

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Lowell Housing Authority			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> MA001			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2020</b>	<b>Work Statement for Year 2 2021</b>	<b>Work Statement for Year 3 2022</b>	<b>Work Statement for Year 4 2023</b>	<b>Work Statement for Year 5 2024</b>
	CITY VIEW TOWERS (MA001000004)	\$1,945,441.80	\$657,520.00	\$717,001.15	\$642,493.75	\$862,243.35
	AUTHORITY-WIDE	\$1,438,121.70	\$1,438,121.70	\$1,438,121.70	\$1,438,121.70	\$1,429,355.06
	SOUTH COMMON VILLAGE (MA001000003)	\$777,058.00	\$1,019,296.88	\$1,587,616.15	\$1,606,430.95	\$1,953,390.59
	NORTH COMMON VILLAGE (MA001000001)	\$306,250.00	\$495,756.25	\$50,000.00	\$200,000.00	\$156,250.00
	HIGHLAND PARKWAY (MA001000002)	\$326,867.50	\$1,183,044.17	\$1,001,000.00	\$906,692.60	\$392,500.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CITY VIEW TOWERS (MA001000004)			\$1,945,441.80
ID0023	Site Improvements - Force Account(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Upgrades. Paving & walkways, sealcoat, pedestrian paving. Site improvements: asphalt-concrete-paving, curbing, fencing, sidewalk paving, concrete, sealcoat, storm drainage, landscaping, lighting, stairs, railings, parking & striping. FAL		\$1,055,000.00
ID0070	Rear Plaza Site Upgrades (Force Account)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Rear Plaza / Patio upgrades. Dwelling unit exterior and site work. Non-routine pedestrian walks, area concrete panel replacement, granite curbing, paint building exterior, electric update area lighting, security cameras, replace seating, railings and paint, remove/replace planters as needed, other infrastructure upgrades as necessary and handicap accessibility. 6,400 square feet affecting 189 units. MA 1-6. FAL		\$218,750.00
ID0076	Balcony Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Balcony-Porches-Railings. Phase 1. Balcony Repairs Concrete and rebar. Potential replacement of balconies and railings and building envelope damp proofing as needed. One building.		\$600,000.00
ID0086	Mechanical, Electrical, Plumbing & HVAC (Force Account)(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Split HVAC/heat pump systems or PTAC, lobbies. FAL		\$71,691.80
	AUTHORITY-WIDE (NAWASD)			\$1,438,121.70
ID0033	Operations(Operations (1406))	Public Housing Operations		\$958,747.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$479,373.90
	SOUTH COMMON VILLAGE (MA001000003)			\$777,058.00
ID0077	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrades (2). Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes.		\$777,058.00
	NORTH COMMON VILLAGE (MA001000001)			\$306,250.00
ID0104	Site Upgrades and Improvements (Force Account)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Site Upgrades, Paving & Pedestrian Paving/Walkways, Sealcoat. Exterior Site upgrades, paving & site work, asphalt & concrete renovations. Walkways, fences, stairs, railings, parking, landscape, drainage). FAL.		\$306,250.00
	HIGHLAND PARKWAY (MA001000002)			\$326,867.50
ID0105	Kitchen & Bath Modernizations - Force Account(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen	Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Showers. Phase 6. 1 Building 6 units. (FAL*)		\$326,867.50

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	Subtotal of Estimated Cost			\$4,793,739.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$1,438,121.70
ID0037	Operations(Operations (1406))	Public Housing Operations		\$958,747.80
ID0038	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$479,373.90
	HIGHLAND PARKWAY (MA001000002)			\$1,183,044.17
ID0061	Storm door replacements (Force Account)( Dwelling Unit-Exterior (1480)-Exterior Doors)	Storm door replacements. 338 Door replacements, front & back. 169 Units (FAL)		\$105,280.00
ID0067	Electrical Redistribution(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting)	Electrical redistribution; panels, breakers, transformers, lighting upgrades. Nine buildings affected.		\$400,000.00
ID0082	Landscape Upgrades (Force Account)( Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Create new sitting area/park. Exterior lighting, parking, pedestrian walkways, sealcoat, storm drainage, striping, signage. FAL		\$125,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0083	Parking Lot & Pedestrian Paving (Force Account)(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Other)	Paving, parking lot & pedestrian paving walks, sealcoat retaining walls. 18,000sf. FAL		\$146,607.82
ID0091	Kitchen & Bath Modernizations - Force Account(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Showers. Phase 7. 1 Building 6 units. (FAL*)		\$341,656.35
ID0103	Roof and Skylight Repair - Force Account(Non-Dwelling Exterior (1480)-Roofs)	Community Room Skylight & Cupola. 580 Chelmsford St. Community Room Sky Light Cupola, asphalt shingle roof repairs, steeplejack/crane services, glazing (sky light), carpentry work/repairs to wood pillars, cupola structure. Affects one, non-dwelling administrative building. FAL		\$64,500.00
	NORTH COMMON VILLAGE (MA001000001)			\$495,756.25
ID0064	Unit Renovations (Force Account)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit Renovations & Modernizations. Kitchen, bath, bedrooms, living room renovations. Paint, caulk, reconfiguration of single BR to 2BR units, non-routine flooring due to reconfigurations. Plumbing & Electrical, tubs, showers, commodes (FAL*) & necessary fire suppression/sprinkler installation. 2 Units		\$150,000.00
ID0065	Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Windows)	Window Replacements (FAL*) (Phase 2). Asbestos contained in window caulking requires ACM caulk remediation. Energy star/Stretch Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Preparation and painting frames, panning. Multiple sizes. 240 windows affecting approximately 48 units.		\$220,756.25

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0066	Heating and hot water upgrades (Force Account)(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Boiler/Hot Water System & Utility Line Upgrades. Heating, Domestic Hot Water Replacements, Water, Sewer, Natural Gas Line Upgrades (Phase 2) (FAL*). Fiber optic cabling. 260 LF service per building affecting 150 to 200 units.		\$125,000.00
	CITY VIEW TOWERS (MA001000004)			\$657,520.00
ID0068	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	EPDM Roof Replacement. Roofs, multiple levels and wings. Install new 20-year EPDM roof, repair drains and water drainage at 4-floor building containing 57 housing units at 1-19. 8,100 SF.		\$137,500.00
ID0095	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Kitchen & Bath Modernizations. Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Showers. Phase 5 (FAL*)		\$520,020.00
	SOUTH COMMON VILLAGE (MA001000003)			\$1,019,296.88
ID0069	Site Upgrades and Improvements (Force Account)(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site Upgrades, Paving & Pedestrian Paving/Walkways, Sealcoat. Exterior Site upgrades, paving & site work, asphalt & concrete renovations (misc. accessibility repairs, walkways, fences, stairs, railings, parking, landscape, drainage). 30,708 SF FAL		\$235,471.88

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0078	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrade. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building		\$783,825.00
	Subtotal of Estimated Cost			\$4,793,739.00



## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3	2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORTH COMMON VILLAGE (MA001000001)			\$50,000.00
ID0043	Community Building Interior Rehab - Force Account(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Mercier Center Interior Rehab. Includes mechanical-replace with efficient and manageable HVAC systems, existing proprietary fire alarm system and fire sprinkler upgrades. Improve HC accessibility to the center, reworking the floor plan, finishes & trim. 1 Building 32,000 sf (FAL)		\$50,000.00
	HIGHLAND PARKWAY (MA001000002)			\$1,001,000.00
ID0048	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernization, Phase 8. Asbestos & lead abatement as needed, appliances, bathroom counters and sinks, both & kitchen flooring, commodes (toilets), electrical wiring upgrades, interior paint, kitchen cabinets, faucets, plumbing, tubs & showers. Window removal with masonry brick, mechanical bathroom vent, fan units. 18 units. FAL.		\$1,001,000.00
	SOUTH COMMON VILLAGE (MA001000003)			\$1,587,616.15
ID0051	Exterior plywood and PVC siding repairs (Force Account)(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Plywood and PVC siding repairs, paint and caulking at seven (7) buildings affecting 27 units at MA 1-4. (FAL)		\$87,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrade (2) Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$808,500.00
ID0092	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrade.Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$691,616.15
	CITY VIEW TOWERS (MA001000004)			\$717,001.15
ID0053	Kitchen and Bath Modernization (Force Account)( Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernizations (Phase 5). Asbestos & lead abatement as needed, appliances, bathroom counters and sinks, both & kitchen flooring, commodes (toilets), electrical wiring upgrades, interior paint, kitchen cabinets, faucets, plumbing, tubs & showers.(FAL*)		\$717,001.15
	AUTHORITY-WIDE (NAWASD)			\$1,438,121.70
ID0056	Operations(Operations (1406))	Public Housing Operations		\$958,747.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$479,373.90
	Subtotal of Estimated Cost			\$4,793,739.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARKWAY (MA001000002)			\$906,692.60
ID0021	Site Improvements - Force Account(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work	Site Upgrades, Paving & Walkways. Site improvements: Fencing, pedestrian paving/sidewalks, parking/paving, sealcoat, striping, drainage, lighting, landscaping, stairs, railings and security cameras. 1 walk and 1 parking area at two sites MA 1-2 & MA 1-7. FAL.		\$62,500.00
ID0094	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernizations. Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Showers. (FAL*) Phase 9 12 Units		\$844,192.60
	SOUTH COMMON VILLAGE (MA001000003)			\$1,606,430.95
ID0050	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	EPDM (rubber), asbestos test. Add roof drain. Approximately 6,000 sf.		\$368,930.95
ID0072	Interior Finishes (Force Account)(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Replacement at 6 & 7 floor buildings. Common area walls & ceiling repairs/paint, trim, flooring replacements, VCT & Resilient Luxury Tile, w/sub-floor asbestos abatement/monitoring. (FAL). Six buildings affecting 321 units.		\$400,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0093	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrade. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$737,500.00
ID0096	Interior Finishes - Force Account(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common & Stair Area Non-routine patching/painting of walls & ceilings, repairs/paint, trim, flooring (FAL) 3 Buildings		\$100,000.00
	CITY VIEW TOWERS (MA001000004)			\$642,493.75
ID0052	Water - Fire - Sprinkler main repairs (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Water/Fire Sprinkler Main Repairs. Repair/Replace domestic water supply line under parking lot. 200 linear feet.		\$79,993.75
ID0055	Fire Suppression-Sprinkler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Plumbing and fire alarm upgrades for elevators, stairwells, apartments, basement & common areas. Four developments MA 1-5, 1-6, 1-11, 1-19.		\$156,250.00
ID0058	Exterior Doors, Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows)	Replace windows, double sash, fiberglass or vinyl windows, aluminum/steel doors w/electric openers as needed per MAAB. All glazing stretch energy code compliant windows. Paint and caulking. (FAL). MA 1-19.		\$250,000.00
ID0073	Emergency Generator Replacements(Non-Dwelling Construction - Mechanical (1480)-Generator)	Electrical, pipefitting-gas, potential #2-fuel tank removal @MA 1-6		\$156,250.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORTH COMMON VILLAGE (MA001000001)			\$200,000.00
ID0054	Centralized Boiler Plant Upgrades Force Account(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Centralized Boiler Plant Upgrades. Non-Dwelling Mechanical. Boiler Bldg. Central boiler, tank, heat exchanger replacements, domestic hot water system, update boiler room to code (361 Adams St.) Electrical, Fire Alarm/Suppression, Plumbing code updates. FAL.		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,438,121.70
ID0079	Operations(Operations (1406))	Public Housing Operations		\$958,747.80
ID0080	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$479,373.90
	Subtotal of Estimated Cost			\$4,793,739.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CITY VIEW TOWERS (MA001000004)			\$862,243.35
ID0032	Interior finishes - Painting - Force Account(Non-Dwelling Interior (1480)-Common Area Finishes)	Common Area walls & ceiling repairs, non-routine interior paint, trim. (FAL).		\$57,616.15
ID0087	Site Work - Parking (Force Account)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat)	Parking, asphalt paving, pedestrian paving, sealcoat, granite curbs. 6,316 sf plus curbs. FAL.		\$173,432.88
ID0089	Concrete Paving, Parking Lot (Force Account)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Concrete paving, parking lot, pedestrian paving, sealcoat approximately 36 parking spots. Roadway paving 3.5" thick pavement, 10" crushed stone, 24' wide. 1,240 LF. FAL.		\$274,629.32
ID0108	Balcony Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Balcony-Porches-Railings. Phase 2.Balcony Repairs Concrete and rebar. Potential replacement of balconies and railings and building envelope damp proofing as needed. One building.		\$356,565.00
	SOUTH COMMON VILLAGE (MA001000003)			\$1,953,390.59
ID0049	Fire Suppression, Plumbing and Drainage Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Fire Suppression, Plumbing/Drainage Upgrades. Waterworks (Standpipes, fire sprinklers) A/E incl. feasibility & design costs.		\$146,607.82

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0062	Fire Sprinkler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Install new standpipes and fire suppression sprinklers in one building affecting 46 units.		\$150,000.00
ID0100	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrades. Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$678,305.96
ID0101	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrades. Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$511,696.53
ID0102	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrades Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$466,780.28
	NORTH COMMON VILLAGE (MA001000001)			\$156,250.00
ID0081	Demolition & hardscape - Force Account(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Masonry wall and concrete stairs. Accessibility, walkways, ramps, & landscape. (FAL)		\$156,250.00
	AUTHORITY-WIDE (NAWASD)			\$1,429,355.06



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0097	Operations(Operations (1406))	Public Housing Operations		\$949,981.16
ID0098	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$479,373.90
	HIGHLAND PARKWAY (MA001000002)			\$392,500.00
ID0099	Site Improvements - Force Account(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work	Site Upgrades, Paving & Walkways. Site improvements: Fencing, pedestrian paving/sidewalks, parking/paving, sealcoat, striping, drainage, lighting, landscaping, stairs, railings and security cameras. 1 walk and 1 parking area at two sites.		\$62,500.00
ID0107	Kitchen & Bath Modernizations - Force Account(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Showers. Phase 10. 1 Building 6 units. (FAL*)		\$330,000.00
	Subtotal of Estimated Cost			\$4,793,739.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$958,747.80
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$479,373.90
Subtotal of Estimated Cost	\$1,438,121.70

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$958,747.80
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$479,373.90
Subtotal of Estimated Cost	\$1,438,121.70

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$958,747.80
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$479,373.90
Subtotal of Estimated Cost	\$1,438,121.70

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$958,747.80
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$479,373.90
Subtotal of Estimated Cost	\$1,438,121.70

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$949,981.16
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$479,373.90
Subtotal of Estimated Cost	\$1,429,355.06