashing, and ventilation, following the standards outlined in the project plans.
- 4 sheets of 4x8 roof sheathing included in base scope
- Provide manufacturer warranty on all installed shingles.

### Gutters

- Replace all gutters and downspouts with 6" heavy-duty aluminum gutters and downspouts across all buildings.
- Fabricate seamless runs onsite for durability and clean appearance.

### Budget

- Total Cost (Labor & Materials): \$378,496
- Includes all labor, materials, and equipment necessary to complete the scope of work.
- All state taxes are included.
- All permits will be pulled by Burrow and Birch.
- General Conditions, OH&P, Bond Cost and Contingency are included in this Budget

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



## Commonwealth of Massachusetts DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Janelle L. Chan, Undersecretary

### Public Housing Notice 2019-10

To: All Local Housing Authority Executive Directors  
From: Amy Stitely, Associate Director, Division of Public Housing  
Subject: Notice of Funding Availability - High Leverage Asset Preservation Program (HILAPP)  
Date: April 17, 2019

#### 1. Overview

Since launching the High Leverage Asset Preservation Program (HILAPP) in 2013, DHCD has awarded about \$53 M in grants to Local Housing Authorities (LHAs) that are forecasted to leverage more than \$70 M in outside funding. These investments will preserve 2,401 units of state-aided public housing. With the intention of building upon these successes, DHCD is now issuing an updated HILAPP Notice of Funding Availability (NOFA) and soliciting rolling applications and competitive applications, depending on size of requested award. HILAPP is guided by the following core principles:

- a) Preserve as many units as possible;
- b) Prioritize developments with significant capital needs that cannot sufficiently be addressed with Formula Funding;
- c) Prioritize developments in communities with the highest need for extremely low income housing; and
- d) Leverage as much capital as possible from sources other than DHCD resources.

Currently, DHCD has a full pipeline of HILAPP projects that will be in construction through Fiscal Year 2020 (FY20). DHCD is issuing this NOFA to start a **competitive** round for large projects and notify LHAs that applications will also be accepted on a rolling basis, subject to funding availability, for small projects until further notice.

DHCD has approximately \$3 M available in FY21 and \$5 M available in each of FY22 & FY23 for new HILAPP awards. Given project timelines and competing funding needs, applicants requesting large, competitively allocated awards should respond to this NOFA for funding in FY21-23.

Large projects are defined as those requesting \$500K or more of HILAPP Funds. Applications for large projects with construction spending in FY21-23 must be submitted by August 15, 2019.

Small projects are defined as those requesting less than \$500k of HILAPP funds. DHCD will review these on a rolling basis until further notice, subject to funding availability.

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



## 2. HILAPP Program Eligible Sources of Leverage:

The HILAPP program offers DHCD matching funds that leverage non-DHCD resources that LHAs have obtained. LHA will offer a maximum match of \$2.5 for every \$1 of leveraged funds that the LHA can contribute to the project. Applications that present a higher share of leveraged funds in the project will receive higher priority for funding, all else equal. This leverage ratio is a ceiling and DHCD is not obligated to fund HILAPP projects up to this maximum.

The following are eligible sources of leverage for HILAPP projects:

1. Community Preservation Act (CPA) funds granted by town;
2. CDBG or HOME funds allocated by town;
3. Affordable Housing Trust Funds;
4. Other municipal funds;
5. Proceeds from disposition or lease of LHA property;
6. LHA reserves **Other THAN** state public housing operating reserves;
7. Conventional mortgage financing (beyond Section 8 leverage, as described below);
8. Operating support (project-based Section 8);
9. Property tax relief, to the extent that it lowers existing PILOT payments;
10. Utility funding, including in-kind installations of energy saving measures through the LEAN Multi Family program of Mass Save - as in-kind energy installations are not direct project sources, the value of this leverage is only a maximum \$1 for every \$1 of in-kind energy efficiency measures
11. Other funding sources not included above or listed below as an ineligible sources will be evaluated on a case-by-case basis.

DHCD will require a commitment letter from the municipality for any funds allocated by the city or town for the requested project.

Ineligible sources:

1. **New Metering Credit (NMC) savings:** If an LHA is able to get a conventional loan from a bank based on their NMC deal and put those funds into the capital project immediately, then DHCD will consider the application.
2. **9% and 4% Low Income Tax Credit Equity:** Any LHA that wants to pursue a Low Income Housing Tax Credit development project should contact [Paul.McPartland@state.ma.us](mailto:Paul.McPartland@state.ma.us) to discuss possible options.
3. **LHA State Public Housing Operating Reserves:** LHAs may use unrestricted reserves (not state public housing operating reserves) as match. These include funds that HUD has allowed LHAs to use for capital improvement projects in state-aided public housing. In such cases, the LHA must obtain verification from HUD that this is an allowable use, or provided a copy of the regulations or guidelines that state this is the case. State public housing operating reserves may be used as a funding source for the project if reserves are at a healthy (>70%) level, but cannot count as a leveraged funding source that generates a multiple of DHCD funding.

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



- 4. Formula Funding:** While Formula funding or other DHCD public housing programs may be used as funding sources for the project, they cannot count as a leveraged funding source that generates a multiple of DHCD funding.

### 3. Eligible Developments

**PLEASE NOTE:** *In order to be considered for an award, applying LHAs must be up to date with all DHCD reporting, capital planning, and certification requirements.*

HILAPP funding is reserved for modernization of state-aided public housing developments that have a Facility Condition Index (FCI) of 15% or higher as recorded in DHCD's Capital Planning System (CPS) as of April, 2016. Developments that have existing project-based Section 8 units are not eligible. Developments that have not yet been granted a HILAPP award, Emergency, ModPHASE award will be given priority for funding. Developments that have received more than \$1M in special funding since 2011 will not be eligible.

See Attachment B for a complete list of eligible developments.

Note that the list has not been significantly altered since the last call for applications in April 2016. This is because the data as of April 2016 was the most recently updated by the 2015 Facility Conditions Assessment (FCA).

If a Local Housing Authority (LHA) believes that an eligible development has been omitted from the attached list due to error in the CPS generated FCI calculation, or that conditions have deteriorated significantly from the 2015 assessment then the LHA may submit an appeal referencing the relevant CPS components along with the application for that development. DHCD will update the eligible list of developments in spring 2020 once the results of the 2019 Facility Conditions Assessment are known. The new list will be considered for the next round of competitive HILAPP Awards (large projects NOFA) with expected spending in FY24.

### 4. Eligible Activities

Eligible HILAPP funded capital improvement activities include: partial modernization, comprehensive modernization, and redevelopment. HILAPP strongly encourages project scopes that can sustain a development for at least 20 years of useful life. While DHCD will accept proposals that include new construction, HILAPP awards can only be applied to the modernization or statutory one-for-one replacement portion of the project, not toward the construction of net additional new units.

### 5. Application Process and Requirements

There are different application processes for large and small projects, though both have the same application requirements:

**Small Projects: Applications are accepted on a rolling basis, funding permitting.**

Small projects are defined as those requesting less than \$500 K from the HILAPP program. These will be considered as they come into DHCD, subject to funding availability.

**Large Projects: Competitive Award rounds**

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



**4. Formula Funding:** While Formula funding or other DHCD public housing programs may be used as funding sources for the project, they cannot count as a leveraged funding source that generates a multiple of DHCD funding.

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**Large Projects: Competitive Award rounds**

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



Completed  
Application For  
HILAPP Funding

forms.mass.gov/eohlc/form/25/

## 1. Basic Information

Housing Authority

Hingham

Contact Person

First Last

Kevin Kazlauskas

Contact Person Title

Maintenance Supervisor

Phone

781-741-1417

Email

kevin@hinghamha.org

Developer Name

Thaxter Park

Developer Number

667-1

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



Completed  
Application For  
HILAPP Funding

Total Number of Units

92

Number of Existing Fully Accessible Units

6

Development FCI (as recorded in CPS at time of application):

20.9 %

HILAPP Request Amount

\$299,572.00

## 2. Scope

Type of Project

- Comprehensive Modernization
- Partial Modernization
- Redevelopment

Total Estimated Construction Costs

549,145.00

Total Project Cost (Including Soft Costs)

\$599,145.00

# Additional Funding Source HILAPP High Leverage Asset Preservation Program



Completed  
Application For  
HILAPP Funding

Total Project Cost (Including Soft Costs)

\$599,145.00

Narrative description of proposed project

Install flashing around chimneys and building to building intersections

Install new pipe boots

Install ridge vent

Install new gutters and downspouts

This project will establish a new 30 year life cycle to the buildings roofing system ensuring a weather tight building envelope for years to come.

Does the LHA anticipate need for relocation?

Yes

No

If yes, does the LHA plan to hire a relocation consultant?

Yes

No

Source and amount of external funding source

Town of Hingham CPC (CPA Funds) \$299,572.00

Has the external funding source been committed?

Yes

No



## Hingham Housing Authority

### B) Project Narrative:

The asphalt shingle roof covering is nearing or at the end of its typical service life (20-25 years). The shingles show signs of significant granular loss and curling, shingles are cupping and blowing off buildings, the flashing is failing allowing for wind driven rain to potentially penetrate the building structure. The Hingham Housing Authority looks to conduct full replacement of 8 roofs in our 667-1 development. The Hingham Housing Authority has applied for CPC funding of this project in the sum of \$299,572.00 and is seeking HILAPP assistance to Help fund the remaining portion. Design will follow EOHLC design and construction standards.

#### Project Goal:

Conduct testing of current roofing materials to ensure no asbestos

Remove all Existing shingles, underlayment, old flashing, pipe boots down to roof deck

Remove old gutters and downspouts for replacement

Inspect roof decking for damage or rot, and replace

Install Ice and water shield at all eaves ,valleys, and penetrations

Apply underlayment across all roof surfaces

Install drip edge along eaves and rakes

Install shingles according to manufacturer spec

Install flashing around chimneys and building to building intersections

Install new pipe boots

Install ridge vent

Install new gutters and downspouts

This project will establish a new 30 year life cycle to the buildings roofing system ensuring a weather tight building envelope for years to come.



Completed  
Application For  
HILAPP Funding

## LHA Capacity

Number of PMR findings

0

Number of AUP findings

0

Is the LHA in compliance with DHCD reporting requirements? Check if yes

- Budget Submissions and Certifications
- Board Training
- Board Attendance

List names and titles of LHA staff that will be involved with this project. Indicate the roles individuals will play in the project and any relevant previous experience.

James Marathas, Project Executive, 30 years Project Experience  
Rick Brouillard, Senior Project Manager, 30 years Project Experience  
Kevin Kazlauskas, Project Manager 18 years Project Experience  
Molly Cronin, Modernization Coordinator, 5 Years



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## Community Need

From CHAMP: number of households on waiting list for this population

(667) 8,052 (705) 21,553

Optional additional supporting information



Drop files here or

**SELECT FILES**

Max. file size: 50 MB.

## Required Attachments

Cover letter *(Required)*



Drop files here or

**SELECT FILES**

Max. file size: 50 MB.

# Additional Funding Source HILAPP High Leverage Asset Preservation Program

## Completed Application For HILAPP Funding



James N. Marathas  
Executive Director  
Telephone: (617) 847-4350  
Fax: (617) 770-2876

### HINGHAM HOUSING AUTHORITY

30 THAXTER STREET  
HINGHAM, MASSACHUSETTS 02043

#### Tenant Association

The Hingham Housing Authority Tenant's Association  
Has reviewed the proposed Hingham Housing Authority's  
Roof Replacement Project. We Support the Authorities'  
application Put forth to the Capital Preservation Committee.

President:

*Andrew C. Gustafson*

Date:

*December 18, 2025*