Commonwealth of Massachusetts



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor • Timothy P. Murray, Lt. Governor • Tina Brooks, Undersecretary

Public Housing Notice # 2008-14

Subject:

DHCD Water Conservation Sustainability Program -

Low-Flow Toilet Procurement

To:

All Executive Directors of Local Housing Authorities

From:

Amy Schectman, Associate Director for Public Housing & Rental Assistance

Ray Frieden, Director, Bureau of Housing Development & Construction

Debra Hall, Sustainability Program Developer

Date:

November 14, 2008

The Department of Housing and Community Development (DHCD) is launching a \$1 million water conservation program for local housing authorities (LHA), as part of "Sustainability Initiatives" program in DHCD's capital allocation system. Local water and sewer costs have been increasing dramatically, and low-flow toilets, faucets and shower heads provide a cost effective way to stabilize these operating expenses — which across all housing authorities totaled \$20 million last year!

The purpose of this letter is to describe this water conservation program and how to apply. Applications for the low-flow toilet program should be sent to Debra Hall at DHCD by Friday, December 12, 2008.

Program Summary

DHCD intends to purchase several thousand toilets through one of two vendors under a COMM-PASS statewide contract for Plumbing & Heating Supplies, thereby obtaining competitive prices for the several brands and models of toilets that housing authorities have found most effective – both in terms of water saving and maintenance. Low-flow shower heads will also be purchased for installation in housing units where toilets are installed, as needed.

DHCD is offering two alternative methods for obtaining low-flow toilets for a local housing authority (LHA):

Option 1 – DHCD will procure toilets for an entire development (up to 100 toilets) using the state-blanket contract on COMM-PASS. In order for an LHA to use this option, it must:

- → Certify that it will install these toilets using existing properly-licensed LHA maintenance personnel within 12 months from approval of application; or
- → ¹Certify that it will publicly bid the labor for installation of these toilets in accordance with MGL c.149 and complete installation at the LHA's expense within 12 months from approval.



For those LHAs who do not have a licensed plumber on staff, maintenance staff may perform all the non-plumbing related preparation work.

Option 2 – DHCD will procure toilets using the state-blanket contract on COMM-PASS. For LHAs who are in need of financial and technical assistance for installation, DHCD will <u>fund the toilet purchase and installation of up to 60 toilets</u> and assist in the preparation of a bid package and scope of work.

The toilets will be ordered by the authority from the winning statewide vendor will be delivered at a convenient date in 2009. The LHA shall arrange delivery to temporary storage are if necessary, and shall accommodate & coordinate the installation with the plumber.

Program Background

With passage of the housing bond, DHCD and local housing authorities are moving ahead with a comprehensive capital asset allocation system aimed at restoring the state-supported public housing portfolio of 50,000 units. This will be driven by the Capital Planning System, and informed by the HAFIS Energy & Water Consumption reporting system.

For each of the next five years, DHCD will be designating \$2 million of the annual bond cap to make some strategic and opportunistic "green" capital investments aimed at reducing operating costs for water and energy. In FY 2009, \$1 million will be aimed at water conservation, and the second million dollars will be used to match or leverage grant money for innovative energy conservation and solar projects.

This spending is consistent with the DHCD and Patrick/Murray Administration priorities related to:

- shifting operating budgets to levels that reflect property management best practices, as recommended by the blue ribbon panel that informed the "Real Cost Study".
- public agencies "leading by example" in achieving energy and water savings targets, and reducing greenhouse gas emissions that are responsible for climate change, pursuant to Executive Order 484 and the Green Communities Act of 2008.

DHCD is targeting \$750,000 of the \$1 million program expense to LHAs who can install the toilets themselves. We anticipate that this money can purchase 1800-2500 toilets. DHCD will spend up to \$250,000 on toilets for the LHAs who need assistance in installation, which is estimated to cover installation of 400-500 toilets. If applications for toilets exceed the amounts available, as expected, we will consider rolling over the request to next fiscal year (FY2010).

DHCD appreciates feedback received from the NAHRO Energy Committee on this water conservation program as it was developed.

At the present time, the Massachusetts Water Resources Authority is also sponsoring a \$100,000 low-flow toilet rebate program targeted to cities and towns that are served by MWRA <u>sewer</u> service. LHAs are eligible to receive MWRA reimbursement for low flow toilet installations if the local governments decline their allocation of rebates. DHCD will work with LHAs and the MWRA to determine whether your LHA is eligible for this MWRA program, since this may make it possible to procure and install some of your toilets with the support of MWRA. The flyer for the MWRA program is attached for reference.

Program Eligibility

The eligibility requirements for the Water Conservation Program are as follows:

- Applicants must be replacing 3-5 gallon flush toilets with 1.6 gallon models. They can be floor- or wall-mount models.
- Applicants must be public housing authorities duly organized under MGL c. 121B. They must be in good standing with DHCD.
- Applicants must have completed monthly Energy & Water Consumption Reporting for Calendar Year 2007 and January through July 2008 by the time they submit an application for the toilets.
- Applicants must demonstrate LHA Board for Directors support for participation in the program.
- Applicants <u>are not eligible</u> if they have implemented an energy performance contract (ESCO) in the past 10 years that involved installation of low-flow toilets.

LHAs with developments that have water expenses over \$75 PUM (per unit monthly) or on septic systems are particularly urged to apply for low-flow toilets. For 667 developments, the LHA should consider the comfort height toilets.

Application Process & Grant Awards

Application forms to be submitted to DHCD are attached to this letter:

- Attachment A Application Form
- Attachment B Toilet Replacement Order Form
- Attachment C LHA Board Vote in Support of Project.

Attachment D includes information on the recommended toilet brands and models. Attachment E is a copy of the MWRA program announcement, for reference.

Key Dates and Timeframe

Application Inquiries Conference Call Housing authorities are urged to participate in a conference call with DHCD on Monday, November 24, 2008 at 10:00 am to discuss outstanding questions about the application process. Contact Debra.Hall@state.ma.us or 617-573-1185 if you would like to participate in this conference call.

Deadline for Applications No later than 5 p.m. on Friday, December 12, 2008. Electronic submittal is preferred.

Application Approval Applications will be reviewed by DHCD staff and notification of application approval will be made approximately 30 days after application deadline. That notification will address the detailed process for advancing your project according to Option 1 or Option 2.

Other Program Details

- 1. Bulk Purchase Logistics: DHCD will compile the LHA order forms to determine the numbers of various brand and models needed and then conduct a competitive bid between the two vendors authorized under the statewide Plumbing & Heating Supplies contract administered by the Operational Services Division. Once we have received the bids, and determine how many toilets can be procured, we will notify LHAs that their application has been approved, or deferred until next fiscal year.
- 2. DHCD On-site Verification Before Ordering. For either Option 1 or Option 2, DHCD will conduct a site visit to confirm the applicability of particular brands and models as replacement for current toilets, and identify any possible installation issues relative to flooring or plumbing systems.
- 3. Site Storage. If site storage of toilets is a problem, we may be able to have the vendor provide partial shipments, but will probably limit partial shipments to a minimum of 25 toilets.
- 4. Program Contacts:

Program Eligibility, General Questions: Debra Hall, Sustainability Program Developer, 617-573-1185 or Debra.Hall@state.ma.us

Technical Questions: Joe DiMare, Engineering Services Supervisor, 617-573-1157 or Joseph.Dimare@state.ma.us

Site-Specific Questions: Your construction advisor

Order & Delivery: To be determined after applications are approved

Attachment A Application Form - DHCD Water Conservation/ Low-Flow Toilet

Program

Attachment B Toilet Replacement Order Form

Attachment C LHA Board Vote in Support of Project

Attachment D Recommended Low Flow Toilet Brands & Models



ATTACHMENT A - APPLICATION FOR WATER CONSERVATION / LOW-FLOW TOILETS Name: _____ Title: Housing Authority: Tel: _____ Email: _____ Summary List of Developments Included in this Application: Development # Address # toilets [Please use Attachment B (attached Excel spreadsheet) for details on toilet models and shower/faucet equipment needed] We are interested in Option 1 for obtaining toilets: [] We certify that we will install these toilets using existing licensed LHA maintenance personnel on staff: or [] We certify that we will publicly bid the labor for installation of these toilets in accordance with MGL c.149 and complete the installation at our LHA expense. We are interested in Option 2 for obtaining toilets: [] We are in need of financial and technical assistance for toilets and installation. We certify that the Housing Authority: Is a public housing authority duly organized under MGL c. 121B, in good standing with DHCD. Has completed Energy & Water Consumption Reporting for Calendar Year 2007 AND January through June 2008 by the time they submit an application for the toilets. Has not implemented an energy performance contract (ESCO) in the past 10 years that involved installation of low-flow toilets. A Board vote should be attached. See Attachment C. Submitted: Signature

Attachment B - DHCD WATER CONSERVATION PROGRAM - TEMPLATE FOR TOILET REPLACEMENT

Name of LHA: By: Tel:

	Use one line pe	r toilet nee	ded - even if all are	identical.								
	Development	Unit #	Current Tolles Mode	Type flo	Mount, Mort Read Toller, Ment Brand	Model Hoe	sea heigh	c _S edi	Filleth Level	Sr Roughtur nouth	ed Shower Head	Hand held be chined?
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		A MARINE AND			Kohler	Wellworth - floor			4,220		Note if shower is not standard 1/2 inch thread.	Typical respose would
7.75			3		American Standard	Champion 4 - floor	1					
					Gerber	Ultra Flush - rear				1194 - 1944 Martin Carlos de Autoria de Carlos de La Carlos de Car		
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ATTACHMENT C

Board Approval

The application should be accompanied by a letter indicating support of the application and signed by the Chair of the LHA Board of Commissioners.

It should be sent by mail to:

Debra Hall Sustainability Program Developer Department of Housing & Community Development 100 Cambridge Street, 4th floor Boston MA 02114



ULTRA FLUSH® Pressure-Assist Toilet 17" High, Elongated, Back Outlet

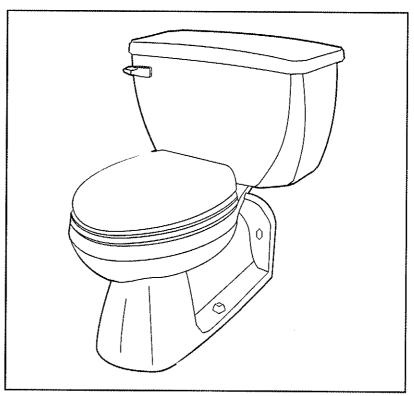


Features:

- Low Consumption 1.6 gpf (6.0 Lpf)
- Elongated Bowl
- Wall Waste Outlet
- Pressurized Flushing Action
- Close Coupled Flushometer Tank
- Siphon Jet
- Front Tank Lever
- ADA Compliant
- 2 Bolt Caps

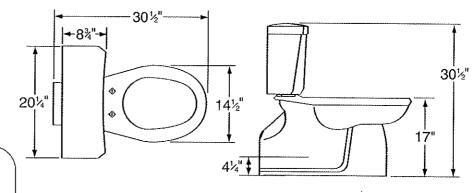
Dimensions:

Height 30	1/2"
Width20	1/4"
Depth 30	1/2"
Rough-in (vertical) 4	1/4"
Water Surface from Rim 4	1/2"
Trapway (min)	. 2"
Water Surface 14 x	11"
Water Seal	. 3"
Shipping Weight105	lbs



Specifications: *Bowl* — #21-375 Elongated Bowl Seat not included

Tank --- #28-380



THIS FIXTURE QUALIFIES ACCORDING TO ASME TEST PROCEDURES AS A LOW CONSUMPTION WATER CLOSET WITH AN AVERAGE CONSUMPTION OF 1.6 gpf (6 Lpf) OR LESS.





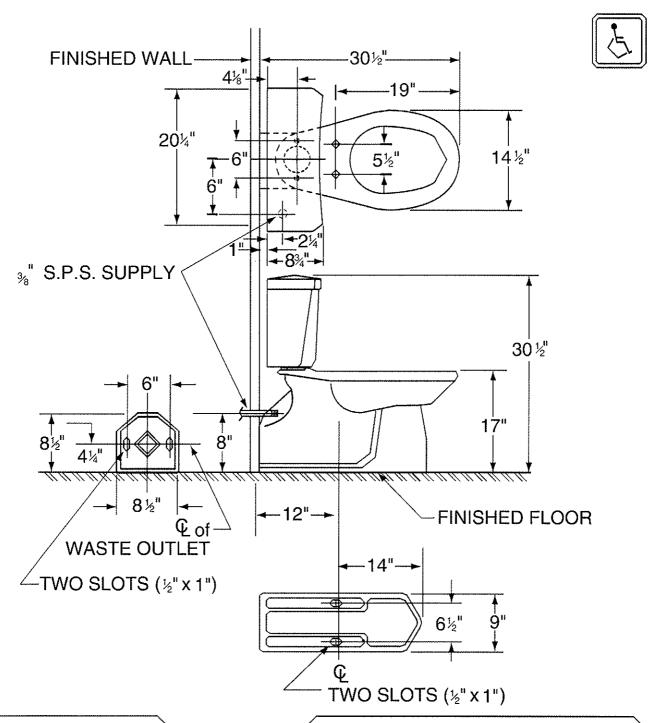
GERBER.

YOUR BUSINESS. YOUR BRAND.

www.gerberonline.com

GERBER.

17" High, Elongated, Back Outlet (Bowl 21-375 with Tank 28-380)



NOTES:

All dimensions are in inches.

Illustrations may not be drawn to scale.

IMPORTANT:

Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME Standard A 112.19.2.

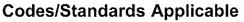
THIS FIXTURE QUALIFIES ACCORDING TO ASME TEST PROCEDURES AS A LOW CONSUMPTION WATER CLOSET WITH AN AVERAGE CONSUMPTION OF 1.6 gpf (6 Lpf) OR LESS.



WELLWORTH_{TM}

Features

- 1.6 gpf (6 lpf)
- Ingenium™ flushing system
- 2" (5.1 cm) glazed trapway
- · Combination toilet
- · Less seat and supply
- With Insuliner_® insulated tank lining (-U)
- With tank cover locks (-T)
- · Includes polished chrome trip lever
- · Elongated vitreous china bowl
- 10" (25.4 cm) rough-in
- 11-1/8" (28.3 cm) x 9-1/4" (23.5 cm) water area
- With right-hand trip lever (-RA)
- With bedpan lugs (-L)



Specified model meets or exceeds the following:

- ASME A112.19.6
- ASME A112.19.2
- Energy Policy Act of 1992 (EPACT)
- IAPMO/UPC
- CSA B45
- CSA International

K-3432



Colors/Finishes

- 0: White
- . Other: Refer to Price Book for additional colors/finishes

Accessories:

- 0: White
- CP: Polished Chrome
- · PB: Polished Brass
- · Other: Refer to Price Book for additional colors/finishes

Specified Model

Model	Description	Colors/Finishes		
K-3432	Elongated bowl toilet (left-hand trip lever)	□ 0 White	☐ Other	
K-3432-U	Toilet with Insuliner tank (left-hand trip lever)	□ 0 White	☐ Other	
K-3432-T	Toilet with tank cover locks (left-hand trip lever)	□ 0 White	☐ Other	
K-3432-UT	Toilet with Insuliner tank and tank cover locks (LH trip lever)	□ 0 White	☐ Other	
K-4273-L/K4620	Toilet with bedpan lugs (left-hand trip lever)	□ 0 White	☐ Other	
K-3432-RA	Elongated bowl toilet (right-hand trip lever)	□ 0 White	☐ Other	
K-3432-TR	Toilet with tank cover locks (right-hand trip lever)	□ 0 White	☐ Other	
K-3432-UR	Toilet with Insuliner tank (right-hand trip lever)	□ 0 White	☐ Other	
K-3432-RZ	Toilet with Insuliner tank and tank cover locks (RH trip lever)	□ 0 White	☐ Other	
K-4273-L/K- 4620-RA	Toilet with bedpan lugs (right-hand trip lever)	☐ 0 White	Other	

Product Specification:

> USA: 1-800-4-KOHLER Canada: 1-800-964-5590 kohler.com

WELLWORTH_{TM}

Recommen	ded Accessories			
K-4664	Brevia™ seat with cover	☐ White	☐ Other ☐ Other	
K-4653	French Curve _{TM} seat with cover	□ White		
K-7637	Angle supply with stop	□ СР	□ РВ	☐ Other
Optional Ac	cessories			
K-9404-L	Trip lever, left-hand (non-CP)		□ PB	☐ Other

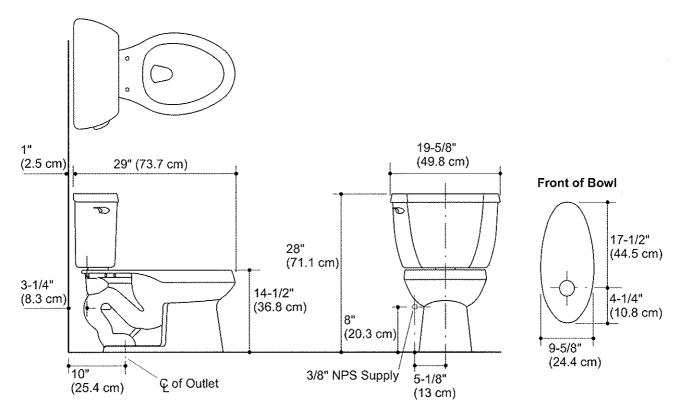
Other

Installation Notes

K-9404-R

Install this product according to the installation guide.

Trip lever, right-hand (non-CP)

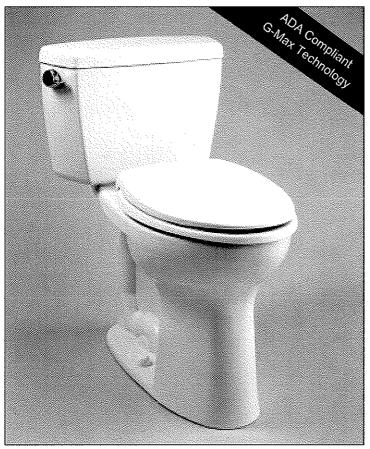






CST744SL

Drake Close Coupled Toilet, ADA, 1.6 GPF



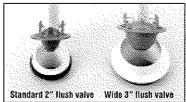
CST744SL - Drake Toilet, ADA Model SS114 - SoftClose Seat



G-Max Technology: Quiet, powerful, commercial grade flushing performance.



Choose a SoftClose toilet seat, or upgrade to a Washlet.



Fast Flush: New, wide 3" flush valve is 125% larger than conventional 2" flush valves.

Colors:

Standard #01 Cotton Optional See price book for additional colors

Trip Lever:

Standard #CP Chrome Plated Ontional

See price book for additional finishes

- Contemporary, high profile design
- MADA Compliant
- G-Max Technology
- Powerful, quiet flush every time
- ₩ Wide, 2-1/8" computer designed trapway
- Large water surface

High profile, ADA compliant close coupled toilet. Low consumption (6 Lpf/1.6 Gpf) siphon jet flushing action.

Tank cover, fittings, chrome plated trip lever, less seat.

CST744SL

Elongated, 12" rough-in, less seat

Elongated bowl only, 12" rough-in.

Drake tank and cover only. Complete with tank trim and coupling components.

□ ST743SB

Drake tank and cover only. Complete with tank trim and coupling components. Bolt down lid.

□ ST743SD

Drake tank and cover only. Complete with tank trim and coupling components. Insulated tank.

☐ ST743SDB

Drake tank and cover only. Complete with tank trim and coupling components. Bolt down lid and insulated tank.

☐ ST743SR

Drake tank and cover only. Complete with tank trim and coupling components. Right hand trip lever.

SS114

SoftClose: Seat and lid gently close with a touch of a hand. Elongated, closed front seat with lid.

C SC134

Elongated, open front seat with lid.

Elongated, open front seat less lid.



CST744SL

Drake Close Coupled Toilet, ADA, 1.6 GPF

PERFORMANCE

The TOTO G-Max low consumption toilets received high ratings during ANSI/ASME and CSA testing at independent laboratories. Designed with a powerful siphon jet flushing action, the toilet offers a large water surface and a glazed trapway.

SPECIFICATIONS

Water Use:

1.6 Gpf / 6.0 Lpf

Flush System:

Gravity Feed (G-Max System)

Min. Water Pressure: 8 psi

Water Surface:

10-3/8" x 8-1/4"

Trap Diameter:

2-1/8"

Rough-in:

12" rough-in

Trapseal:

2-3/8"

Warranty:

Five Year Limited Warranty

Material:

Vitreous china

Shipping Weight:

C744SL 56.5 lbs.

ST743S 35 lbs.

Shipping Dimensions: C744SL 29-1/2"L x 16"W1

x 10-1/4"W2x 18-1/2"H

ST743S 20-1/8"L x 8-1/4"W

x 15-1/2"H

Fixture dimensions and hydraulic performance meet or exceed ANSI/ASME standard A112.19.2M and CAN/CSA B 45 requirements.

Listing and approval: IAPMO/UPC, CSA, City of Los Angeles, State of MA, and others

Meets the American Disabilities Act Guidelines and ANSI A117.1 requirements where installed so top of seat is 17"-19" from the finished floor. Recommended seat: SS114

These dimensions and specifications are subject to change without notice.

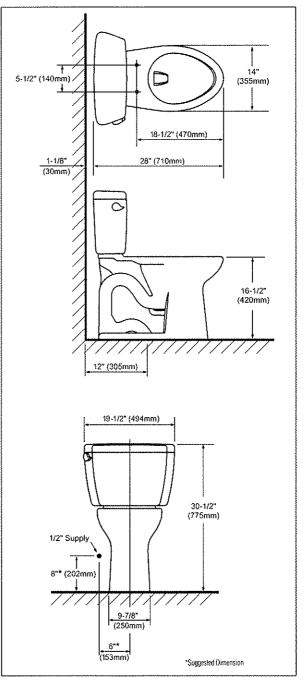
U.S. Patent:

D406.329

5.918.325

5,983.413

and pending



CST744SL - Drake Toilet, ADA Model



TOTO U.S.A., INC. • 1155 Southern Road, Morrow, GA 30260 Tel. (770) 282-8686 • Fax. (770) 282-8701 • www.totousa.com Printed in U.S.A. © TOTO LTD, 10/02 #A10120



CHAMPION® 4 ELONGATED RIGHT HEIGHT™ ONE-PIECE TOILET

VITREOUS CHINA

CHAMPION® 4 ELONGATED RIGHT HEIGHT™ ONE-PIECE TOILET

2034.014

- · Vitreous china
- EverClean® surface inhibits the growth of stain- and odor-causing bacteria, mold, and mildew on the surface
- Low-consumption (6.0 Lpf/1.6 gpf)
- Features Champion® 4 Flushing System performance platform
- 4" non-adjustable, piston action Accelorator™ flush valve
- 16-1/2" rim height for accessible applications
- · Elongated siphon action jetted bowl
- 2-3/8" fully-glazed trapway
- · Chrome trip lever
- · 100% factory flush tested
- · 2 bolt caps
- · 10 year warranty

Nominal Dimensions:

756 x 451 x 749mm (29-3/4" x 17-3/4" x 29-1/2")

Fixture only, seat and supply by others

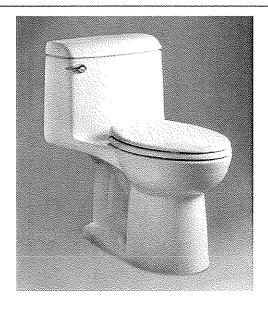
Compliance Certifications -

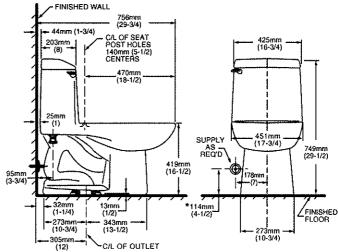
Meets or Exceeds the Following Specifications:

 ASME A112.19.2M for Vitreous China Fixturesincludes Flush Performance, Ball Pass Diameter, Trap Seal Depth and all Dimensions

To Be Specified:

- Color:
 - ☐ White ☐ Bone ☐ Silver ☐ Linen ☐ Black
- ☐ Trip Lever 738772-XXX0A:
 - 002 Chrome (supplied)
 - O 068 Blackened Bronze
 - Q 099 Polished Brass
 - 295 Satin Nickel
- ☐ Seat:
 - ☐ Champion® Slow Close Elongated #5325.010
 - ☐ EverClean® Elongated Seat, with Cover and Slow Close Snap-Off Hinges #5321.110
- Supply with Stop (by other):





NOTES:
THIS TOILET IS DESIGNED TO ROUGH-IN AT A MINIMUM DIMENSION OF 305MM (12") FROM FINISHED WALL TO C/L OF OUTLET.
SUPPLY NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY.

* DIMENSION SHOWN FOR LOCATION OF SUPPLY IS SUGGESTED.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.



MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USABLE BUILDING FACILITIES-CHECK LOCAL CODES.

 When installed, top of seat meets minimum requirement of 432 to 483mm (17" to 19") from the finished floor.



Attachment E – For reference only – not part of DHCD program

2009 MWRA Low-Flow Toilet Retrofit Grants

The Massachusetts Water Resources Authority is implementing a \$100,000 grant project to install low-flow toilet retrofits in municipal buildings or local housing authority properties within the 43 MWRA member sewer communities during calendar year 2009. Grants will be provided by MWRA as reimbursements of 100 percent of the eligible cost (including materials and contracted installation expenses) to retrofit low-flow toilets and/or flush valves up to a maximum of \$1,000 per existing high-flow toilet. Communities should procure contractors and/or use in-house staff to purchase and install low-flow (1.6 gallon per flush or less) toilets and/or toilet flush valves in municipal buildings to replace less efficient toilets that use a larger water volume per flush (urinals are not eligible). In-house staff expenses are not eligible for grant reimbursement. As an alternative to or in combination with work in municipal buildings, communities may designate the grant for use by the community's local housing authority. Grant funds cannot be used in conjunction with new construction or with already planned or ongoing renovation projects unless the MWRA documents that the plans for renovation did not originally include replacement of toilet fixtures. The \$100,000 grant funds have been initially allocated to each of the 43 eligible member sewer communities based on their percent share of MWRA sewer charges (see funding allocations below).

Communities interested in participating in the 2009 MWRA Low-Flow Toilet Retrofit Grant Project should contact MWRA by January 30, 2009 (see contact information below) to reserve their allocated grant funds for toilet retrofits. Communities that plan to participate in the grant program must identify a community contact person and will be required to identify specific locations of toilet retrofits by May 1, 2009. All toilet retrofit work and grant reimbursement requests must be completed by November 1, 2009. Funds initially allocated to communities that choose not to participate in the MWRA grant program will be reallocated to participating communities after January 30, 2009.

All work must start after January 1, 2009. Following completion of the toilet retrofit work, communities (and/or designated housing authorities) will apply to MWRA for grant funds by submitting a reimbursement request form, a copy of the fixture/materials receipt, a copy of the contractor's installation receipt, and before/after photos to document the retrofit installation. Though the actual cost per installation is expected to be well under \$1,000, eligible grant reimbursements will include 100 percent of the cost to retrofit low-flow toilets and/or flush valves up to a maximum of \$1,000 per existing toilet.

Eligible Communities and Their Initial Allocations of \$100,000 Grant Funds:

Arlington	\$ 1,800	Dedham	\$1,300	Needham	\$1,400	Walpole	\$	800
Ashland	\$ 500	Everett	\$1,700	Newton	\$4,500	Waltham	\$3	,000
Bedford	\$ 800	Framingham	\$2,500	Norwood	\$1,500	Watertown	\$1	,300
Belmont	\$ 1,100	Hingham S. D.	\$ 400	Quincy	\$4,400	Wellesley	\$1	,300
Boston	\$28,400	Holbrook	\$ 300	Randolph	\$1,300	Westwood	\$	500
Braintree	\$ 1,900	Lexington	\$1,600	Reading	\$1,000	Weymouth	\$2	2,400
Brookline	\$ 2,900	Malden	\$2,700	Revere	\$2,100	Wilmington	\$	500
Burlington	\$ 1,100	Medford	\$2,700	Somerville	\$3,300	Winchester	\$	900
Cambridge	\$ 5,500	Melrose	\$1,300	Stoneham	\$1,000	Winthrop	\$	700
Canton	\$ 900	Milton	\$1,200	Stoughton	\$1,000	Woburn	\$2	,700
Chelsea	\$ 1,400	Natick	\$1,100	Wakefield	\$1,300			

Deadline to reserve allocated grant funds is January 30, 2009

Deadline to identify specific use of grant funds is May 1, 2009

Deadline to complete work/apply for grant reimbursement is November 1, 2009

This project is being undertaken in connection with the settlement of an enforcement action, United States v. Massachusetts Water Resources Authority, taken on behalf of the U.S. Environmental Protection Agency under the Clean Water Act. Interested communities should contact Elaine Donahue, Project Manager, MWRA Community Support Program at (617) 788-4824 or <u>Elaine.Donahue@mwra.state.ma.us</u>.