

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part I: Summary

PHA Name: The Housing Authority of the City of Newport

☒ Locality (City/County & State)
☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No:)

PHA Number: RI005

A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$225,298.00	\$225,298.00	\$225,298.00	\$225,298.00	\$225,298.00
	PARK HOLM (RI005000001)	\$1,138,818.00	\$1,263,746.00	\$1,244,446.00	\$1,199,137.00	\$1,104,488.00
	DONOVAN MANOR (RI005000005)	\$354,789.00	\$169,789.00	\$143,661.00	\$139,170.00	\$220,950.00
	CHAPEL TERRACE (RI005000002)	\$350,689.00	\$392,689.00	\$432,689.00	\$489,489.00	\$502,358.00
	SCATTERED SITE ELDERLY (RI005000004)	\$278,039.00	\$296,111.00	\$301,539.00	\$294,539.00	\$294,539.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity Estimated Cost
	AUTHORITY-WIDE (NAWASD)		\$225,298.00
ID0036	Administration/Administration (1410)-Other:Administration (1410)-Salaries)	Administration Costs	\$225,298.00
	PARK HOLM (RU05000001)		\$1,138,818.00
ID0039	A/E Fees and Costs (New Construction)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction	\$44,381.00
ID0042	Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Truck-Pointing,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies,Porches,Railings-etc)	Complete demolition and rebuild, mixed finance project or other redevelopment	\$573,519.00
ID0094	Operations(Operations (1406)	Transfer to operations	\$199,168.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0124	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0180	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation expenses- Park Holm redevelopment - 25 households		\$25,000.00
ID0196	Equipment replacement and building repairs (F/GC)(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	15 Ton HVAC unit replacement, new partitions, fixtures, paint and tile in 2 restrooms, sidewalk repairs 500 sq. ft., site work (add 300 L/F drainage) to west gym entrance		\$5,000.00
ID0200	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 6 buildings.		\$18,000.00
ID0217	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0227	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0239	Building Renovations (6 buildings)(Dwelling Unit-Exterior (1480)-Balconies-Decks-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$212,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0269	Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) A/E Fees and Costs (6 bldgs.);Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the rehabilitation of 6 buildings		\$20,000.00
ID0310	F&I LVT Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	DONOVAN MANOR (R1005000005)			\$354,789.00
ID0045	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Striping)	Mill, pave, approximately 25,000 square feet, repair sewer connections, remove island, create additional parking spaces and 2500 square feet of asphalt.		\$110,000.00
ID0088	Operations(Operations (1406))	Transfer to operations		\$67,589.00

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Work Statement for Year 1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0136	Kitchen/Bath Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 10 units.		\$70,000.00
ID0137	Fees and Costs - Kitchens/Baths/Units(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$7,000.00
ID0144	Elevator Car upgrades(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Furnish and install elevator car upgrades, controls as needed		\$75,000.00
ID0145	A/E Fees and Costs (Paving project)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the project		\$15,000.00
ID0222	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1,200.00
ID0320	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	CHAPEL TERRACE (R1005000002)			\$350,689.00

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Work Statement for Year 1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0085	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0125	Boiler Installation (3)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0130	Fees and Costs - Kitchens/Baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$15,000.00
ID0131	Kitchen/Bath/Unit Renovations(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 15 units.		\$150,000.00
ID0132	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings.		\$46,000.00
ID0133	Fees and Costs - Window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$4,600.00
ID0189	F&I Main disconnect upgrades (4 bldgs)(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace meter pans and main service disconnects for 4 buildings		\$28,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0206	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0315	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	SCATTERED SITE ELDERLY (R1005000004)			\$278,039.00
ID0091	Operations(Operations (1406))	Transfer to operations		\$135,739.00
ID0118	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building x 1 buildings (Codd.)		\$38,000.00
ID0126	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical/Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0127	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 3 buildings.		\$36,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0134	Window Replacement A&E/Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project. (Codd.)		\$3,800.00
ID0135	Sump Pump replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 20 sump pumps for (Ed and Pd.)		\$10,000.00
ID0211	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0325	F&E LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 8 units		\$24,000.00
	Subtotal of Estimated Cost			\$2,347,633.00

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Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,298.00
ID0046	Administration/Administration (1410)-Other;Administration (1410)-Salaries)	Grant Administration Costs		\$225,298.00
	PARK HOLM (R1005000001)			\$1,263,746.00
ID0048	A/E Fees and Costs (New Construction)(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction		\$51,309.00
ID0095	Operations(Operations (1406))	Transfer to operations		\$199,168.00
ID0181	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation expenses- Park Holm redevelopment - 25 households		\$25,000.00
ID0197	Equipment replacement and building repairs (FGC)(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	New partitions, fixtures, paint and tile in 2 restrooms, repair and repain exterior of building.		\$15,000.00

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Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0201	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 6 buildings.		\$36,000.00
ID0218	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0228	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0240	Building Renovations (6 buildings)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commods,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$213,000.00
ID0262	Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Complete demolition and rebuild, mixed finance project or other redevelopment		\$663,019.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0266	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0270	A/E Fees and Costs (6 bldgs.)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the rehabilitation of 6 buildings		\$20,000.00
ID0311	F&E LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	SCATTERED SITE ELDERLY (RI005000004)			\$296,111.00
ID0055	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Striping)	Pave and re-stripe 2 parking lots at Coddington Street Apartments.		\$20,000.00
ID0092	Operations(Operations (1406))	Transfer to operations		\$135,739.00
ID0163	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows, 76 windows per building x 1 buildings (Codd.)		\$38,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0164	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0165	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 4 buildings.		\$44,072.00
ID0166	Window Replacement A&E(Dwelling Unit-Exterior (1480)-Windows,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. (Codd.)		\$3,800.00
ID0212	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0326	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 8 units		\$24,000.00
	DONOVAN MANOR (R1005000005)			\$169,789.00
ID0056	Circulator Pump Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 3 1/2HP circulator pumps in building		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0089	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0138	Kitchen/Bath/Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 10 units.		\$70,000.00
ID0140	Fees and Costs - Kitchens/Baths/Units(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$7,000.00
ID0223	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1,200.00
ID0321	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	CHAPEL TERRACE (R1005000002)			\$392,689.00
ID0086	Operations(Operations (1406))	Transfer to operations		\$67,589.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0148	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0149	Fees and Costs - Kitchens/Baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$15,000.00
ID0150	Kitchen/Bath/Unit Renovations(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 15 units.		\$150,000.00
ID0151	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings.		\$46,000.00
ID0152	Fees and Costs - Window replacement(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and costs for design and specifications required for the project.		\$4,600.00
ID0153	Reasonable Accommodations-HUD/504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 3 Units		\$10,000.00
ID0207	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0316	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
ID0329	Roof replacement (2 Bldg.)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approximately 3,200 sq. ft.		\$60,000.00
	Subtotal of Estimated Cost			\$2,347,633.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,298.00
ID0059	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Grant Administration Costs		\$225,298.00
	PARK HOLM (R1005000001)			\$1,244,446.00
ID0062	A/E Fees and Costs (New Construction)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction		\$65,200.00
ID0071	Reasonable Accommodations-HUD/504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 5 Units		\$15,309.00
ID0096	Operations(Operations (1406))	Transfer to operations		\$199,168.00
ID0202	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 6 buildings.		\$18,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0219	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0229	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0241	Building Renovations (6 buildings)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Exterior Lighting.Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking.Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape.Dwelling Unit-Exterior (1480)-Foundations.Dwelling Unit-Exterior (1480)-Gutters - Downspouts.Dwelling Unit-Exterior (1480)-Landings and Railings.Dwelling Unit-Exterior (1480)-Mail Facilities.Dwelling Unit-Exterior (1480)-Roofs.Dwelling Unit-Exterior (1480)-Siding.Dwelling Unit-Exterior (1480)-Soffits.Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes.Dwelling Unit-Exterior (1480)-Tuck-Pointing.Dwelling Unit-Exterior (1480)-Windows.Dwelling Unit-Interior (1480)-Appliances.Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks.Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical).Dwelling Unit-Interior (1480)-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)-Mechanical.Dwelling Unit-Interior (1480)-Other.Dwelling Unit-Interior (1480)-Plumbing.Dwelling Unit-Interior (1480)-Tubs and Showers.Dwelling Unit-Exterior (1480)-Exterior Doors)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$212,500.00
ID0263	Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Building Slab.Dwelling Unit-Exterior (1480)-Exterior Doors.Dwelling Unit-Exterior (1480)-Exterior Lighting.Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking.Dwelling Unit-Exterior (1480)-Foundations.Dwelling Unit-Exterior (1480)-Gutters - Downspouts.Dwelling Unit-Exterior (1480)-Landings and Railings.Dwelling Unit-Exterior (1480)-Mail Facilities.Dwelling Unit-Exterior (1480)-Other.Dwelling Unit-Exterior (1480)-Roofs.Dwelling Unit-Exterior (1480)-Siding.Dwelling Unit-Exterior (1480)-Soffits.Dwelling Unit-Exterior (1480)-Tuck-Pointing.Dwelling Unit-Exterior (1480)-Columns and Porches)	Complete demolition and rebuild, mixed finance project or other redevelopment		\$673,019.00
ID0267	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical.Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0271	A/E Fees and Costs (6 Bldgs.)/Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the rehabilitation of 6 buildings		\$20,000.00
ID0312	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	DONOVAN MANOR (R1005000005)			\$143,661.00
ID0065	Interior upgrades to common areas(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Office space expansion for 2 coordinator offices, improvements 3,000 sq. ft. community area and wellness center interior upgrades including equipment upgrades		\$25,000.00
ID0090	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0139	Kitchen/Bath/Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 5 units.		\$35,000.00
ID0141	Fees and Costs - Kitchens/Baths/Units(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and costs for design and specifications required for the project.		\$3,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0162	Fees and Costs - Common area upgrades(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$2,372.00
ID0224	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1,200.00
ID0322	F&L LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	CHAPEL TERRACE (R1005000002)			\$432,689.00
ID0072	Reasonable Accommodations-HUD/504 compliant(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 3 Units		\$10,000.00
ID0075	Site and Building Renovations(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,	Deblais- Rehab various building and site component on 1 Buildings-Included in the project, general carpentry, mechanical, electrical, plumbing, drywall, painting, cabinetry installation, appliance installation, interior/exterior lighting, siding and roof repairs		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0087	Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Pavine,Dwelling Unit-Site Work Operations,Operations (1406)	Transfer to operations		\$67,589.00
ID0154	Boiler Installation (5),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0155	Fees and Costs - Kitchens/Baths,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$15,000.00
ID0156	Kitchen/Bath/Unit Renovations,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softis,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 15 units.		\$150,000.00
ID0157	Window Replacement,Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings.		\$46,000.00
ID0158	Fees and Costs - Window replacement,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$4,600.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0208	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0317	F&L VT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT Flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
ID0331	Copy of Roof replacement (2 Bldg)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approximately 3,200 sq. ft.		\$60,000.00
	SCATTERED SITE ELDERLY (R1005000004)			\$301,539.00
ID0073	Reasonable Accommodations-HUD/504 compliant(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 7 Units		\$20,000.00
ID0077	Site and Building Renovations-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Install drainage and grass in drip areas around on 5 Buildings (Edgar)		\$45,000.00
ID0093	Operations(Operations (1406))	Transfer to operations		\$135,739.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0167	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows, 76 windows per building x 1 buildings (Codd.)		\$38,000.00
ID0168	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0169	Window Replacement A&E(Dwelling Unit-Exterior (1480)-Windows,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. (Codd.)		\$3,800.00
ID0170	Fees and Costs Site and Building Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Debiols-Fees and costs for design and specifications required for the project.		\$4,500.00
ID0213	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0327	F&E LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 8 units		\$24,000.00
	Subtotal of Estimated Cost			\$2,347,633.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,298.00
ID0097	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Grant Administration Costs		\$225,298.00
	CHAPEL TERRACE (R1005000002)			\$489,489.00
ID0099	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0104	Reasonable Accommodations-HUD/504 compliant(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 3 Units		\$20,000.00
ID0159	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00
ID0160	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings.		\$46,000.00

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Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0161	Fees and Costs - Window replacement(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$4,600.00
ID0174	Roof replacement (Deblois)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approximately 5,000 sq. ft.		\$40,000.00
ID0175	Window Replacement (Deb)(Dwelling Unit-Exterior (1480)-Windows)	Replace 76 windows - 1 building (Deblois).		\$38,000.00
ID0176	Fees and Costs - Window replacement (Deb)(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. (Deblois)		\$3,800.00
ID0190	F&I Main disconnect upgrades (5 bldgs)(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace meter pans and main service disconnects for 5 buildings		\$35,000.00
ID0209	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0246	Kitchen/Bath/Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 15 units.		\$150,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0308	Fees and Costs - Kitchens/Baths/Contract Administration (1480)-Other/Contract Administration (1480)-Other Fees and Costs	Fees and costs for design and specifications required for the project.		\$15,000.00
ID0318	F&L VT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
ID0330	Roof replacement (1 Bldg)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approximately 3,200 sq. ft.		\$30,000.00
	DONOVAN MANOR (R1005000005)			\$139,170.00
ID0100	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0106	Reasonable Accommodations-HUD/504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 6 Units		\$22,881.00
ID0146	Kitchen/Bath/Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Sofits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 5 units.		\$35,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Fees and Costs - Kitchens/Baths/Units(Contract Administration (1480)-Other Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project.		\$3,500.00
ID0225	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1,200.00
ID0323	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	SCATTERED SITE ELDERLY (R1005000004)			\$294,539.00
ID0101	Operations(Operations (1406))	Transfer to operations		\$135,739.00
ID0105	Reasonable Accommodations-HUD/504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, ADA compliant doors, handles, ramps etc for 7 Units		\$20,000.00
ID0171	Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and Install 5 condensing high efficiency combination boilers		\$27,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0172	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd.)		\$38,000.00
ID0173	Window Replacement A&E(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project. (Codd.)		\$3,800.00
ID0177	Roof replacement (Codd)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 2 buildings including flat roofs, approximately 3,000 sq. ft. (Codd.)		\$35,000.00
ID0178	Roof Replacement A&E(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project. (Codd.)		\$7,500.00
ID0214	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0328	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 8 units		\$24,000.00
	PARK HOLM (R1005000001)			\$1,199,137.00

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Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0102	Operations(Operations (1406))	Transfer to operations		\$149,168.00
ID0103	Reasonable Accommodations-HUD/504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 5 Units		\$20,000.00
ID0179	A/E Fees and Costs (New construction)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction		\$70,000.00
ID0203	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to to main street connection for 6 buildings.		\$18,000.00
ID0220	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0230	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0264	Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior	Complete demolition and rebuild, mixed finance project or other redevelopment		\$688,219.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Dwelling Unit-Exterior (1480)-Exterior Lighting)				
ID0265	Building Renovations (6 buildings)(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-eic,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing) Boiler Installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$212,500.00
ID0268		Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0313	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
	Subtotal of Estimated Cost			\$2,347,633.00

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Status: Draft

Approval Date:

Approved By:

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Part I: Summary

PHA Name : The Housing Authority of the City of Newport

☒ Locality (City/County & State)
☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No:)

PHA Number: RI005

A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE					\$225,298.00
	CHAPEL TERRACE (RI005000002)					\$502,358.00
	DONOVAN MANOR (RI005000005)					\$220,950.00
	SCATTERED SITE ELDERLY (RI005000004)					\$294,539.00
	PARK HOLM (RI005000001)					\$1,104,488.00

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Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,298.00
ID0001	Administration(Administration (1410)-Other)	Grant administration costs		\$225,298.00
	CHAPEL TERRACE (R1005000002)			\$502,358.00
ID0002	Operations(Operations (1406))	Transfer to operations		\$80,458.00
ID0003	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, ramps etc for 3 units; security cameras		\$35,000.00
ID0004	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency combination boilers		\$12,500.00
ID0005	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildingd		\$46,000.00

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Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0006	Fees and costs - window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project		\$4,600.00
ID0007	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approximately 5,000 sq. ft.		\$40,000.00
ID0008	Window replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Replace 76 windows - 1 building (Debiols)		\$38,000.00
ID0009	Fees and costs - Window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project (Debiols)		\$3,800.00
ID0010	F & I Mainb disconnect upgrades (5 bldgs)(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace meter pans and main service disconnects for 5 buildings		\$35,000.00
ID0011	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0012	Kitchenbath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm) and Cameras	Kitchenbath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 15 units		\$150,000.00

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Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0014	Fees and Costs- Kitchen/Baths(Contract Administration (1480)-Other Fees and Costs, Contract Administration (1480)-Other)	Fees and costs for design and specifications required for the project		\$15,000.00
ID0015	F & I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
ID0016	Roof Replacement (1 Bldg)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approx. 3,200 sq. ft.		\$30,000.00
	DONOVAN MANOR (R0005000005)			\$220,950.00
ID0017	Operations(Operations (1406))	Transfer to operations		\$67,589.00
ID0018	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies- Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc. for 6 units		\$1.00
ID0019	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softfits,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 5 units.		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0020	Fees and costs - Kitchens,Baths/Unit(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for project		\$1.00
ID0021	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1.00
ID0022	F & LVT flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. of LVT flooring including demo as needed, prep work, and cove base for 3 units.		\$1.00
ID0023	Repair or replace damaged water pipes(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair or replace rotting water lines due to electrolysis		\$153,356.00
	SCATTERED SITE ELDERLY (RI005000004)			\$294,539.00
ID0024	Operations(Operations (1406))	Transfer to operations		\$135,739.00
ID0025	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, ADA compliant doors, handles, ramps etc. for 7 units		\$20,000.00

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Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0026	Boiler installation (5)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0027	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$38,000.00
ID0028	Window replacement A & E(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project (Codd)		\$3,800.00
ID0029	Roof replacement (Codd)(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 2 buildings including flat roofs, approx. 3,000 sq. ft. (Codd)		\$35,000.00
ID0030	Roof replacement A & E(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project		\$7,500.00
ID0031	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0032	F & LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 8 units		\$24,000.00

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Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARK HOLM (RJ005000001)			\$1,104,488.00
ID0033	Operations(Operations (1406))	Transfer to operations		\$130,238.00
ID0034	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 5 units.		\$20,000.00
ID0035	A & E Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction		\$70,000.00
ID0036	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to main street connection for 6 buildings		\$18,000.00
ID0037	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0038	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00

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Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	Building Construction (36 units)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development		\$612,500.00
ID0040	Building renovations (6 buildings)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls, and ceilings as needed.		\$212,500.00
ID0041	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0042	F & LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 3 units		\$9,000.00
	Subtotal of Estimated Cost			\$2,347,633.00