



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 3, 2025, 10:48AM EST

Project Name	Veterans Inc. Historic Armory Roof & Masonry Restoration – Phase II Completion
Project Location and/or Address	69 Grove St. Worcester, Massachusetts 01605
Project Lead Organization (or Individual if Applicable)	Veterans Inc.
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	n/a
Brief Project Description	Preservation of the Historic Armory, serving as a residential program for Veterans, food pantry, service hub, and headquarters, through roof and masonry rehabilitation with repointing and repairs to the façade, capstones, brownstones, and chimney.
Project Contact Information	Allison Alaimo [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Preserve Rehabilitate / Restore
What is the total project budget?	543,355.60
How much are you requesting in CPA funding?	489,020.04
What general budget line items will the CPA funds be used for? (CPA funds can only be used to fund capital expenses. Maintenance activities are not eligible.)	The project budget covers roof replacement materials and labor, masonry restoration including steam washing, repointing, and repairs of capstones, brownstones, and chimneys, plus costs for site access, scaffolding, disposal, and permits.
Eligible Historical Resources: Which of the following applies to your historical resource?	The historical resource is more than 50 years old AND is listed on the State Register of Historic Places. Note: Any property listed on the National Register or located in a Local Historic District is automatically listed on the State Register.)
Please upload a copy of your MACRIS listing or other proof of Register listing.	WOR.367 Historical Armory Letter.pdf

<p>Preservation Restrictions: Does your property have any deed Preservation Restrictions? Note: Project awards over certain thresholds may require the Awardee to place a Preservation Restriction on the property as part of the grant agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.</p>	Yes
<p>Please upload a copy of your Preservation Restriction.</p>	Historic Covenants.pdf
<p>By initialing the following box, you recognize that an additional Preservation Restriction may be required as part of your Grant Agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.</p>	AA
<p>Is there anything else you would like us to know about your project at this stage?</p>	<p>This proposed project completes our masonry and roof rehabilitation and preservation efforts, the first part of which was funded through the City's initial CPA round, with our organization contributing over 50% in matching funds. An award through this application, combined with our additional committed funds, would allow us to complete the restoration of the Historic National Guard Armory, protecting it against further damage while ensuring both structural integrity and historical accuracy.</p>
<p>With my initials below, I confirm that the above information is true to the best of my knowledge and understand that major changes to the project outlined above may void a positive Determination of Eligibility.</p>	AA
<p>With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my organization would have to cover some or all of the upfront costs of the project.</p>	AA



CPA Funding Application Form

Submitted On:

Jan 7, 2026, 09:04AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Veterans Inc. Historic Armory Completion of Roof Replacement & Masonry Restoration
Project Contact Information	AJ Mercier [REDACTED] [REDACTED]
Please briefly describe your project.	Veterans Inc. roof repair & masonry restoration project for the historic armory building addresses critical structural/preservation needs: Preventing ongoing water damage that threatens the building's integrity and usability and protecting the structure from moisture/deterioration will reduce harm and restore original appearance. The project will remove damaging vegetation growing in and around the chimney, which poses a threat to the masonry & overall stability of the building. Re-pointing of the brickwork will replace deteriorated mortar to protect against further water infiltration and material loss will ensure both structural integrity and historical accuracy. Together restoring and preserving the landmark building that serves as a hub for services to homeless & at-risk veterans. By protecting and extending the life of this vital community asset, the project aligns closely with the CPA goals of historic preservation, adaptive reuse, and support for community housing needs.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>Veterans Inc. anticipates that the project will require standard municipal approvals associated with exterior building rehabilitation, such as roof replacement and masonry repairs. Based on our assessments and discussions with vendors, the following permissions, permits, and plans are expected to be necessary:</p> <ul style="list-style-type: none">• Building Permit from Inspectional Services - with police details Standard building permit for roof and façade from City's Inspectional Services Department (Building & Zoning Division).• Construction and technical plans prepared by the contractor to support the building permit application, including scope details for roofing and masonry repairs.• Police details, if required by the City, to support safe access and staging during construction. <p>Permitting and technical plans have been identified but not yet finalized. Altitude Roofing and Raymond James Restoration Inc. will submit all required permit applications upon execution of the Round II CPA contracts.</p>
Do you foresee any delays in acquiring these permissions within	The project team is aware of potential delays due to timing dependencies related to funding approvals and permitting and is prepared for this sequence. As this Round II application seeks to complete the project, requesting permits

the next 6 months? If yes, please explain, otherwise, type N/A.	depends on CPA Round I contracts. Once those contracts are executed, Veterans Inc. and vendors will finalize construction documents, submit permits, and move quickly to complete the roof and masonry project within one year.
What is the desired start and end date of this project?	2/1/2026 – 1/31/2027
Please attach a Timeline for the project.	Phase II Armory Timeline Final Edit.pptx
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	Copy of Budget Dec 2025.xlsx
Please upload any renderings and/or estimates for this project.	3rd Quote Updated north roof Veterans, Inc. Worcester, MA - Rev.2.pdf Raymond James_Partial Restoration West North_Veterans Inc.pdf
What is the status of the match funding identified in the budget?	Veterans Inc. is committed to providing 10% of the matching funds for Phase II of the Historic Armory Roof & Masonry Project. These funds will come from our reserves and ongoing unrestricted campaigns that support multimillion-dollar building preservation and restoration. Our goal is to remain an enduring steward of the Historic Armory and a dedicated community partner for underserved, homeless, and at-risk veterans.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Letter of Matching Funds Commitment.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	CPA funding is essential for this project because the cost of restoring the historic armory roof and repairing the masonry exceeds what Veterans Inc. can reasonably support while continuing to deliver its core programs and services to veterans. As a nonprofit that prioritizes housing, support services, and stabilization for veterans, diverting large amounts of unrestricted operating funds to capital repairs would significantly strain our ability to meet ongoing program needs.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	Both our President & Executive Director have extensive experience as General Contractors. Our project director, AJ Mercier, MBA, PMP, manages multimillion dollar projects from design through completion, including budgeting, scope definition, contractor oversight, and quality assurance. These skills translate directly to planning and executing a roof and masonry restoration project in an occupied, mission critical facility. Their combined expertise streamlines scheduling and coordination, strengthens cost control through bid review and value engineering, ensures quality workmanship, and accelerates permitting and compliance. They have

	successfully completed six property restorations for our transitional housing and treatment programs, including two historic homes in Worcester, one repurposed property in Shrewsbury, a restored school building in Maine, and two housing sites in VT and CT—projects that now provide shelter, services, and stability for homeless veterans.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	<p>Secured upfront project costs are in our reserves and long-term maintenance of the Historic Armory is ensured through diversified funding from local, state, federal, public, and private sources. Our hallmark grassroots efforts of volunteerism and community partnerships have been critical to our ability to grow and maintain fiscal security over the last 35 years. Initially, recognizing the historic significance of the Armory and rescuing it from demolition to it becoming a haven for homeless veterans and those at risk of being homeless. Followed by the continuous service expansion efforts to help return our veterans and their families to independence with dignity.</p> <p>Veterans Inc. is a nationally recognized as a leader in cost-effective, innovative, and successful programs, having received an Outstanding Service Provider Award from the U.S. Dept of Veterans Affairs (VA). We also received the Seal of Distinction from the Call of Duty Endowment for effective and cost-efficient programs.</p>
Please upload any reports that may be helpful in establishing a capable financial position.	FY24 Single Audit Report.pdf
How will this resource/property/building be maintained in the future?	Our dedication to preserving and revitalizing the historic Armory Building is evident over the past thirty years. Maintenance is guided by our Continuity of Operations Plans and procedures and is carried out by our Operations Department to ensure safety, functionality, and the building's historic character. Executive staff provide oversight and quality assurance. Together, our proactive facilities management and ongoing preservation efforts ensure the building remains safe and accessible.
Please upload any maintenance commitments.	WOR.367 Historical Armory Letter.pdf
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	<ul style="list-style-type: none"> • Veterans who are homeless or at-risk are primary beneficiaries; this vulnerable group resulted in the creation of Veterans Inc. and reside in the building accessing services as they stabilize. • Our service commitment to Worcester residents of basic needs, keeps our doors open during events to the public, including our food pantries and community events. • Our presence in Gateway Park exemplifies successful collaboration between academia, industry, and government, fostering innovation.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p> <p>PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>

<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>Priority 1: By increasing accessibility to historic resources and community housing by ensuring landmarks are safe, welcoming, and usable. Restoring the Armory’s masonry brickwork stabilizes walls and walkways, prevents crumbling that could impede access or pose fall hazards, and maintains clear entrances for veterans, visitors, and individuals with disabilities. Proper repointing also preserves the building’s original fabric, enabling continued public use for transitional housing, events, and veterans’ services. Fulfilling community housing and other basic needs, physical and mental healthcare for veterans and their families in a historic space.</p> <p>Priority 3: By addressing the local housing & poverty crisis with outreach and local collaboration services for stabilizing income and housing for veterans. Meeting overall community health and safety needs reduces reliance on emergency services, law enforcement, and hospitals, which lowers dependency on taxpayer dollars for public services.</p>
<p>Historic Resource Category Goals</p>	<p>GOAL 1: Acquire and restore historic buildings in danger of demolition. GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p>
<p>Open Space and Recreation Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Community Housing Category Goals</p>	<p>GOAL 5: Support unhoused individuals, especially youth and families.</p>
<p>Please describe how this project aligns with the above Category Goals.</p>	<p>G1: Over time, weathering/deterioration of masonry has posed risks to structural stability. Timely repairs/restoration of roofing and brickwork addressing water damage where the building could face severe degradation, making future use unsafe & increasing the risk of partial demolition.</p> <p>G2: Avoiding the building falling into disrepair, this effort extends the life of the historic armory and continues use as a shelter and service center for homeless veterans. By maintaining the building’s structural integrity and addressing urgent community needs. Sustainable preservation practices that give historic buildings new purpose, demonstrate adaptive reuse can honor the past + serve present-day social priorities.</p> <p>G5: Reinforcing infrastructure that directly serves & protects unhoused individuals, contributes to maintaining & enhancing a stable living environment for vulnerable populations, preventing displacement, & enabling continued access to services that promote housing stability.</p>
<p>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</p>	<p>This project aligns with key priorities in Worcester’s Urban Revitalization Plan and regional development strategies by preserving a culturally significant structure and supporting historic preservation, neighborhood revitalization, and public safety goals. This project also advances sustainability through adaptive reuse, promotes long-term community impact (particularly through homeless veteran-focused programs) and reflects a deep respect for local heritage.</p>
<p>Does your project have community support? Please describe outreach efforts for this project.</p>	<p>Surrounded by Gateway Park as a historic structure and veteran housing it holds cultural and practical significance in the region. Supported in meaningful ways that reflect public interest and civic engagement. Community members & neighbors, including veterans’ groups, local historical societies, civic organizations, and municipal leaders, recognize the importance of preserving</p>

	the building's structural integrity to ensure the continuation of critical services for unhoused & at-risk veteran
Please upload any letters of support.	Veterans Inc 4 Letters of Support.pdf
Is there anything else you want the CPC to know about your project?	Veterans Inc. opens its doors to the public in open house settings on several occasions during year through hosting events such as our annual Stand Down in June, Veterans Day Pancake Breakfast, biweekly Food Pantry, biennial Military Galas, and Holiday Harvest, where this past year we provided over 1200 turkeys to people in our community. These events not only educate the public around local history and our military; they also are a bridge for our veterans who are reconnecting and integrating back into the community. Lastly, we have over 1,000+ volunteers who come together annually in our 8 service states to support these initiatives.