

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/12/2022

Approved By: O'BRIEN, MAURA

Part I: Summary						
PHA Name : Falmouth Housing Authority		Locality (City/County & State)				
PHA Number: MA047		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)	\$394,770.49	\$85,614.00	\$152,184.00	\$292,692.00	\$298,725.00
	ROSE MORIN (MA047004006)	\$407,803.91	\$103,000.00	\$13,600.00	\$75,200.00	\$87,350.00
	AUTHORITY-WIDE	\$197,027.60	\$183,830.00	\$121,127.00	\$140,830.00	\$136,839.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$394,770.49
ID0024	Harborview: Kitchen Renovations (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	42+ Units Appliances, Cabinets, Sinks, Faucets and Others		\$34,000.00
ID0040	Harborview Pave Parking(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	1200 square feet to include additional ADA parking spaces		\$250.00
ID0041	A&E Services: Harborview Screen Doors(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Consultant Harborview - Screen door replacements (183), window locks, windows/frames		\$1,000.00
ID0050	A&E Services - HV Admin Generator(Contract Administration (1480)-Other Fees and Costs)	Admin bldg. generator installation		\$1,000.00
ID0055	Tataket Balcony Repairs(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Balconies and Railings)	Reseal brick on 12 balconies		\$1,500.00
ID0056	Roof Replacement - Asphalt - Tataket(Dwelling Unit-Exterior (1480)-Roofs)	3 Buildings, approx. 200 sq. feet		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0058	Tatakot Sofit Repair - 3 Hallway Corridors(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Scrape, Seal & Paint Exterior Corridor Ceilings		\$3,376.00
ID0065	Harborview Gutters(Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter)	Harborview Gutters, approx. 785 ft		\$25,000.00
ID0076	Safety & Security: Cameras (Non-Dwelling Interior (1480)-Security)	Additional Security Cameras - Tatakot Hallways, Stairwells & Harborview Rear Exit Doors, Stairwells and common areas		\$35,000.00
ID0078	Mailstation: Harborview(Non-Dwelling Exterior (1480)-Mail Facilities)	Purchase and install package delivery kiosk; expand mail room through construction		\$20,000.00
ID0081	Drainage System/Septic(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Investigate and repair/replace drainage system; ground around drains is visibly sinking; repair asphalt areas near drains in roadway		\$1,000.00
ID0097	Commercial Sink & Faucets: Harborview(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Purchase and install wall-hung commercial sinks and sensor-activated faucets; sensor toilets, in Admin Bldg and common area restrooms, kitchens, in apartment building; update piping if required.		\$1,000.00
ID0099	Harborview: Update Master Keys(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Update masters locks, rekey each unit and community rooms; install FOB system where feasible		\$2,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0100	Harborview: Call Box Replacement (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Replace entry door call box system		\$1,000.00
ID0102	Harborview Admin: Maintenance Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Install cages and inventory control system for tools, machinery and other equipment/supplies.		\$5,000.00
ID0108	Harborview/Tataket Plumbing: Phase II (Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	Emergency Harborview/Tataket plumbing repairs project, pipe replacement Phase II Replace vertical risers to upper floor units; replace piping within 83 apts to individual fixtures within each apt		\$1,000.00
ID0109	Tataket: Exhaust/Ventilation System(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Tataket Exhaust/Ventilation System - 83 units, Replace existing bathroom exhaust system within each apt with new equipment and duct to the exterior. New equipment would operate continuously at a low volume and increase in volume when bathroom is occupied.		\$1,000.00
ID0110	Harborview/Tataket Plumbing: Mold Remediation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Tataket Mold Remediation: 83 units, Renovate building envelope - primarily at 1st flr - to improve building envelope and protect against moisture penetration at the foundation walls.		\$1,000.00
ID0111	Tataket Plumbing: Ventilation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview - Repair/replace fresh air ventilation equipment and distribution system throughout building.		\$1,000.00
ID0112	A&E Services - HV Admin Generator(Contract Administration (1480)-Other Fees and Costs)	Harborview/Tataket Pipe Repair - Harborview Pipe Repair, Tataket Phase I & Phase II , Tataket Mold Remediation, Harborview Ventilation		\$250.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	Harborview/Tataket: Signage(Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Signage)	Install signage interior and exterior		\$250.00
ID0116	Harborview/Tataket Environmental Review(Operations (1406))	Environmental Review to determine if CFP projects are feasible		\$500.00
ID0136	Harborview:Outdoor Bench(es) & Tables(Non-Dwelling Exterior (1480)-Other)	Purchase and Install community bench(es)/tables and canopies. 6 total.		\$1,000.00
ID0137	Tataket: Outdoor Bench(es) & Tables(Non-Dwelling Exterior (1480)-Other)	Install community bench(es)/tables and canopies. 6 total		\$1,000.00
ID0142	Safety & Security: Cameras (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Common exterior areas at Harborview Admin		\$5,000.00
ID0153	Vacancy Turnovers - Harborview/Tataket(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 Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacancy Turn overs - Interior painting, cabinet repair/repl, sinks repair/repl, toilets repair/repl, flooring repair/repl, countertops repair/repl, appliances, repair/repl		\$21,808.00
ID0155	Harborview -Emergency Vacant Units Rehab(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Harborview - Vacant units rehab; contract work to assist due to number of turn overs and staff capacity. Appliances, counters & sinks, flooring, painting, doors, cabinets, tub refinish, plumbing, electrical		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Showers)			
ID0165	Harborview Parking/Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Pave parking lot, striping, and asphalt work at Harborview		\$1,000.00
ID0166	Harborview Plumbing: Ventilation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview - Repair/replace fresh air ventilation equipment and distribution system throughout building.		\$1,000.00
ID0167	Plumbing Repairs: Harborview(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview emergency plumbing repairs		\$1,000.00
ID0169	Tataket: Update Master Keys(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Update masters locks, rekey each unit and community rooms; install FOB system where feasible		\$2,000.00
ID0171	Tataket: Call Box Replacement(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Replace entry door call box system		\$1,000.00
ID0172	Commercial Sink & Faucets: Tataket(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Purchase and install wall-hung commercial sinks and sensor-activated faucets, sensor toilets, in common area restrooms, kitchens; update piping if required.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0181	Harborview: Septic pipe scaling-cleaning(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Scaling of pipes for septic system		\$1,000.00
ID0182	Harborview & Tatakot: Strip & Paint Unit Doors(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Strip and paint unit doors; 183 units		\$1,000.00
ID0203	Admin: Replace Garage Doors(Non-Dwelling Exterior (1480)-Doors)	Remove and replace three garage doors at maintenance building.		\$1,000.00
ID0207	Harborview/Tatakot: Paint interior units, office & common areas(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Painting)	Paint interior units, admin office, common areas.		\$1,000.00
ID0215	Harborview/Tatakot: Speed Bump Installation(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Install multiple speed bumps throughout property; approx. 6-8		\$1,000.00
ID0219	Harborview/Tatakot: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0223	Harborview/Tatakot: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0230	Harborview: Security Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Install security fencing throughout property		\$1,000.00
ID0231	Tataket: Security Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Install security fencing throughout property		\$1,000.00
ID0235	Tataket Pave Parking & speed bumps(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Walkway repairs for sidewalk (asphalt and concrete); installation of speed bumps		\$4,250.00
ID0237	Rose Morin: Piping Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Other)	Replacement basement piping; units if required, 60 units total		\$1,000.00
ID0103	Harborview & Tataket: Flooring & Furniture Replacement(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building)	Replace carpeting and furniture in Community Room to type that supports aging in place and COVID-19 protocols. Admin Office: Chairs, desks and filing cabinets for public housing program.		\$1,964.95
ID0107	Harborview Admin: Plumbing(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Plumbing)	Bathroom conversions to install ADA toilets, grab bars, sensor-activated sinks and doors.		\$1,715.38
ID0019	Harborview ADA Unit Conversion(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)	2 units: Repair and/or install ADA shower & sink conversion; install grab bars; lowered cabinets; strobe lighting, braille/low lighting features for sight impaired; wall guards and panels.		\$22,279.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Tataket Walkways(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Landings and Railings)	Walkway repairs - install enclosed walkway.		\$62,137.28
ID0067	Relocation Costs -Harborview/Tataket (Contract Administration (1480)-Relocation)	Emergency cost to rehouse tenants locally due to Harborview/Tataket plumbing repairs (Immediate threat to health and safety)		\$10,381.49
ID0068	Harborview/Tataket Plumbing(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Emergency Harborview/Tataket plumbing repairs, pipe replacement (600 ft approx), and drywall/ceiling repairs, asbestos removal if required. Address leak/seal issues in units at Tataket (2 units approx).		\$5,103.90
ID0053	Harborview Storm Doors(Non-Dwelling Exterior (1480)-Doors)	80 storm door units & installation		\$43,585.14
ID0061	Harbroview/Tataket Plumbing(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harbroview/Tataket plumbing repairs, pipe replacement (600 ft approx), and drywall/ceiling repairs, asbestos removal if required.		\$10,000.00
ID0095	Harborview & Tataket - Appliances & Flooring(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace 12 stoves and refrigerators Replace laminate flooring in kitchen and bathrooms		\$2,892.00
ID0156	Tataket - Emergency Vacant Units Rehab(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)-Commodos,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Tataket - Vacant units rehab; contract work to assist due to number of turn overs and staff capacity. Appliances, counters & sinks, flooring, painting, doors, cabinets, tub refinish, plumbing, electrical		\$45,665.51

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Showers)			
ID0233	Mold Remediation: Harborview & Tataket(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold)	Review and abatement of mold or related issues in unit.		\$861.84
	ROSE MORIN (MA047004006)			\$407,803.91
ID0025	Rose Morin - Exterior Doors & Window Locks(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	60 units - repair screen doors and change lock style for kitchen windows		\$35,828.00
ID0090	Rose Morin Windows & Frames(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	60+ units and common area window replacement/repair seals various sizes; install new window frames and seals		\$3,000.00
ID0091	Rose Morin - Common Area Appliances(Non-Dwelling Interior (1480)-Common Area Washers)	Replace washer/dryer; install additional unit(s); plumbing to allow for additional units		\$5,000.00
ID0098	A&E Services - Rose Morin Doors, Locks, W&D install(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Consultant Rose Morin Screen door replacements (60), window locks, washer & dryer installation in community room, & Kitchen replacement		\$5,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	Rose Morin: Flooring & Furniture Replacement(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building)	Replace carpeting and furniture in Community Room to type that supports aging in place and COVID-19 protocols.		\$5,000.00
ID0106	Rose Morin: Smoke Detectors & Stove Top Fire Extinguishers(Dwelling Unit-Interior (1480)-Mechanical,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	60 units - Replace all smoke detectors with combo units; install stove top fire extinguishers		\$1,000.00
ID0114	Rose Morin: Signage(Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Signage)	Install signage interior (community room/laundry room) and exterior		\$250.00
ID0115	Safety & Security: Cameras (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Rose Morin: Install cameras and equipment to monitor separate buildings and parking lots at Rose Morin		\$1,000.00
ID0117	Rose Morin Environmental Review(Contract Administration (1480)-Other Fees and Costs)	Environmental Review to determine if CFP projects are feasible		\$1,500.00
ID0138	Rose Morin: Outdoor Bench(es)(Non-Dwelling Exterior (1480)-Other)	Install community bench(es)/tables and canopies/pergolas. 2 per building; 20 total.		\$1,000.00
ID0152	Vacancy Turnovers-Rose Morin(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)-Commodities,Dwelling Unit-Interior (1480)-Electrical,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)-Tubs and Showers)	Vacancy Turn overs - Interior painting, cabinet repair/repl, sinks repair/repl, toilets repair/repl, flooring repair/repl, buff, countertops repair/repl, appliances, repair/repl		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	Rose Morin: Update Master Keys(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Update masters locks, rekey each unit and community rooms; install FOB system where feasible		\$1,000.00
ID0173	Commercial Sink & Faucets: Rose Morin(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Administrative Building)	Purchase and install wall-hung commercial sinks and sensor-activated faucets, sensor toilets, in common area restroom and community kitchen; update piping if required.		\$1,000.00
ID0214	Rose Morin: Speed Bump Installation(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Install multiple speed bumps throughout property; approx. 12.		\$1,000.00
ID0216	Rose Morin: Replace Overhang Posts(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)	Replace overhang posts on each building; 10 buildings total; 8 posts per building		\$1,000.00
ID0224	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0228	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0229	Rose Morin: Security Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Install security fencing throughout property		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0234	Mold Remediation: Rose Morin(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold)	Review and abatement of mold or related issues in unit.		\$3,000.00
ID0052	Rose Morin Kitchen Renovations (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	31+ units Appliances, Cabinets, Sinks, Faucets and Other		\$119,328.00
ID0158	Federal Pacific Panel & Outlets Replacement - Rose Morin(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement		\$169,897.91
	AUTHORITY-WIDE (NAWASD)			\$197,027.60
ID0128	Harborview/Rose Morin/Tataket: Heat Register Covers(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Force Account: Remove and install new heat register covers in common areas and in units.		\$1,000.00
ID0154	Harborview Admin - Phone System Install(Management Improvement (1408)-System Improvements)	Purchase and installation of phone system for Admin Office		\$7,026.00
ID0184	Admin: Tablet phone & Computers(Management Improvement (1408)-System Improvements)	Property-wide: Purchase cell phones with tablet function for maintenance work orders. 7 total.; 3 computers for maintenance department and public housing.		\$6,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0187	Admin: Staff training and development(Management Improvement (1408)-Staff Training)	Staff training and development on HUD-related systems.		\$5,000.00
ID0192	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00
ID0006	Operations(Operations (1406))	Operations		\$108,979.00
ID0031	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$67,281.00
ID0131	Administration - Blue Print Scan(Non-Dwelling Interior (1480)-Other)	Digitize historical blueprints for federal properties and associated projects.		\$741.60
	Subtotal of Estimated Cost			\$999,602.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	Harborview & Tataket Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	20+ units and common area window replacement/repair seals various sizes: lobby - 1 of ea: 47 3/4x 87 1/2m 31 x 87 1/2, 39x 87 1/2, 26x 85 x1/2; units 8 ea: 94 1/2 x 61; units 2 ea: 46 1/2 x 61		\$40,000.00
ID0066	Harborview Kitchen Renovations (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	4+ Units Appliances, Cabinets, Sinks, Faucets and Others		\$4,184.00
ID0096	Tataket - Paint Buildings & Trim(Non-Dwelling Exterior (1480)-Paint and Caulking)	3 buildings, repaint exterior bldgs and trim		\$20,000.00
ID0118	Harborview Driveway Sinkhole(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Construction - Mechanical (1480)-Other)	Research and repair sinking entrance area associated with septic		\$9,000.00
ID0119	Harborview Electrical/Lighting Common Areas(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Upgrade lighting in common hallways, offices and community rooms, including near tenant doors to brighter, energy efficient options. Replace and install, if required, wiring for upgrade.		\$10,000.00
ID0125	Harborview - Washer/Dryer Replacement(Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Replace 4 washers and dryers at Harborview Apartments with commercial grade equipment; plumbing/piping replacement if required.		\$10,000.00
ID0134	Tataket Dehumidifiers(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dehumidifiers for each unit (83)		\$10,000.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$140,830.00
ID0009	Operations(Operations (1406))	Operations		\$66,453.00
ID0032	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$55,377.00
ID0185	A&E: Heat Pump Conversions & Air conditioners(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Project: Heat pump system conversion. dehumidifiers and through-the-wall air conditioners for each unit. 222 total. for Rose Morin, Tataket & Harborview properties and common community rooms.		\$1,000.00
ID0186	Harborview/Tataket/Rose Morin: Heat Pump Conversion & Air Conditioners(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Project: Heat pump system conversion. dehumidifiers and through-the-wall air conditioners for each unit. 222 total. for Rose Morin, Tataket & Harborview properties and common community rooms.		\$1,000.00
ID0188	Feasibility Study(Contract Administration (1480)-Other Fees and Costs)	Feasibility study regarding development of additional units; energy-saving measures for existing stock.		\$16,000.00
ID0190	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROSE MORIN (MA047004006)			\$75,200.00
ID0051	Rose Morin Kitchen Renovations (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	20+ units Appliances, Cabinets, Sinks, Faucets and Other		\$7,000.00
ID0077	Rose Morin - Appliances & Flooring(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace 55 stoves and 10 refrigerators Replace laminate flooring in kitchen and bathrooms		\$4,200.00
ID0087	Rose Morin - Walkways(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Walkway repairs - remove roots that are lifting pavement; replace pavement		\$60,000.00
ID0088	Rose Morin - Building Posts (Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Landings and Railings)	10 buildings, repair/replace overhang posts (rotted and separated from cleets)		\$1,000.00
ID0089	Rose Morin - Wrought Iron Railings(Non-Dwelling Exterior (1480)-Landings and Railings)	Repair/replace wrought iron railings throughout property (10 buildings)		\$1,000.00
ID0218	Rose Morin: Irrigation System(Non-Dwelling Site Work (1480)-Landscape)	Rose Morin: Install new and/or repair existing irrigation system building-wide		\$1,000.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$136,839.00
ID0010	Operations(Operations (1406))	Operations		\$80,462.00
ID0122	Harborview/Tataket/Rose Morin: Shipping Container(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase a shipping container (22-45ft) for onsite storage of equipment and supplies - non dwelling equipment		\$1,000.00
ID0140	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$55,377.00
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$298,725.00
ID0023	Harborview Kitchen Renovations (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	42+ Units Appliances, Cabinets, Sinks, Faucets and Others		\$250.00
ID0043	Harborview & Tataket: Sidewalk(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	200 sq. feet asphalt sidewalk repair		\$250.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0085	Harborview - Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Administrative Building)	Harborview Apartments - Replace existing carpet with carpet tiles; Admin Office - replace existing carpet with carpet tiles		\$45,000.00
ID0120	Tataketa - Parking Lot Resurface(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Fill in potholes, cracks and resurface asphalt parking lot and main driveway entrance at Tataketa.		\$40,000.00
ID0126	Tataketa - Window Replacements(Dwelling Unit-Exterior (1480)-Windows)	Window casing have failed and must be replaced - 83 units.		\$83,000.00
ID0127	Harborview/Tataketa Galvanized Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Strip old paint (wrong type used for galvanized doors) and repaint. Harborview and Tataketa, approx. 240 doors		\$25,000.00
ID0132	Tataketa - Paint Common Areas(Non-Dwelling Interior (1480)-Common Area Painting)	Paint common interior areas: Mailroom corridor, laundry room, community rooms and bathrooms		\$10,000.00
ID0133	Tataketa Trash Room Heaters(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	System heater in trash rooms (10) requires replacement		\$1,000.00
ID0141	Tataketa - Aluminum Casing for Roofing/Soffits(Non-Dwelling Exterior (1480)-Roofs)	Replace damaged/missing aluminum fascia trim; soffit repairs		\$5,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	Tataketa - Tub Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace tile walls/tub with fiber glass tub enclosures, 83 units.		\$50,000.00
ID0144	Tataketa - Energy Efficient Lighting Fixtures(Dwelling Unit-Interior (1480)-Electrical)	Install energy efficient LED light/fixtures in living rooms and throughout unit. 83 units		\$1,000.00
ID0148	Harborview: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors 80 units		\$6,000.00
ID0149	Tataketa: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors 83 units		\$6,225.00
ID0150	Harborview/Tataketa-Common Areas: Heat pump, Dehumidifier, &Air Conditioner (Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Project: Heat pump system conversion. dehumidifiers and through-the-wall air conditioners for each common area meeting room at Tataketa and Harborview.		\$20,000.00
ID0161	Tataketa: Electrical Lighting Common areas(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Lighting)	Replace existing lighting in corridors, community rooms and offices, laundry rooms, parking lot with energy efficient green options; replace wiring.		\$1,000.00
ID0177	Harborview & Tataketa- Energy Efficient Lighting Fixtures Exterior(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting)	Install energy efficient LED light or solar operated fixtures on exterior porch areas. 183 units, 2 fixtures per unit		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0183	Harborview: Heat Register and Heat Pump Conversion(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Admin office - Replace heat registers and install energy efficient heat system/heat pump conversion.		\$1,000.00
ID0198	Harborview/Tataket: Tub Doors & Non slip surface(Dwelling Unit-Interior (1480)-Tubs and Showers)	Install tub doors and non-slip mats/surfaces for mobility impaired residents; 10 units		\$1,000.00
ID0201	Harborview/Tataket: Elevator Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevators are 25+ years old.		\$1,000.00
ID0232	A&E: Harborview, Rose Morin & Tataket - Lighting (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Lighting)	Hire designer to scope and bid project(s) for interior and exterior/site lighting replacements at Harborview, Tataket and Rose Morin.		\$1,000.00
	ROSE MORIN (MA047004006)			\$87,350.00
ID0027	Roof Replacement - Asphalt - Rose Morin(Dwelling Unit-Exterior (1480)-Roofs)	1 Building - approx. 40 sq. feet each.		\$100.00
ID0063	Rose Morin Ventilation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Rose Morin repair/replace portions unit vents, replace filters and add insulation - 60 units (1 vent approx 6 ft/1 filter per unit)		\$56,250.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0145	Rose Morin- Energy Efficient Lighting Fixtures(Dwelling Unit-Interior (1480)-Electrical)	Install energy efficient LED light/fixtures in living rooms and throughout unit. 60 units		\$1,000.00
ID0146	Rose Morin- Basement Door Replacements(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Roofs)	Replace 10 basement doors		\$11,000.00
ID0147	Rose Morin: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors		\$1,000.00
ID0151	Rose Morin - Root removal and concrete repairs(Non-Dwelling Exterior (1480)-Other)	Root removal and concrete repair for units where tree roots have lifted concrete stairs to unit entry doors. 10 units		\$15,000.00
ID0176	Rose Morin- Energy Efficient Lighting Fixtures Exterior(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting)	Install energy efficient LED light or solar operated fixtures on exterior porch areas. 60 units, 2 fixtures per unit		\$1,000.00
ID0199	Rose Morin: Tub Doors & Non slip surface(Dwelling Unit-Interior (1480)-Tubs and Showers)	Install tub doors and non-slip mats/surfaces for mobility impaired residents; 5 units		\$1,000.00
ID0212	Rose Morin: Common Areas: Heat pump, Dehumidifier, &Air Conditioner (Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Project: Heat pump system conversion. dehumidifiers and through-the-wall air conditioners for each common area meeting room at Rose Morin.		\$1,000.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2022	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Harborview/Rose Morin/Tataket: Heat Register Covers(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	\$1,000.00
Harborview Admin - Phone System Install(Management Improvement (1408)-System Improvements)	\$7,026.00
Admin: Tablet phone & Computers(Management Improvement (1408)-System Improvements)	\$6,000.00
Admin: Staff training and development(Management Improvement (1408)-Staff Training)	\$5,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Operations(Operations (1406))	\$108,979.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2022	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$67,281.00
Administration - Blue Print Scan(Non-Dwelling Interior (1480)-Other)	\$741.60
Subtotal of Estimated Cost	\$197,027.60

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$116,453.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$55,377.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Harborview/Rose Morin/Tataket: Purchase Snowplows(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$1,000.00
Harborview/Rose Morin/Tataket: Grab Bars(Dwelling Unit-Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$183,830.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$66,453.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$52,674.00
Harborview/Tataket/Rose Morin: Bob Cat Ride Mower(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$1,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Subtotal of Estimated Cost	\$121,127.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$66,453.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$55,377.00
A&E: Heat Pump Conversions & Air conditioners(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	\$1,000.00
Harborview/Tataket/Rose Morin: Heat Pump Conversion & Air Conditioners(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	\$1,000.00
Feasibility Study(Contract Administration (1480)-Other Fees and Costs)	\$16,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$80,462.00
Harborview/Tataket/Rose Morin: Shipping Container(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$1,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$55,377.00
Subtotal of Estimated Cost	\$136,839.00