

# Capital Fund Program - Five-Year Action Plan

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

Status: Draft

Approval Date:

Approved By:

## Part I: Summary

PHA Name : The Housing Authority of the City of Newport		Locality (City/County & State)				
PHA Number: RI005		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$252,391.00	\$252,391.00	\$252,391.00	\$252,391.00	\$262,391.00
	PARK HOLM (RI005000001)	\$1,272,142.92	\$1,252,842.92	\$1,322,024.92	\$1,233,690.96	\$1,000,642.96
	SCATTERED SITE ELDERLY (RI005000004)	\$309,053.35	\$428,972.35	\$307,481.35	\$307,481.35	\$632,482.35
	DONOVAN MANOR (RI005000005)	\$291,323.69	\$150,704.69	\$146,213.69	\$227,993.69	\$174,639.69
	CHAPEL TERRACE (RI005000002)	\$399,004.04	\$439,004.04	\$495,804.04	\$502,358.00	\$453,759.00

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

Work Statement for Year 1					2021
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$252,391.00	
ID0046	Administration/Administration (1410)-Other,Administration (1410)-Salaries)	Grant Administration Costs		\$252,391.00	
	PARK HOLM (R1005000001)			\$1,272,142.92	
ID0048	A/E Fees and Costs (New Construction)(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		\$51,309.00	
ID0095	Operations(Operations (1406))	Transfer to operations		\$207,564.92	
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 repaint exterior of building.		\$15,000.00	

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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 cycical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	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)-Buiding 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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Complete demolition and rebuild, mixed finance project or other redevelopment		\$663,019.00

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Work Statement for Year 1 2021				
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&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)			\$309,053.35
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		\$148,681.35
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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Work Statement for Year 1 2021				
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)			\$291,323.69
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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Work Statement for Year 1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0089	Operations(Operations (1406))	Transfer to operations		\$74,632.69
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)-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.		\$174,491.00
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
ID0375	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 Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,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		\$10,000.00
	CHAPEL TERRACE (R1005000002)			\$399,004.04

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Operations(Operations (1406))	Transfer to operations		\$73,904.04
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

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0207	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
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			\$2,523,915.00

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Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$252,391.00
ID0059	Administration/Administration (1410)-Other,Administration (1410)-Salaries)	Grant Administration Costs		\$252,391.00
	PARK HOLM (R1005000001)			\$1,252,842.92
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		\$207,564.92
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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Work Statement for Year 2		2022		
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)-Commods,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Electrical,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 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)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$212,500.00
ID0263	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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Work Statement for Year 2		2022		
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&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
	DONOVAN MANOR (R1005000005)			\$150,704.69
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		\$74,632.69
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, 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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Work Statement for Year 2		2022		
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&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)			\$439,004.04
ID0072	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
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,	Debris- 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		\$73,904.04
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)-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
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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Work Statement for Year 2		2022		
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 LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of L VT 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 (RI005000004)			\$428,972.35
ID0073	Reasonable Accomodations-HUD/504 complianceDwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,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		\$148,681.35

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Work Statement for Year 2		2022		
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)	Debris-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&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
ID0376	Exterior roofing, painting, and siding work at Earl Ave. - 1 building 16 units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Roofing, painting, siding		\$114,491.00

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Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$2,523,915.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$252,391.00
ID0097	Administration/Administration (1410)-Other;Administration (1410)-Salaries)	Grant Administration Costs		\$252,391.00
	CHAPEL TERRACE (R1005000002)			\$495,804.04
ID0099	Operations/Operations (1406)	Transfer to operations		\$73,904.04
ID0104	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		\$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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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-Interior (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&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
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)			\$146,213.69
ID0100	Operations(Operations (1406))	Transfer to operations		\$74,632.69
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 - Downspout,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softfils,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)			\$307,481.35
ID0101	Operations(Operations (1406))	Transfer to operations		\$148,681.35
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 (RI005000001)			\$1,322,024.92

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0102	Operations(Operations (1406))	Transfer to operations		\$207,564.92
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-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 cycical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Plumbing)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls and ceilings as needed.		\$276,991.00
ID0268	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
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			\$2,523,915.00

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Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (R1005000002)			\$502,358.00
ID0333	Operations(Operations (1406))	Transfer to operations		\$80,458.00
ID0334	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)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 3 units.		\$35,000.00
ID0335	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency boilers		\$12,500.00
ID0336	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings		\$46,000.00
ID0337	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
ID0338	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building flat roofs, approx. 5000 sq.ft.		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0339	Window replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Replace 76 windows - 1 building (Deblois)		\$38,000.00
ID0340	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		\$3,800.00
ID0341	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
ID0342	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0343	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,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, security cameras, and painting. 15 units		\$150,000.00
ID0344	Fees and costs - Kitchen/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
ID0345	F & I 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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0346	Roof replacement(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 (R1005000005)			\$227,993.69
ID0347	Operations(Operations (1406))	Transfer to operations		\$74,632.69
ID0348	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 6 units.		\$1.00
ID0349	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)-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
ID0350	Fees and costs - kitchen and baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project		\$1.00
ID0351	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0352	F & I 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		\$1.00
ID0353	Repair or replace damaged water pipes(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair or replace rotting water pipes due to electrolysis		\$153,356.00
	SCATTERED SITE ELDERLY (R1005000004)			\$307,481.35
ID0354	Operations(Operations (1406))	Transfer to operations		\$148,681.35
ID0355	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)	Tub/shower conversions, HUD/504 and ADA compliant doors, handles, ramps etc for 7 units.		\$20,000.00
ID0356	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency boilers		\$27,500.00
ID0357	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$38,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0358	A & E Window replacement(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
ID0359	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 2 buildings including flat roofs, approx. 3,000 sq ft.		\$35,000.00
ID0360	A & E Roof replacement(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
ID0361	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0362	F & I 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
	PARK HOLM (RI005000001)			\$1,233,690.96
ID0363	Operations(Operations (1406))	Transfer to operations		\$201,010.96



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Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0364	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)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 5 units.		\$20,000.00
ID0365	A & E Fees and Costs(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
ID0366	Replace cast iron waste lines in basements(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines,Mains,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
ID0367	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0368	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0369	Building Construction (56 units)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)-Truck-Pointhing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development		\$612,500.00

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Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0370	Building renovations(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)-Connodes,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.		\$270,930.00
ID0371	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0394	Copy of 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
	AUTHORITY-WIDE (NAWASD)			\$252,391.00
ID0379	Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Administration		\$252,391.00

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Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$2,523,915.00

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Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (R1005000002)			\$453,759.00
ID0380	Operations/Operations (1406)	Transfer to operations		\$80,458.00
ID0381	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)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 3 units.		\$32,000.00
ID0382	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency boilers		\$12,500.00
ID0383	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows and bulkheads where needed- 2 buildings		\$25,000.00
ID0384	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		\$25,000.00
ID0386	Window replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Roofs)	Replace 76 windows - 1 building (Deblois)		\$38,000.00

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Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0387	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		\$3,800.00
ID0388	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
ID0389	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0390	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,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, security cameras, and painting. 15 units		\$120,000.00
ID0391	Fees and costs - Kitchen/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
ID0395	F & I 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
ID0396	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building including flat roofs, approx. 3,200 sq ft.		\$30,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0428	Training(Management Improvement (1408)-Staff Training)	Staff Training		\$5,000.00
ID0432	Non-dwelling (Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Non-dwelling renovations		\$1.00
ID0436	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators.		\$5,000.00
ID0440	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units		\$5,000.00
ID0445	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed.		\$5,000.00
ID0449	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting		\$5,000.00
	AUTHORITY-WIDE (NAWASP)			\$262,391.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0393	Administration/Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$252,391.00
ID0443	Tractor and trailer(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New or used tractor and trailer for HA		\$10,000.00
	DONOVAN MANOR (R1005000005)			\$174,639.69
ID0397	Operations(Operations (1406))	Transfer to operations		\$74,632.69
ID0398	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
ID0399	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)-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
ID0400	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0401	F & I 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		\$1.00
ID0402	Repair or replace damaged water pipes(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair or replace rotting water pipes due to electrolysis		\$1.00
ID0405	Fees and costs - kitchen and baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project		\$1.00
ID0425	Parking Lot upgrade(Dwelling Unit-Site Work (1480)-Parking)	Parking Lot upgrade Amp 5		\$75,000.00
ID0426	Training(Management Improvement (1408)-Staff Training)	Management Training		\$5,000.00
ID0434	Non-dwelling (Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-dwelling renovations		\$1.00
ID0438	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators.		\$5,000.00



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0442	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units		\$5,000.00
ID0447	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed.		\$5,000.00
ID0451	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting		\$5,000.00
	SCATTERED SITE ELDERLY (R005000004)			\$632,482.35
ID0403	Operations(Operations (1406))	Transfer to operations		\$148,681.35
ID0404	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)	Tub/shower conversions, HUD/504 and ADA compliant doors, handles, ramps etc for 7 units.		\$15,000.00
ID0406	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency boilers		\$27,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0407	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$38,000.00
ID0408	A & E Window replacement(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
ID0409	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 2 buildings including flat roofs, approx. 3,000 sq ft.		\$35,000.00
ID0410	A & E Roof replacement(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
ID0411	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0412	F & L 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		\$10,000.00
ID0423	Exterior renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,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)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4		\$200,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0424	Interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior renovations Amp 4		\$100,000.00
ID0427	Training(Management Improvement (1408),Staff Training)	Staff Training		\$5,000.00
ID0433	Non-dwelling (Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-dwelling renovations		\$1.00
ID0437	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators.		\$5,000.00
ID0441	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units		\$5,000.00
ID0446	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed.		\$5,000.00
ID0450	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0452	A & E Fees and Costs for Parking upgrade(Dwelling Unit-Site Work (1480)-Parking)	Fees for parking upgrade		\$5,000.00
ID0453	Parking Upgrades(Dwelling Unit-Site Work (1480)-Parking)	Parking upgrades and lining where needed		\$14,000.00
	PARK HOLM (RI005000001)			\$1,000,642.96
ID0413	Operations(Operations (1406))	Transfer to operations		\$201,010.96
ID0414	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)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 5 units.		\$5,000.00
ID0415	A & E Fees and Costs(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
ID0416	Replace cast iron waste lines in basements(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines(Mains)	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0417	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0418	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0419	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)-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)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development		\$584,451.00
ID0420	Building renovations(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)-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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls, and ceilings as needed.		\$10,930.00

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

Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0421	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0422	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		\$4,000.00
ID0429	Construction Administration(Contract Administration (1480)-Other Fees and Costs)	Park Holm Mixed Finance, Rehab, and other non-dwelling projects		\$50,000.00
ID0430	Non-dwelling (Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-dwelling renovations		\$1.00
ID0431	Training(Management Improvement (1408)-Staff Training)	Staff Training		\$5,000.00
ID0435	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators.		\$5,000.00
ID0439	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0444	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed.		\$5,000.00
ID0448	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting		\$5,000.00
	Subtotal of Estimated Cost			\$2,523,915.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$252,391.00
Subtotal of Estimated Cost	\$252,391.00



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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2022	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$252,391.00
Subtotal of Estimated Cost	\$252,391.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$252,391.00
Subtotal of Estimated Cost	\$252,391.00

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4	2024	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Other)		\$252,391.00
Subtotal of Estimated Cost		\$252,391.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5		2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration(Administration (1410)-Other,Administration (1410)-Salaries)		\$252,391.00
Tractor and trailer(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)		\$10,000.00
Subtotal of Estimated Cost		\$262,391.00