

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/17/2026

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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)	\$236,002.00	\$374,549.00	\$241,404.00	\$226,974.00	\$324,972.00
	ROSE MORIN (MA047004006)	\$147,737.00	\$126,105.00	\$74,250.00	\$73,680.00	\$175,372.00
	AUTHORITY-WIDE	\$271,605.00	\$154,690.00	\$339,690.00	\$354,690.00	\$155,000.00

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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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$236,002.00
ID0000323	Harborview: Grounds update: Lighting, Hardscape, Landscape, Furniture(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Storm Drainage)	Hardscape and Landscape lawn, gardens, driveways, walkways and patio common areas; improve irrigation; install walkway and other exterior lighting and site drainage systems; purchase patio furniture for common areas; install smoking shelter. Includes admin office & residential site		\$2,000.00
ID0000324	Tataket: Grounds update: Lighting, Hardscape, Landscape, Furniture(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Hardscape and Landscape lawn, gardens, driveways, walkways and patio common areas; improve irrigation; install walkway and other exterior lighting and site drainage systems; purchase patio furniture for common areas; install smoking shelter. Includes admin office & residential site		\$1,000.00
ID0000326	Tataket: Common Area Stairway Treads(Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Remove and replace all stairway anti-slip treads, grit, create a safe stairwell		\$1,000.00
ID0000327	Harborview: Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Remove and replace all thermostat units with smart thermostats		\$1,000.00
ID0000328	Tataket: Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Remove and replace all thermostat units with smart thermostats		\$1,000.00
ID0000330	Harborview: Air conditioning and Heat System Repl(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace admin office air conditioning and heat system; replace thermostats.		\$11,000.00

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ID0000332	Tataket: Dumpster Pad and Enclosure(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Install concrete pad and commercial dumpster enclosure.		\$1,000.00
ID0000333	Tataket: Exterior Unit Storage Sheds(Dwelling Unit-Exterior (1480)-Other)	Modernization - Assemble and install exterior dwelling storage sheds for 83 units.		\$1,000.00
ID0000338	Tataket Walkways(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Landings and Railings)	Walkway repairs		\$1,000.00
ID0000340	Tataket Soffit Repair - 3 Hallway Corridors(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Scrape, Seal & Paint Exterior Corridor Ceilings		\$1,000.00
ID0000342	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		\$1,184.00
ID0000343	Tataket: Tenant Relocation(Contract Administration (1480)-Relocation)	Emergency cost to rehouse tenants locally due Tataket plumbing repairs (Immediate threat to health and safety)		\$1,000.00
ID0000344	Storm Doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	83 storm door units - Tataket Common area door replacement - Tataket		\$1,000.00

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ID0000345	Harborview & Tataket: Safety & Security- Cameras (Non-Dwelling Interior (1480)-Security)	Additional Security Cameras - Tataket Hallways, Stairwells & Harborview Rear Exit Doors, Stairwells and common areas		\$4,350.00
ID0000347	Safety & Security: Buzzer System(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Security)	Harborview - Replace antiquated buzzer system for common area that connects to 80+ units/main office; Admin Office - install buzzer system for controlled main office access		\$1,000.00
ID0000351	Tataket - Paint Buildings & Trim(Non-Dwelling Exterior (1480)-Paint and Caulking)	3 buildings, repaint exterior bldgs and trim		\$2,000.00
ID0000352	Harborview & Tataket - Appliances & Flooring(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace 15 stoves and refrigerators Replace laminate flooring in kitchen and bathrooms		\$5,000.00
ID0000353	Commercial Sink & Faucets: Harborview(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 Admin Bldg and common area restrooms, kitchens, in apartment building; update piping if required.		\$1,000.00
ID0000354	Harborview Driveway Sinkhole(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Research and repair sinking entrance area associated with septic		\$1,000.00
ID0000355	Harborview: Septic Scaling(Non-Dwelling Interior (1480)-Plumbing)	Harborview - Scale interior of septic pipes that support 80 unit bldg		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000361	Harborview/Tataketa: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000365	Tataketa: Pipe Repair Match Agreement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview/Tataketa plumbing repairs, pipe replacement (600 ft approx), and drywall/ceiling repairs, asbestos removal if required; walkways		\$10,861.00
ID0000373	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; ramp installation.		\$10,000.00
ID0000375	Harborview Pave Parking(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	pave sidewalks and parking lot, restripe lot.		\$250.00
ID0000378	Tataketa: Pipe Repairs(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview/Tataketa plumbing repairs, pipe replacement (600 ft approx), and drywall/ceiling repairs, asbestos removal if required; walkways		\$10,357.00
ID0000380	Mailstation: Harborview(Non-Dwelling Exterior (1480)-Mail Facilities)	Purchase and install package delivery kiosk; expand mail room through construction		\$1,000.00
ID0000381	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; A&E		\$1,000.00

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ID0000384	Tataket Pave Parking(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Tataket fill holes, reseal-pave parking		\$1,000.00
ID0000385	Tataket - Paint Buildings & Trim(Non-Dwelling Exterior (1480)-Paint and Caulking)	3 buildings, repaint exterior bldgs and trim		\$10,000.00
ID0000386	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/wristband/other alternative "keys" for unit entry where feasible; install guards to prevent break-ins.		\$1,000.00
ID0000387	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
ID0000389	Harborview/Tataket Plumbing: Phase II (Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling 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
ID0000390	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
ID0000391	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

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ID0000392	Harborview/Tataket: Signage includes A&E(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Includes Admin office; purchase and install signage interior and exterior; electricial work and A&E		\$19,000.00
ID0000395	Harborview/Tataket Environmental Review(Operations (1406))	Environmental Review to determine if CFP projects are feasible		\$500.00
ID0000397	Harborview Electrical/Lighting Common Areas(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Administrative Building,Dwelling Unit-Interior (1480)-Electrical,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 and inside units to brighter, energy efficient options. Replace and install, if required, wiring for upgrade.		\$1,000.00
ID0000400	Harborview - Washer/Dryer Replacement(Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Replace washers and dryers at Harborview Apartments with commercial grade equipment; plumbing/piping replacement if required.		\$1,000.00
ID0000401	Harborview/Tataket: Boiler system & louvers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Repair/replace boiler system; install louver vents		\$5,000.00
ID0000403	Tataket Dehumidifiers(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dehumidifiers for each unit (83)		\$4,000.00
ID0000404	Harborview & Tataket: Safety & Security- Cameras, Buzzers, Lockers(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Common exterior areas at Harborview & Tataket Apts & Admin, buzzers/alarm systems; secure lockers at apartment bldg in laundry room		\$5,000.00

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ID0000406	Harborview/Tatakot: Vacancy Turnovers(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		\$8,000.00
ID0000408	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 Showers)	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
ID0000409	Tatakot - Emergency Vacant Units Rehab(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)-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 Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	Tatakot - 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
ID0000414	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
ID0000415	Plumbing Repairs: Harborview(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Harborview emergency plumbing repairs		\$1,000.00
ID0000417	Tatakot: Update Master Keys(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Safety & Security: Update masters locks, rekey Safety & Security: Update masters locks, rekey each unit and community rooms; install FOB/wristband/other alternative "keys" for unit entry where feasible; install guards to prevent break-ins.		\$2,000.00

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ID0000419	Tataket: Smoke Detectors & Stove top Fire Extinguishers(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s), Dwelling Unit-Interior (1480)-Mechanical)	83 units - Replace all smoke detectors with combo units; install stove top fire extinguishers		\$1,000.00
ID0000420	Harborview: Smoke Detectors & Stove top Fire Extinguishers(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s), Dwelling Unit-Interior (1480)-Mechanical)	80 units - Replace all smoke detectors with combo units; install stove top fire extinguishers		\$1,000.00
ID0000421	Tataket: Washer/Dryer Replacement(Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Plumbing)	Replace 4 washers and dryers at Tataket Apartments with commercial grade equipment; plumbing/piping replacement if required.		\$6,000.00
ID0000423	Harborview: Septic pipe scaling-cleaning(Non-Dwelling Exterior (1480)-Other, Non-Dwelling Interior (1480)-Plumbing)	Scaling of pipes for septic system		\$1,000.00
ID0000424	Harborview & Tataket: Strip & Paint Unit Doors(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Strip and paint unit doors; 183 units; Replace damaged doors.		\$1,000.00
ID0000429	Harborview/Tataket: Common Area Kitchen Appliances(Non-Dwelling Interior (1480)-Common Area Kitchens)	Replace refrigerators, dishwashers, stoves, faucets, and associated electrical/plumbing work required, in community kitchens, common areas; includes installation of new plumbing.		\$1,000.00
ID0000432	Tataket: Roof & casing repairs(Non-Dwelling Exterior (1480)-Roofs)	Repair/replace failed roof tiles and aluminum casing.		\$1,000.00

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ID0000433	Tataketa: Fire Escape Ladders(Dwelling Unit-Interior (1480)-Other)	Purchase and install fire escape ladders for 2nd and 3rd floor units; approx. approx 70 units.		\$1,000.00
ID0000434	Harborview/Tataketa: Speed Bump Installation(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Install multiple speed bumps throughout property; approx. 6-8		\$1,000.00
ID0000436	Harborview/Tataketa: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000437	Harborview/Tataketa: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000438	Harborview/Tataketa: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000442	Mold Remediation: Harborview & Tataketa(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold)	Review and abatement of mold or related issues in unit.		\$10,000.00
ID0000444	Tataketa 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		\$10,000.00

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ID0000445	Rose Morin: Piping Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Other)	Replacement basement piping; units if required, 60 units total ongoing emergency replacements		\$1,000.00
ID0000446	Harborview: Unit Kitchen flooring replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	4 units - replace laminate in kitchen floor area (units)		\$8,000.00
ID0000447	Tataket: Unit Kitchen flooring replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	2 units - replace laminate in kitchen floor area (unit)		\$8,000.00
ID0000449	Harborview/Admin Office: Office security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Admin office: creation of a defensible space for reception area; lighting, security hardware, access control systems and security equipment		\$10,000.00
ID0000455	Tataket Parking/Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Pave parking lot, striping, and asphalt work at Tataket		\$5,000.00
ID0000457	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		\$5,000.00
ID0000458	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

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ID0000459	Harborview:Outdoor Bench(es) & Tables(Non-Dwelling Exterior (1480)-Other)	Purchase and Install community bench(es)/tables and canopies.		\$3,500.00
ID0000460	Tataket: Outdoor Bench(es) & Tables(Non-Dwelling Exterior (1480)-Other)	Install community bench(es)/tables and canopies.		\$5,000.00
ID0000569	Tataket:Trash Receptacles (Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Exterior (1480)-Other)	Purchase and install indoor and outdoor trash and recycling receptacles		\$8,000.00
ID0000571	A&E Harborview:Toilet Repl(Contract Administration (1480)-Other)	A&E services regarding toilet replacements (plumbing issues, etc).		\$5,000.00
	ROSE MORIN (MA047004006)			\$147,737.00
ID0000325	Rose Morin: Grounds update: Lighting, Hardscape, Landscape, Furniture(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Hardscape and Landscape lawn, gardens, driveways, walkways and patio common areas; improve irrigation; install walkway and other exterior lighting and site drainage systems; purchase patio furniture for common areas; install smoking shelter. Includes admin office & residential site		\$1,000.00
ID0000329	Rose Morin: Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Remove and replace all thermostat units with smart thermostats		\$1,000.00

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ID0000339	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		\$1,000.00
ID0000346	Rose Morin - Appliances & Flooring(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace 5 stoves and 5 refrigerators Replace laminate flooring in kitchen and bathrooms		\$1,000.00
ID0000348	Rose Morin - Exterior Lead Abatement, Paint Buildings & Trim(Non-Dwelling Exterior (1480)-Paint and Caulking)	10 buildings, delead abatement, repaint exterior bldgs and trim		\$2,000.00
ID0000349	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
ID0000350	Rose Morin - Wrought Iron Railings(Non-Dwelling Exterior (1480)-Landings and Railings)	Repair/replace wrought iron railings throughout property (10 buildings)		\$1,000.00
ID0000357	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. 60 units and common areas in community room		\$1,000.00
ID0000360	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000362	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000363	Federal Pacific Panel & Outlets Replacement - Rose Morin(Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement; A&E		\$1,000.00
ID0000369	Rose Morin: Modernization ADA Conversion A&E(Dwelling Unit-Development (1480)-Other)	Redesign an end unit to accommodate ADA features - permit, surveys, A&E, construction, electrical, plumbing, appliances, lighting, braille signage, roll-in shower, lowered cabinets, lighting.		\$1,000.00
ID0000370	Septic Tie In: Rose Morin(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Other)	Tie in septic to sewer, Rose Morin 60 units, 7 bldgs (3 previously connected years prior). Project includes: connection design, sewer connection permit and construct the connection(s); A&E.		\$40,000.00
ID0000371	Rose Morin Septic Tie In: A&E Services(Contract Administration (1480)-Other Fees and Costs)	A& E Services for tie in septic to sewer, Rose Morin 7 bldgs (3 bldgs previously connected years prior). Project includes: connection design, sewer connection permit & construct the connection(s);Scope, bidding, project mgmt		\$12,237.00
ID0000377	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)	Test unit; rearrange kitchen per insurance recommendations-requires new piping; includes Appliances, Cabinets, Sinks, Faucets and Other		\$5,000.00
ID0000382	Rose Morin / Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Repair/replace boiler system; install louver vents		\$1,000.00

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ID0000383	Rose Morin - Common Area Appliances Plumbing(Non-Dwelling Interior (1480)-Common Area Washers)	Replace washer/dryer; install additional unit(s); plumbing to allow for additional units		\$1,000.00
ID0000388	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
ID0000396	Rose Morin Environmental Review(Contract Administration (1480)-Other Fees and Costs)	Environmental Review to determine if CFP projects are feasible		\$1,500.00
ID0000405	Rose Morin-Vacancy Turnovers(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,buff, countertops repair/repl, appliances, repair/repl		\$10,000.00
ID0000410	A&E Federal Pacific Panel & Outlets Replacement - Rose Morin(Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement; A&E		\$1,000.00
ID0000416	Plumbing Repairs: Rose Morin (Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	Harborview emergency plumbing repairs		\$1,000.00
ID0000418	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/wristband/other alternative "keys" for unit entry where feasible; install guards to prevent break-ins.		\$1,000.00

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ID0000422	Rose Morin: Washer/Dryer Replacement(Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Replace 2 washers and dryers at Rose Morin Apartments with commercial grade equipment; plumbing/piping replacement if required.		\$1,000.00
ID0000430	Rose Morin: Common Area Kitchen Appliances(Non-Dwelling Interior (1480)-Common Area Kitchens)	Replace refrigerators, dishwashers, stoves, faucets, and associated electrical/plumbing work required, in community kitchens.		\$1,000.00
ID0000431	Rose Morin: Paint interior units(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint interior units, 20		\$1,000.00
ID0000435	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
ID0000439	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000440	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000441	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000443	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
ID0000448	Federal Pacific Panel & Outlets Replacement - Rose Morin(Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement; A&E; electrical updates for Solar installation		\$30,000.00
ID0000461	Rose Morin: Outdoor Bench(es)(Non-Dwelling Exterior (1480)-Other)	Install community bench(es)/tables and canopies/pergolas.		\$10,000.00
ID0000463	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		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$271,605.00
ID0000331	Tataket: 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. 83 units and common areas.		\$10,000.00
ID0000334	PreDevelopment: All sites Tataket, Harborview, Rose Morin+A&E(Operations (1406))	Market study, environmental review survey, title, applications for funding and associated fees, architectural and engineering fees, consulting fees, permit fees, inspection costs, costs of submitting funding applications (incl consultants/grant writers), housing surveys. Purpose: Build veterans, elderly/disabled and/or family housing on available land at the three sites. Plus A&E		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000335	Walkable and Bikeable Communities Plan(Operations (1406))	Remove, purchase and install new bike storage systems, including rack, security, registration. Improve pavement, signage, storage within units, wash stalls, install dedicated pathways around properties (Rose Morin, Harborview, Tataket, provide workshops regarding bicycle transportation. FHA has many tenants that ride bicycles and this activity would support their activities and ensure that there are safe spaces to ride within the properties and between the properties.		\$1,000.00
ID0000336	Operations(Operations (1406))	Operations		\$50,000.00
ID0000337	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$67,237.00
ID0000356	A&E: Air conditioning and heating system replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Air conditioning and heating system replacement for office and garage(s); includes mechanical/electrical/plumbing system replacements.		\$1,000.00
ID0000358	Feasibility Study(Contract Administration (1480)-Other Fees and Costs)	Feasibility study regarding development of additional units; energy-saving measures for existing stock.		\$1,000.00
ID0000359	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00
ID0000364	Admin: Development(Management Improvement (1408)-Staff Training)	Website redesign and kiosk purchase: upgrade or improve the operation or management of the public housing projects and communicate waiting list options for application; educate the community regarding the program.		\$5,842.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000366	Harborview/Tataketa/Rose Morin Non-Passenger Vehicle(Operations (1406))	Purchase of small onsite vehicles, such as golf carts, for force account labor and management improvements.		\$1,000.00
ID0000367	Management Improvements: TrainingSystem Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Operations and procedures/Resident selection, rent collection and eviction training; training for board members; improvements to FHA's management, financial and accounting control systems and applicant screening procedures; costs to promote resident participation in the operation of capital fund activities.		\$5,000.00
ID0000368	Harborview/Rose Morin/Tataketa: Window/Building Wash(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Power wash windows & buildings at three sites (Rose Morin, Harborview, Tataketa)		\$10,000.00
ID0000372	Community Room Harborview/Tataketa/Rose Morin Galvanized Doors(Non-Dwelling Exterior (1480)-Doors)	Strip old paint (wrong type used for galvanized doors) and repaint. Harborview and Tataketa, approx. Community Room and admin room. Some doors require full replacement due to extensive rust and rot.		\$5,000.00
ID0000379	Harborview/Tataketa/Rose Morin Plumbing & Walkways(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	Emergency Harborview/Tataketa plumbing repairs, pipe replacement (600 ft approx), and drywall/ceiling repairs, asbestos removal if required. Address leak/seal issues in units at Tataketa; walkways, drainage issues, circulator pump(s) replacements		\$45,000.00
ID0000402	Administration - Blue Print Scan(Non-Dwelling Interior (1480)-Other)	Digitize historical blueprints for federal properties and associated projects.		\$1,500.00
ID0000407	Harborview Admin - Phone System Install(Management Improvement (1408)-System Improvements)	Purchase and installation of phone system for Admin Office		\$1,026.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000425	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00
ID0000426	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00
ID0000427	Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs assessment for condition of existing stock, and energy-saving measures		\$1,000.00
ID0000428	Harborview/Rose Morin/Tataket: Purchase Snowplows, Spreader(Operations (1406))	Purchase snow plows for trucks and spreaders for walkways.		\$10,000.00
ID0000451	Harborview/Tataket/Rose Morin: Golf Cart(Operations (1406))	Golf cart to travel between properties; show properties to disabled persons that need transport assistance.		\$12,000.00
ID0000452	Harborview/Tataket/Rose Morin: Dump Truck(Operations (1406))	Purchase of dump truck for maintenance dept.		\$3,000.00
ID0000453	Harborview/Tataket/Rose Morin: Van(Operations (1406))	(Work Van), Electric		\$1,000.00

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ID0000454	Harborview/Tataket/Rose Morin: Electric Charging Station Install & A&E(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	A&E and installation at all sites - to promote cleaner energy & sustainability. These stations ensure efficient operation of FHA electric vehicle fleets and encourage tenants to adopt EVs, reducing emissions and advancing environmental justice. By investing in this infrastructure, the government accelerates the transition to green energy while improving access to sustainable living for low-income communities. Chargers would involve a fee for use to tenants and no fee for use for FHA's electric maintenance vehicles. Fees would be reduced based on other approved solar project credits. FHA has multiple electric vehicles in its fleet and some tenants have hybrid vehicles.		\$1,000.00
ID0000456	Federal Units ADA Unit Conversions/Study: A&E Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for development of scope and contractor bid admin for up to 3 units to renovate and modernize single units - ideally end units as they become available) to 1-2 bedroom units with ADA improvements, ramp installation, lighting, cabinetry, toilet, tub/shower renovation. This site has 60 units and none are ADA. Accessibility Study for all units in federal portfolio for land development and/or addition/reno to existing sites to increase ADA units/features.		\$5,000.00
ID0000498	Admin: Tablet phone & Computers(Management Improvement (1408)-System Improvements)	Property-wide: Purchase cell phones with tablet function for maintenance work orders. 11 stations computers for maintenance department and admin		\$29,000.00
ID0000577	Copy of 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
	Subtotal of Estimated Cost			\$655,344.00

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	AUTHORITY-WIDE (NAWASD)			\$154,690.00
ID0000465	Harborview/Tataket/Rose Morin A&E Faucets, lines, valves, flooring, asbestos, mold, cabinets(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Harborview, Rose Morin, Tataket, Admin: Remove and install faucets, sprayers, water supply lines, shut off valves in kitchens and bathrooms; 80 units, common area bathroom and community room kitchens. Replace all countertops; base cabinetry as needed. Remove existing, purchase and install water infiltration systems in each unit and common areas. Mold remediation/asbestos survey and abatement as needed. Remove or go over existing, purchase and install flooring in kitchens and bathrooms (excl flooring at Admin bldg).		\$2,000.00
ID0000466	Harborview/Rose Morin/Tataket/Admin: Replace faucets and water lines(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Remove and install faucets, sprayers, water supply lines, shut off valves in kitchens and bathrooms; 80 units, common area bathroom and kitchens. Replace all countertops; base cabinetry as needed; Remove existing, purchase and install water infiltration systems in each unit and common areas. Mold remediation/asbestos survey and abatement as needed. Remove or go over existing, purchase and install flooring in kitchens and bathrooms (excl: Admin bldg). Install tub cuts and safety door/similar product for ADA/ease of tub use.		\$8,000.00
ID0000468	Operations(Operations (1406))	Operations		\$66,453.00
ID0000477	Harborview/Tataket/Rose Morin: Shipping Container(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase shipping containers (22-45ft) for onsite storage of equipment and supplies		\$10,000.00
ID0000480	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000478	Tataketa - Window Replacements(Dwelling Unit-Exterior (1480)-Windows)	Window casing have failed and must be replaced - 83 units.		\$20,000.00
ID0000479	Harborview/Tataketa/Rose Morin 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 for unit entry/exit; some doors require full replacement due to rust and rot.		\$25,000.00
ID0000481	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
ID0000482	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
ID0000485	Tataketa - Tub Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace tile walls/tub with fiber glass tub enclosures, 83 units.		\$5,000.00
ID0000486	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
ID0000490	Harborview: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors 80 units		\$1,000.00

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ID0000491	Tataket: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors 83 units		\$1,000.00
ID0000492	Harborview/Tataket-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 Tataket and Harborview.		\$20,000.00
ID0000494	Tataket: Electrical Lighting Common areas(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Lighting)	Replace existing listing in corridors, community rooms and offices, laundry rooms, parking lot with energy efficient green options; replace wiring.		\$1,000.00
ID0000496	Harborview & Tataket- 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
ID0000497	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
ID0000499	Harborview/Tataket: Tub Doors & Non slilp 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
ID0000501	Harborview/Tataket: Elevator Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevators are 25+ years old; repairs due to age and/or replacement.		\$20,000.00

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ID0000470	Roof Replacement - Asphalt - Rose Morin(Dwelling Unit-Exterior (1480)-Roofs)	1 Building - approx. 40 sq. feet each.		\$1,000.00
ID0000472	Rose Morin Ventilation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical,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)		\$1,000.00
ID0000474	A&E Services - Harborview, Tataket, Rose Morin, Locks & security(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Consultant Harborview, Rose Morin, Tataket Screen door replacements at Tataket, remove, purchase and install secure door and window locks; additional security cameras, tie in to existing security systems; fencing to prevent encampments at Tataket; Admin: Additional cameras, entry system for staff. For all: Current and new security systems to tie into existing monitored systems; purchase and installation of additional monitors.		\$10,000.00
ID0000475	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
ID0000487	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
ID0000488	Rose Morin- Basement Door Replacements(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Roofs)	Replace 10 basement doors		\$11,000.00
ID0000489	Rose Morin: Screening (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Replace screening in windows and screen doors		\$1,000.00

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ID0000493	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; powerwash and paint existing concrete porches to remove excessive staining.		\$25,000.00
ID0000495	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
ID0000500	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
ID0000502	Rose Morin: Common Areas: Heat pump, Dehumidifier, & Air Conditioner (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Project: Heat pump system conversion. dehumidifiers and through-the-wall air conditioners for each common area meeting room at Rose Morin.		\$1,000.00
ID0000504	Rose Morin: Environmental Review(Contract Administration (1480)-Other)	Environmental Review		\$1,000.00
ID0000506	Rose Morin: Community Grill(s)(Non-Dwelling Exterior (1480)-Other)	Rose Morin: Purchase and installation of two community grills, concrete pad and associated materials.		\$500.00
ID0000510	Federal Pacific Panel & Outlets Replacement - Rose Morin(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Contract Administration (1480)-Other)	10 Buildings and outlet upgrade/replacement; A&E		\$66,605.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000537	Rose Morin: Asbestos Study & Mold Remediation(Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Study to determine if vacant unit turns and/or repairs (flooring, windows, drywall, ceiling) require abatement to be performed; Mold remediation		\$10,000.00
ID0000543	Rose Morin ADA Unit Conversions(Dwelling Unit-Development (1480)-New Construction,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)	3 units: Renovate and modernize single units - ideally end units as they become available) to 1-2 bedroom units with ADA improvements, ramp installation, lighting, wall guards, cabinetry, toilet, tub/shower renovation. This site has 60 units and none are ADA.		\$43,000.00
ID0000544	Federal Pacific Panel & Outlets Replacement - Rose Morin(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement; A&E		\$1,000.00
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$241,404.00
ID0000513	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		\$26,974.00
ID0000515	Harborview Storm Doors(Non-Dwelling Exterior (1480)-Doors)	80 storm door units & installation		\$1,000.00
ID0000516	Harborview & Tataket Generators(Non-Dwelling Construction - Mechanical (1480)-Generator)	Generator upgrades to provide emergency utilities for all units instead of only common areas.		\$1,000.00

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ID0000517	Roof Replacement - Asphalt - Tataket(Dwelling Unit-Exterior (1480)-Roofs)	3 Buildings, approx. 200 sq. feet		\$54,000.00
ID0000518	Harborview Grading(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Harborview regrade settled surfaces (1,058 ft) to address and reduce erosion and repair/replace drainage and sinking areas on driveway and around building.		\$20,862.19
ID0000519	Mailstation: Tataket(Non-Dwelling Exterior (1480)-Mail Facilities)	Purchase and install package delivery kiosk; expand mail room through construction		\$24,000.00
ID0000522	Tataket - Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	3 buildings		\$21,614.00
ID0000523	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
ID0000524	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.		\$5,000.00
ID0000525	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.		\$10,000.00

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ID0000539	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.		\$10,000.00
ID0000541	Harborview Community Rooms(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace flooring and cove base, asbestos remediation, painting, replacement of appliances, redesign/expansion of space; new electrical to code, remodel common bathroom, replace plumbing, replace and install ceiling tile system;		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$339,690.00
ID0000520	Harborview, Tataket, Rose Morin: Security-Cameras, doors, locks, fencing(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Harborview/Tataket/Admin: Common area vestibule door replacements; install new security entry/unit lock system for doors and windows in common areas and tenant units plus admin bldg; additional cameras and installation of security fencing Rose Morin: 60 units - repair screen doors and change lock style for kitchen windows; additional cameras		\$70,000.00
ID0000528	Harborview/Rose Morin/Tataket: Grab Bars(Dwelling Unit-Interior (1480)-Other)	Install grab bars/additional grab bars in all units. 222 units.		\$10,000.00
ID0000529	Harborview/Tataket/Rose Morin: Solar Panels/Parking Structure(Non-Dwelling Construction - Mechanical (1480)-Other)	As approved by HUD in 2024, install solar parking structures and/or solar panels at Harborview, Rose Morin & Tataket properties to enhance energy efficiency and sustainability by generating clean, renewable energy, reducing reliance on traditional power grids, and lowering carbon emissions. Will also promote energy equity by decreasing utility costs for low-income residents, contributing to long-term affordability.		\$75,000.00
ID0000540	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$67,237.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$226,974.00
ID0000484	Tataket - Aluminum Casing for Roofing/Soffits; Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace damaged/missing aluminum fascia trim; soffit repairs; roof replacement		\$50,000.00
ID0000545	Temporary and Permanent Ramp Installations: Harborview/Tataket(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings)	Install temporary (180 days per Town of Falmouth) and permanent ADA ramps at 8 units at Harborview and Tataket		\$1,000.00
ID0000547	Tataket: Smoke Shelters(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Purchase and install outdoor freestanding ADA-compliant smoking shelter, concrete pad, asphalt/concrete ADA-accessible walkway, lighting, seating, trash cans, infrared heater, and ash urns.		\$6,974.00
ID0000549	Harborview/Tataket: Brick Repairs(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Building-wide (Tataket and Harborview), exterior brick repair includes reseal and/or replacement of bricks; repair/replace brick steps at Tataket		\$35,000.00
ID0000550	Harborview/Tataket: Irrigation System(Non-Dwelling Site Work (1480)-Landscape)	Harborview and Tataket: Install new and/or repair existing irrigation system building-wide		\$25,000.00
ID0000553	Harborview/Tataket: Replace Entry/Exit Auto Doors(Non-Dwelling Exterior (1480)-Doors)	Remove and replace common area entry/exit automatic doors and hardware.		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000557	Harborview: Smoke Shelters(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Purchase and install outdoor freestanding ADA-compliant smoking shelter, concrete pad, asphalt/concrete ADA-accessible walkway, lighting, seating, trash cans, infrared heater, and ash urns.		\$23,000.00
ID0000559	Harborview & Tataketa: Landscape Improvements(Non-Dwelling Site Work (1480)-Landscape)	Grade and reseed; remove and install shrubs/trees at Harborview Apts & Office, and Tataketa Apts.		\$25,000.00
ID0000562	Harborview Community Room: A& E Services for Renovation(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Shop,Contract Administration (1480)-Other Fees and Costs)	Renovate community kitchens at Apt bldg to expand space to increase administrative and kitchen areas.		\$1,000.00
ID0000564	Harborview & Tataketa: Radon Testing and Remediation(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Radon testing (222 units) & common areas; and remediation, if required. Includes Admin Bldg.		\$10,000.00
	ROSE MORIN (MA047004006)			\$73,680.00
ID0000546	Temporary and Permanent Ramp Installations: Rose Morin(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings)	Install temporary (180 days per Town of Falmouth) or permanent ADA ramps at Rose Morin apartments (2) and community room entryways		\$7,680.00
ID0000551	Rose Morin Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Install generator, Generator		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000558	Rose Morin: Smoke Shelters(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Purchase and install outdoor freestanding ADA-compliant smoking shelter, concrete pad, asphalt/concrete ADA-accessible walkway, lighting, seating, trash cans, infrared heater, and ash urns.		\$15,000.00
ID0000560	Rose Morin: Landscape Improvements(Non-Dwelling Site Work (1480)-Landscape)	Grade and reseed; remove and install shrubs/trees at entrance and open areas between 10 buildings.		\$25,000.00
ID0000565	Rose Morin: Radon Testing and Remediation(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Radon testing (222 units) & common areas; and remediation, if required. Includes Admin Bldg.		\$10,000.00
ID0000567	Federal Pacific Panel & Outlets Replacement - Rose Morin(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	10 Buildings and outlet upgrade/replacement		\$1,000.00
	AUTHORITY-WIDE (NAWASD)			\$354,690.00
ID0000548	Operations(Operations (1406))	Operations		\$66,453.00
ID0000552	Admin: Staff training/development/systems improvements(Management Improvement (1408)-Staff Training)	Staff training and development on HUD-related systems; software/systems improvements.		\$12,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000554	Harborview/Tataket/Rose Morin: Utility Enclosed Trailer(Operations (1406))	Purchase of utility trailer for maintenance and public housing operations, including transportation of equipment, materials, appliances, and grounds maintenance supplies		\$15,000.00
ID0000555	Harborview Admin Office: Extend Garage space(Non-Dwelling Construction-New Construction (1480)-Shop)	Renovate existing maintenance garage to expand size. Survey, permit fees, inspection costs, abatement and remediation, construction, demolition, grading, sanitary sewers and storm sewers, water and gas distribution systems, and electrical distribution system, plumbing, heating, ventilation; legal services; due diligence; office furniture and equipment (computers, phones).		\$40,000.00
ID0000556	Harborview Admin Office: Extend Admin Office(Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	Renovate existing administrative office to add more office space and kitchen.		\$90,000.00
ID0000561	Harborview Community Room: Renovation(Non-Dwelling Construction-New Construction (1480)-Community Building)	Renovate community kitchens to expand space to increase administrative and kitchen areas.		\$60,000.00
ID0000563	Harborview Admin Office: A&E Services - Garage Extension(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Shop)	A&E services to prepare scope and administrate construction bid for renovation of existing garage to expand size and capacity.		\$3,000.00
ID0000566	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries - prorated		\$67,237.00
ID0000574	Broadband Connectivity(Management Improvement (1408)-System Improvements)	223 units of housing, common areas and administrative office, repair, replace and/or install broadband connectivity infrastructure; purchase and installation of modems, switches, wi-fi extenders, wiring of common spaces and unit, routers, hotspots and modems ; installation of satellites/receivers, upgrades/equipment as needed for units, common areas and admin office		\$1,000.00

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	JAMES L CONLEY TATAKET APARTMENTS (MA047004005)			\$324,972.00
ID0000341	Harborview, Rose Morin & Tataket Gutters(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Storm Drainage)	Harborview Rose Morin & Tataket Gutters		\$30,000.00
ID0000398	Harborview/Tataket: Skid-steer loaders(Operations (1406))	Purchase skid-steer loaders with interchangeable maintenance attachments including mower, snowplow, snowblower, and bucket systems.		\$40,372.00
ID0000411	Tataket: Apartment Monument Signage incl A&E(Non-Dwelling Interior (1480)-Electrical)	Install monument signage at Tataket including electrical and A&E		\$19,000.00
ID0000412	Harborview: Apartment Monument Signage + A&E(Non-Dwelling Site Work (1480)-Signage)	Install monument signage at Harborview; A&E		\$20,000.00
ID0000413	Harborview Parking/Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Pave parking lot, striping, and asphalt work at Harborview		\$1,000.00
ID0000464	Harborview/Tataket: Paint interior units, doors, 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 and refresh interior units, doors, admin office, common areas. Update elevator interior design at residential buildings.		\$50,000.00

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ID0000568	Harborview:Toilet Repl(Dwelling Unit-Interior (1480)-Commodes)	Remove existing, purchase and install energy efficient toilets - 80 units		\$24,600.00
ID0000576	Harborview: Replacement of air/heat/plumbing system office(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Air conditioning and heating system replacement for office and garage(s); includes mechanical/electrical/plumbing system replacements.		\$40,000.00
ID0000581	Harborview: Bathroom Remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom accessibility upgrades to support elderly and disabled residents, including comfort-height toilets, grab bars, and handheld shower fixtures.		\$50,000.00
ID0000582	Tataket: Bathroom Remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom accessibility upgrades to support elderly and disabled residents, including comfort-height toilets, grab bars, and handheld shower fixtures.		\$50,000.00
	ROSE MORIN (MA047004006)			\$175,372.00
ID0000394	Rose Morin: Safety & Security- Cameras, Buzzers, Lock/Lockers(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Common exterior areas at Rpse Morin, buzzers/alarm systems; secure lockers at apartment bldg in laundry room; replace master locks for each unit (60)		\$1,000.00
ID0000399	Rose Morin: Apartment Monument Signage, incl A&E(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Signage)	Install monument signage at Rose Morin including electrical work and A&E		\$19,000.00

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ID0000450	Rose Morin: Skid-steer loaders(Operations (1406))	Purchase skid-steer loaders with interchangeable maintenance attachments including mower, snowplow, snowblower, and bucket systems.		\$40,372.00
ID0000462	Rose Morin: Bathroom Remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom accessibility upgrades to support elderly and disabled residents, including comfort-height toilets, grab bars, and handheld shower fixtures.		\$25,000.00
ID0000570	Rose Morin:Trash Receptacles (Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas)	Purchase and install indoor and outdoor trash and recycling receptacles		\$10,000.00
ID0000578	Rose Morin: Connection to Town Sewer(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Construction - Mechanical (1480)-Other)	Connect 8 buildings to Town Sewer		\$75,000.00
ID0000583	Rose Morin Parking/Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Pave parking lot, striping, and asphalt work at Rose Morin		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$155,000.00
ID0000573	Key Control for Tenant Key Copies(Management Improvement (1408)-System Improvements)	Electronic System to manage tenant keys		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000579	Operations(Operations (1406))	Operations		\$85,000.00
ID0000580	Harborview/Tataket/Rose Morin A&E Faucets, lines, valves, flooring, asbestos, mold, cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (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 Showers)	Modernization of bathroom tub/shower fixtures including replacement valves, tub spouts, handheld shower systems, and tenant safety grab bars in approx. 75 dwelling units		\$45,000.00
ID0000584	All sites: Harborview, Rose Morin and Tataket - Unit Washer/Dryer(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Interior (1480)-Laundry Areas)	Restore offline Rose Morin unit to occupancy; install energy-efficient washer/dryer combo units and convert former laundry rooms for Harborview & Tataket to resident service/community space/workshop space for ADL supportive services; A&E also		\$24,000.00
	Subtotal of Estimated Cost			\$655,344.00

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Housing Authority Wide	
Tataket: Heat Pump Conversion & Air Conditioners(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	\$10,000.00
PreDevelopment: All sites Tataket, Harborview, Rose Morin+A&E(Operations (1406))	\$1,000.00
Walkable and Bikeable Communities Plan(Operations (1406))	\$1,000.00
Operations(Operations (1406))	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$67,237.00
A&E: Air conditioning and heating system replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	\$1,000.00

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Feasibility Study(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Admin: Development(Management Improvement (1408)-Staff Training)	\$5,842.00
Harborview/Tataket/Rose Morin Non-Passenger Vehicle(Operations (1406))	\$1,000.00
Management Improvements: TrainingSystem Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Harborview/Rose Morin/Tataket: Window/Building Wash(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	\$10,000.00
Community Room Harborview/Tataket/Rose Morin Galvanized Doors(Non-Dwelling Exterior (1480)-Doors)	\$5,000.00

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Harborview/Tataket/Rose Morin Plumbing & Walkways(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	\$45,000.00
Administration - Blue Print Scan(Non-Dwelling Interior (1480)-Other)	\$1,500.00
Harborview Admin - Phone System Install(Management Improvement (1408)-System Improvements)	\$1,026.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Harborview/Rose Morin/Tataket: Purchase Snowplows, Spreader(Operations (1406))	\$10,000.00

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Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Harborview/Tataket/Rose Morin: Golf Cart(Operations (1406))	\$12,000.00
Harborview/Tataket/Rose Morin: Dump Truck(Operations (1406))	\$3,000.00
Harborview/Tataket/Rose Morin: Van(Operations (1406))	\$1,000.00
Harborview/Tataket/Rose Morin: Electric Charging Station Install & A&E(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	\$1,000.00
Federal Units ADA Unit Conversions/Study: A&E Services(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
Admin: Tablet phone & Computers(Management Improvement (1408)-System Improvements)	\$29,000.00
Copy of 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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$271,605.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Harborview/Tataket/Rose Morin A&E Faucets, lines, valves, flooring, asbestos, mold, cabinets(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$2,000.00
Harborview/Rose Morin/Tataket/Admin: Replace faucets and water lines(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	\$8,000.00
Operations(Operations (1406))	\$66,453.00
Harborview/Tataket/Rose Morin: Shipping Container(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$10,000.00
Harborview/Rose Morin/Tataket: Heat Register Covers(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	\$1,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$67,237.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$154,690.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Harborview, Tataket, Rose Morin: Security-Cameras, doors, locks, fencing(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	\$70,000.00
Harborview/Rose Morin/Tataket: Grab Bars(Dwelling Unit-Interior (1480)-Other)	\$10,000.00
Harborview/Tataket/Rose Morin: Solar Panels/Parking Structure(Non-Dwelling Construction - Mechanical (1480)-Other)	\$75,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$67,237.00
Operations(Operations (1406))	\$66,453.00
Equipment for Public Housing Sites(Operations (1406))	\$50,000.00

Form HUD-50075.2(4/2008)

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$66,453.00
Admin: Staff training/development/systems improvements(Management Improvement (1408)-Staff Training)	\$12,000.00
Harborview/Tataket/Rose Morin: Utility Enclosed Trailer(Operations (1406))	\$15,000.00
Harborview Admin Office: Extend Garage space(Non-Dwelling Construction-New Construction (1480)-Shop)	\$40,000.00
Harborview Admin Office: Extend Admin Office(Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	\$90,000.00
Harborview Community Room: Renovation(Non-Dwelling Construction-New Construction (1480)-Community Building)	\$60,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2028	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Harborview Admin Office: A&E Services - Garage Extension(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Shop)	\$3,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$67,237.00
Broadband Connectivity(Management Improvement (1408)-System Improvements)	\$1,000.00
Subtotal of Estimated Cost	\$354,690.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2029	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Key Control for Tenant Key Copies(Management Improvement (1408)-System Improvements)	\$1,000.00
Operations(Operations (1406))	\$85,000.00
Harborview/Tataket/Rose Morin A&E Faucets, lines, valves, flooring, asbestos, mold, cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (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 Showers)	\$45,000.00
All sites: Harborview, Rose Morin and Tataket - Unit Washer/Dryer(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Interior (1480)-Laundry Areas)	\$24,000.00
Subtotal of Estimated Cost	\$155,000.00