

	A	B	C	D	M
31	EPIC ID	YEAR	Development Number: Name	General Description of Major Work Categories	Est. Cost
32		FFY2021			
34	64	FFY21	AMP1: North Common Village (MA 1-1)	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.	\$60,000
35	109	FFY21	AMP4: City View Twrs (MA 1-6)	CVT Community teaching kitchen, indoor/outdoor vegetable gardens, Non-Dwelling Common Area Finishes, Flooring, Electrical, Kitchens, Mechanical, Plumbing, Painting, Appliances, Mail Facilities, Windows, Force Account Labor/FAL), Non-Dwelling Unit Exterior Doors, Windows, Non-Dwelling Site Landscape, Signage	\$110,000
36	108	FFY21	AMP4: City View Twrs (MA 1-6)	Balconies-Porches-Railings. Balcony Repairs, Concrete and rebar. Potential replacement of balconies and railings. Balconies, Porches, Railings, Exterior doors, Exterior Lighting. Exterior Paint & Caulking, Exterior Stairwells -Fire Escape, Landings & Railings)	\$1,017,929
37	67	FFY21	AMP2: Highland Parkway (MA 1-2)	Electrical (Re)distribution. Electric panels, unit subpanels, breakers, transformers, lighting upgrades. Phases 1, 2	\$400,000
38	61	FFY21	AMP2: Highland Pkwy (MA 1-2)	Storm Door Replacements for K&B Modernized Units to date. Dwelling Unit Exterior, Exterior Doors, Exterior Paint & Caulking, FAL.	\$105,280
39	82	FFY21	AMP2: Hartwell Court (25-35 Temple St. MA 1-7)	Landscape upgrades, create new sitting area/park. Exterior lighting, parking, pedestrian walkways, Seal Coat, Storm Drainage, Striping, Signage.	\$125,000
40	110	FFY21	AMP3: South Common Village (MA 1-3)	Unit Asbestos Removal Annual Allowance. EPIC: Other (Dwelling Interior and Non-Dwelling Interior)	\$20,000
41	78	FFY21	AMP3: South Common Village	Elevator Upgrades. 65 Summer Street Elevator Car repair, replacement, panel replacement, cooling equipment-systems, fire protection, controls, mechanical repairs & finishes (resulting report from FFY17 Feasibility Study) 160-P-320	\$783,825
42	69	FFY21	AMP3: Faulkner Development Apts (MA 1-4), Faulkner & Lawrence St.	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).	\$235,472
43	95	FFY21	AMP4: Francis Gatehouse (MA 1-11)	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/Mod only) (FAL*)	\$520,202
44	68	FFY21	AMP4: Centralville Gardens (MA 1-19)	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.	\$137,500
45		FFY21	AMP4: City View Twrs (MA 1-6)	Feasibility Study for retrofitting Central Air Conditioning Systems into existing infrastructure. (EPIC: Mechanical, Cooling Equipment - Systems.)	\$30,000
46					
47					Project Totals
48			END FFY2021		\$3,545,208
49					
50		FFY2022			
52	117	FFY22	AMP1: Mercier Center at North Common Village (MA 1-1)	Mercier Center Exterior paint & caulking, foundations, (sill), Repair/replace parging at rear deck elevation *(FAL Carpentry, Masonry, & Paint)	\$50,000
53	48	FFY22	AMP2: Highland Parkway (MA 1-2)	Kitchen & Bath Modernizations Phase 8. 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 Remove window from shower surround as needed, Showers, Siding, Tuck Pointing, Windows, Exterior Doors, Storm Doors. (Mod only) (FAL*)	\$951,000
54	91	FFY21	AMP2: Highland Pkwy Triplex (MA 1-17)	Kitchen & Bath Modernizations Phase 7. 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 Remove window from shower surround as needed, Showers, Siding, Tuck Pointing, Windows, Exterior Doors, Storm Doors. (Mod only) (FAL*)	\$239,973

*FAL: FORCE ACCOUNT LABOR

	A	B	C	D	M
55	111	FFY22	AMP3: South Common Village (MA 1-3)	Unit Asbestos Removal Annual Allowance. EPIC: Other (Dwelling Interior and Non-Dwelling Interior)	\$80,000
56	84	FFY22	AMP3: South Common Village (MA 1-3)	Elevator Upgrades. 198 South St. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes (resulting report from FFY17 Feasibility Study) 160-P-306, 160-P-307	\$808,500
57	92	FFY22	AMP3: South Common Village (MA 1-3)	Elevator Upgrades. 145 Gorham St. Elevator Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. Cooling Equipment-Systems (resulting report from FFY17 Feasibility Study) 160-P-61 47 Units.	\$691,616
58	51	FFY22	AMP3: Faulkner St Apartments (MA 1-4)	Exterior Plywood and PVC Siding Repairs. Exterior paint & caulking, foundations, (sill), Repair/replace siding at building sills. Coordinate with roof replacements and fascia repairs. (FAL*)	\$57,500
59	53	FFY22	AMP4: Francis Gatehouse (MA 1-11)	Kitchen & Bath Modernizations (Phase 4). Modernization@\$55K ea. 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*)	\$520,011
60	83	FFY22	AMP2: Colwell Ave (MA 1-12 site)	Paving, Parking Lot & Pedestrian Paving Walks, Retaining Wall, Railings, Sealcoat.	\$146,608
61					
62					Project Totals
63			END FFY 2022		\$3,545,208
64					
65		FFY2023			
67	54	FFY23	AMP1: North Common Village (MA 1-1)	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.), Water Alarms/Leak Sensors	\$5,000
68	21	FFY23	AMP2: Highland Parkway (MA 1-2) and Hartwell Ct. (25-35 Temple St. MA 1-7)	Site Upgrades, Paving & Walkways. Site improvements: Fencing, pedestrian paving/sidewalks, parking/paving, sealcoat, striping, drainage, lighting, landscaping, stairs, railings, security cameras.	\$62,500
69	112	FFY23	AMP3: South Common Village (MA 1-3)	Unit Asbestos Removal Annual Allowance. EPIC: Other (Dwelling Interior and Non-Dwelling Interior)	\$80,000
70	96	FFY23	AMP3: South Common Village (MA 1-3)	Interior Finishes. Common & Stair Area Non-routine patching/painting of walls & ceilings after Ameresco lighting upgrades, repairs/paint, trim, flooring (FAL)	\$100,000
71	72	FFY23	AMP3: South Common Village (MA 1-3)	Interior Finishes, Replacement at 6 & 7 floor buildings. Common area walls & ceiling repairs, Non-Routine Paint, trim, Non-Routine Flooring replacements, VCT & Resilient Luxury Tile, w/sub-floor asbestos abatement/monitoring. (FAL*) (\$200K per bldg)	\$400,000
72	93	FFY23	AMP3: South Common Village (MA 1-3)	Elevator Upgrade. 183 Gorham St. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. Cooling Equipment-Systems (resulting report from FFY17 Feasibility Study) 160-P-62	\$737,500
73	50	FFY23	AMP3: South Common Village (MA 1-3) 227 Gorham Roof	Roof replacement, asbestos test, reset/replace drain, EPDM (rubber), Approx. 6,000sf. (Dwelling Unit Exterior) Exterior siding / cladding for elevator penthouse pending ACM results	\$368,931
74	73	FFY23	AMP4: Belvidere Hgts, City View Twrs, Francis Gatehouse, Centralville Gardens (MA 1-5, 1-6, 1-11 & 1-19)	Emergency Generator Replacements. (Electrical, Mechanical, pipefitting-gas, potential #2-fuel tank removal @MA 1-6)	\$156,250
75	55	FFY23	AMP4: Belvidere Hgts, City View Twrs, Francis Gatehouse, Centralville Gardens (MA 1-5, 1-6, 1-11, 1-19)	Fire Suppression - Sprinkler Upgrades. Plumbing and Smoke/Fire Detection- fire alarm upgrades for elevators, stairwells, apartments, basement & common areas.	\$63,442
76	58	FFY23	AMP4: Centralville Gardens (MA 1-19)	Exterior Doors, Window Replacements (FAL*). After roof replacement is completed (see FFY21 #12). Replace windows, double sash, fiberglass or vinyl windows, aluminum/steel doors w/electric openers as needed per MAAB. All glazing stretch & IECC energy code compliant windows.	\$250,000
77	65	FFY23	AMP1: North Common Village (MA 1-1)	NCV Window Replacements (FAL*), black trim. Asbestos contained in window caulking requires ACM caulk remediation. Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Paint exterior aluminum panning. Multiple sizes. Dwelling Exterior: Windows, Exterior Paint & Caulking, (Phase 2/4. Ph. 1 FFY19)	\$439,585

	A	B	C	D	M
78	113	FFY23	AMP1: North Common Village (MA 1-1)	ID 0113 NCV Hancock Ave., Garin Terr. & Common Ave. Roof Replacements, Overhangs, Gutters-Downspouts, Tuck-Pointing. Exterior Paint & Caulking. (Dwelling Unit Exterior)	\$432,000
79	113	FFY23	AMP1: North Common Village (MA 1-1)	ID 0113 NCV Lewis St., O'Brien Terr., Conlon Terr. Roof Replacements, Overhangs, Gutters-Downspouts, Tuck-Pointing, Exterior Paint & Caulking.	\$450,000
80					
81					Project Totals
82			END FFY2023		\$3,545,208
83					
84		FFY2024			\$1,480
86	81	FFY24	AMP1: North Common Village (MA 1-1)	Demolition and hardscape, 590-596, 598-604 Market Street masonry wall and concrete stairs. Accessibility, walkways, ramps & landscape	\$156,250
87	115	FFY24	AMP1: North Common Village (MA 1-1)	NCV Adams St. Roof Replacements, Gable End Repairs, Overhangs, Gutters-Downspouts, Tuck-Pointing. Exterior Paint & Caulking. (Dwelling Unit Exterior)	\$450,000
88	116	FFY24	AMP1: North Common Village (MA 1-1)	NCV Window Replacements (FAL*), black trim. Asbestos contained in window caulking requires ACM caulk remediation. Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Paint exterior aluminum panning. Multiple sizes. Dwelling Exterior: Windows, Exterior Paint & Caulking, (Phase 3/4. Ph. 1 FFY19)	\$247,997
89	94	FFY24	AMP2: Highland Parkway (MA 1-2)	Kitchen & Bath Modernizations Phase 9. 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, Remove Window from shower surround as needed, Showers, Siding, Tuck Pointing, Windows, Exterior Doors, Storm Doors. (Mod only) (FAL*)	\$620,000
90	99	FFY24	AMP2: Highland Parkway (MA 1-2)	Site Upgrades, Paving & Walkways. Site improvements: Fencing, pedestrian paving/sidewalks, parking/paving, sealcoat, striping, drainage, lighting, landscaping, stairs, railings, security cameras.	\$62,500
91	49	FFY24	AMP3: South Common Village (MA 1-3)	Fire Suppression, Plumbing/Drainage Upgrades. Waterworks (Standpipes, fire sprinklers) A/E incl. feasibility & design costs (Design for multiple buildings, 1 building to be modified)	\$20,629
92	62	FFY24	AMP3: South Common Village (MA 1-3)	Fire Sprinkler Upgrades. Install new standpipes and fire suppression sprinklers.	\$20,000
93	100	FFY24	AMP3: South Common Village (MA 1-3)	Elevator Upgrades. 227 Gorham St. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes (resulting report from FFY17 Feasibility Study) 160-P-64	\$678,306
94	101	FFY24	AMP3: South Common Village (MA 1-3)	Elevator Upgrades. 130 South Street St. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes (resulting report from FFY17 Feasibility Study) 160-P-304	\$511,697
95	102	FFY24	AMP3: South Common Village (MA 1-3)	Elevator Upgrades. 174 South Street St. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes (resulting report from FFY17 Feasibility Study) 160-P-305	\$466,780
96	114	FFY24	AMP3: South Common Village (MA 1-3)	Unit Asbestos Removal Annual Allowance. EPIC: Other (Dwelling Interior and Non-Dwelling Interior)	\$80,000
97	32	FFY24	AMP4: Belvidere Hgts, City View Twrs, Francis Gatehouse (MA 1-5, 1-6, 1-11)	Interior Finishes, Replacement (common area walls & ceiling repairs, non-routine interior paint, trim) *FAL Carpentry and Paint	\$57,616
98	87	FFY24	AMP4: Francis Gatehouse (MA 1-11)	Parking Asphalt Paving, Pedestrian Paving, Sealcoat, Granite Curbs. (Tye Street Roadway-City) 6,316/sf+curbs	\$173,433
99					
100					Project Totals
101			END FFY2024		\$3,545,208
102					
103		FFY2025			\$1,480
105	122	FFY25	AMP1: North Common Village (MA 1-1)	Fenwick Terr. Roof Replacements, Gable End Repairs, Overhangs, Gutters-Downspouts, Tuck-Pointing. Exterior Paint & Caulking. (Dwelling Unit Exterior)	\$450,000
106	122	FFY25	AMP1: North Common Village (MA 1-1)	Suffolk St. . Roof Replacements, Gable End Repairs, Overhangs, Gutters-Downspouts, Tuck-Pointing. Exterior Paint & Caulking. (Dwelling Unit Exterior)	\$432,000

	A	B	C	D	M
107	123	FFY25	AMP1: North Common Village (MA 1-1)	NCV Window Replacements (FAL*), black trim. Asbestos contained in window caulking requires ACM caulk remediation. Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Paint exterior aluminum panning. Multiple sizes. Dwelling Exterior: Windows, Exterior Paint & Caulking, (Phase 4/4. Ph. 1 FFY19)	\$442,208
108	126	FFY25	AMP1: North Common Village (MA 1-1)	High Rise Building, Dwelling Unit Exterior: Stairwells - Fire Escapes, Floor Tread Replacement/Repair (FAL)	\$75,000
109	107	FFY25	AMP2: Highland Parkway (MA 1-2)	Kitchen & Bath Modernizations Phase 10. 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 Remove window from shower surround as needed, Showers, Siding, Tuck Pointing, Windows, Exterior Doors, Storm Doors. (Mod only) (FAL*)	\$620,000
110	121	FFY25	AMP3: South Common Village (MA 1-3)	Kitchen & Bath Modernization, Phase 1. Asbestos & lead abatement as needed, Appliances, Bathroom Counters and Sinks, Bathroom & Kitchen Flooring (non-cyclical, non-routine), Commodes (toilets), Electrical wiring upgrades, Interior Doors, Interior Paint, Ktchen Cabinets, Kitchen Sinks and Faucets, Plumbing, Tubs & Showers.	\$1,001,000
111	124	FFY25	AMP3: South Common Village (MA 1-3)	Interior Finishes. Hallways, Laundry Rooms, Common & Stair Area. Non-routine Patching & Painting of walls & ceilings (after Ameresco lighting upgrades), repairs and Paint, trim, flooring (Non-Cyclical, Non-Routine)(FAL)	\$270,000
112	125	FFY25	AMP3: South Common Village (MA 1-3)	Emergency Exit/Basement Doors Replacement w/ Sensor Lights in Stairwells, Security. Electrical. Doors. Stairwells - Fire Escapes (Common Area) (Non-Dwelling Interior)	\$50,000
113	118	FFY25	AMP3: South Common Village (MA 1-3)	Unit Asbestos Removal Annual Allowance. EPIC: Other (Dwelling Interior and Non-Dwelling Interior)	\$80,000
114	127	FFY25	AMP3: Faulkner St Apartments (MA 1-4)	Window replacements (FAL*). Double sash, fiberglass or vinyl windows, All glazing IECC energy code compliant windows.	\$125,000
115					
116					Project Totals
117			END FFY2025		\$3,545,208