

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Boston Housing Authority			Locality (City/County & State)			
PHA Number: MA002			<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	FRANKLIN FIELD (MA002000189)	\$2,800,000.00	\$2,500,000.00		\$1,200,000.00	
	POND STREET (MA002000226)	\$2,050,000.00	\$400,000.00	\$1,226,200.00		\$1,960,000.00
	FOLEY APARTMENTS (MA002000230)	\$132,000.00		\$640,000.00		\$4,404,000.00
	WASHINGTON STREET (MA002000235)	\$275,000.00				
	MLK TOWERS (MA002000240)	\$680,000.00	\$1,800,000.00	\$200,000.00		
	MARY ELLEN MCCORMACK (MA002000123)	\$850,000.00	\$670,000.00	\$540,000.00	\$800,000.00	\$1,000,000.00
	ROSLYN APARTMENTS (MA002000272)	\$570,000.00	\$500,000.00	\$1,045,000.00	\$250,000.00	
	BELLFLOWER STREET (MA002000277)	\$180,000.00				
	PEABODY SQUARE (MA002000283)	\$150,000.00		\$900,000.00		\$900,000.00
	AUTHORITY-WIDE	\$20,825,538.00	\$21,028,038.00	\$21,807,838.00	\$15,617,970.0	\$15,615,038.00

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A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	CHARLESTOWN (MA002000101)	\$350,000.00		\$650,000.00	\$2,000,000.00	\$2,000,000.00
	HOLGATE APARTMENTS (MA002000229)	\$370,000.00	\$625,000.00	\$1,720,000.00		\$1,120,000.00
	PASCIUCCO APARTMENTS (MA002000254)	\$175,000.00			\$1,500,000.00	
	SPRING STREET (MA002000270)	\$739,000.00	\$550,000.00	\$2,392,000.00	\$712,000.00	
	CODMAN APARTMENTS (MA002000251)	\$553,000.00	\$100,000.00	\$200,000.00	\$1,500,000.00	\$700,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	\$3,000,000.00	\$2,500,000.00		\$500,000.00	\$4,000,000.00
	COMMONWEALTH (MA002000182)	\$600,000.00		\$60,000.00		
	GENERAL WARREN (MA002000247)	\$1,061,000.00	\$3,168,000.00	\$1,200,000.00		
	ROCKLAND TOWERS (MA002000250)	\$260,000.00				
	TORRE UNIDAD (MA002000249)	\$125,000.00	\$100,000.00			

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A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	HASSAN APARTMENTS (MA002000262)	\$330,500.00		\$600,000.00	\$500,000.00	\$500,000.00
	WEST NINTH STREET (MA002000236)	\$225,000.00				
	DAVISON APARTMENTS (MA002000234)		\$235,000.00	\$400,000.00		
	FREDERICK DOUGLASS (MA002000244)		\$1,200,000.00	\$675,000.00	\$571,068.00	\$200,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)		\$825,000.00		\$5,950,000.00	\$450,000.00
	HIGHLAND PARK (MA002000193)		\$100,000.00	\$500,000.00		\$740,000.00
	ASHMONT STREET (MA002000228)			\$125,000.00		\$2,150,000.00
	GROVELAND (MA002000232)			\$45,000.00		\$302,000.00
	MALONE APARTMENTS (MA002000290)			\$400,000.00	\$800,000.00	\$260,000.00
	HAMPTON HOUSE (MA002000298)			\$475,000.00	\$2,200,000.00	

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PHA Number: MA002		<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	WASHINGTON MANOR (MA002000299)			\$475,000.00	\$2,200,000.00	
	ANNAPOLIS STREET (MA002000227)			\$25,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRANKLIN FIELD (MA002000189)			\$2,800,000.00
ID0000877	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,300,000.00
ID0000903	1968-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,500,000.00
	POND STREET (MA002000226)			\$2,050,000.00
ID0000878	Solar at Pond Street(Non-Dwelling Construction - Mechanical (1480)-Other)	Electrical @ Pond Street		\$550,000.00
ID0001047	Building Exterior at Pond Street(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Exterior Envelope @ Pond Street		\$700,000.00
ID0001048	T403 Intercom Replacement at Pond Street(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Pond Street		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001097	T502 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$750,000.00
	FOLEY APARTMENTS (MA002000230)			\$132,000.00
ID0000879	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$132,000.00
	WASHINGTON STREET (MA002000235)			\$275,000.00
ID0000880	1655-02 Boiler Upgrades at Washington Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Washington Street		\$25,000.00
ID0001049	T300 Roofs/Patios at Washington Street(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Washington Street		\$250,000.00
	MLK TOWERS (MA002000240)			\$680,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000881	T300 Elevator Door Controllers at MLK(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ MLK		\$80,000.00
ID0000906	T510 Sprinklers head replacement at MLK(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Plumbing)	Fire Protection @ MLK		\$100,000.00
ID0000915	T205 Boiler replacement at MLK(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ MLK		\$500,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$850,000.00
ID0000882	1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00
ID0000883	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$400,000.00
ID0000902	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ MEM		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001043	Roofs at MEM(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ MEM		\$200,000.00
	ROSLYN APARTMENTS (MA002000272)			\$570,000.00
ID0000884	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$500,000.00
ID0000885	T211 Elevator Controllers at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$70,000.00
	BELLFLOWER STREET (MA002000277)			\$180,000.00
ID0000886	T519 Masrny Restoration @ Bellflower(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Envelope @ Bellflower		\$50,000.00
ID0000887	T211 Elevator Modernization at Bellflower(Dwelling Unit-Interior (1480)-Mechanical)	T211 Elevators @ Bellflower		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001052	Windows @ Bellflower(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Bellflower		\$50,000.00
	PEABODY SQUARE (MA002000283)			\$150,000.00
ID0000888	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$150,000.00
	AUTHORITY-WIDE (NAWASD)			\$20,825,538.00
ID0000889	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,147,053.00
ID0000890	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$885,710.00
ID0000891	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000892	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0000893	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$80,000.00
ID0000894	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0000895	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$120,000.00
ID0000896	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$815,000.00
ID0000897	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0000898	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,260,207.20

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000899	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,251,408.00
ID0000900	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,630,103.80
ID0000911	Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$362,056.00
	CHARLESTOWN (MA002000101)			\$350,000.00
ID0000901	1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$300,000.00
ID0001041	1617-05 HazMat LBP Removal at Charlestown(Dwelling Unit-Development (1480)-Other)	Lead Paint Removal @ Charlestown		\$25,000.00
ID0001042	Intercoms at Charlestown(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Charlestown		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLGATE APARTMENTS (MA002000229)			\$370,000.00
ID0000905	T399 Supply and Waste at Holgate(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Holgate		\$370,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$175,000.00
ID0000907	T510 Fire Pumps/Sprinklers at Pasciucco(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	T510 Fire Protection @ Pasciucco		\$175,000.00
	SPRING STREET (MA002000270)			\$739,000.00
ID0000908	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$200,000.00
ID0000909	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	T300 Envelope @ Spring Street		\$539,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CODMAN APARTMENTS (MA002000251)			\$553,000.00
ID0000910	1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Envelope @ Codman		\$100,000.00
ID0000920	Horizontals Above Carport at Codman(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Codman		\$453,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$3,000,000.00
ID0000912	2056-02 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$2,500,000.00
ID0000913	1992-02 Masonry & Window Sill Repair at Ruth Barkley(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$500,000.00
	COMMONWEALTH (MA002000182)			\$600,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000914	Revis Envelope Upgrade at Commonwealth Family(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Commonwealth Family		\$100,000.00
ID0001044	1617-05 HazMat LBP Removal at Commonwealth Family(Dwelling Unit-Development (1480)-Other)	Lead Paint Removal @ Commonwealth Family		\$50,000.00
ID0001045	Intercoms at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Commonwealth Family		\$50,000.00
ID0001046	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$400,000.00
	GENERAL WARREN (MA002000247)			\$1,061,000.00
ID0000916	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$336,000.00
ID0000917	T206-02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$725,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROCKLAND TOWERS (MA002000250)			\$260,000.00
ID0000918	T206-02 Roofs at Rockland(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Rockland		\$260,000.00
	TORRE UNIDAD (MA002000249)			\$125,000.00
ID0000919	Windows at Torre Unidad(Dwelling Unit-Exterior (1480)-Windows)	Building Exterior @ Torre Unidad		\$125,000.00
	HASSAN APARTMENTS (MA002000262)			\$330,500.00
ID0000921	T508 Roof Replacement at Hassan(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Hassan		\$330,500.00
	WEST NINTH STREET (MA002000236)			\$225,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRANKLIN FIELD (MA002000189)			\$2,500,000.00
ID0000922	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,000,000.00
ID0000933	1968-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,500,000.00
	DAVISON APARTMENTS (MA002000234)			\$235,000.00
ID0000923	T507 Entry Doors at Davison(Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ Davison		\$50,000.00
ID0000937	T509 Comm Bldg Windows at Davison(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Davison		\$35,000.00
ID0000938	T508 Roof Replacement at Davison(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Davison		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GENERAL WARREN (MA002000247)			\$3,168,000.00
ID0000924	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartments @ General Warren		\$3,168,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$670,000.00
ID0000925	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00
ID0000932	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$500,000.00
ID0000940	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Building Envelope @ MEM		\$100,000.00
	FREDERICK DOUGLASS (MA002000244)			\$1,200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000926	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$300,000.00
ID0000961	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$900,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$825,000.00
ID0000927	T398 Replace Elevator Pistons @ Hydraulic at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$550,000.00
ID0000930	T517 Replace Fire Pump Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Fire Protection @ AHT		\$75,000.00
ID0001056	T516 Replace Emergancy Generator at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$200,000.00
	MLK TOWERS (MA002000240)			\$1,800,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000931	T204 Window replacement and Curtain Wall @ MLK(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ MLK		\$900,000.00
ID0000939	T399 Supply and Waste at MLK(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Plumbing @ MLK		\$700,000.00
ID0001057	Pull-Cords at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$21,028,038.00
ID0000934	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,217,653.00
ID0000944	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$885,210.00
ID0000945	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000946	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0000947	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$80,000.00
ID0000948	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0000949	504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
ID0000950	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$950,000.00
ID0000951	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0000952	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,248,808.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000953	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,260,207.20
ID0000954	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,630,103.80
ID0000955	Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvements @ Authority Wide		\$362,056.00
	POND STREET (MA002000226)			\$400,000.00
ID0000935	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$400,000.00
	HOLGATE APARTMENTS (MA002000229)			\$625,000.00
ID0000936	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$625,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPRING STREET (MA002000270)			\$550,000.00
ID0000941	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$200,000.00
ID0000959	T625 Flooring Subfloor Repair at Spring Street(Dwelling Unit-Interior (1480)-Flooring (non routine))	T625 Apartments (Floors) @ Spring Street		\$350,000.00
	ROSLYN APARTMENTS (MA002000272)			\$500,000.00
ID0000942	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$500,000.00
	TORRE UNIDAD (MA002000249)			\$100,000.00
ID0000943	T505 Replace Cooling Center Units at Torre Unidad(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Torre Unidad		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$2,500,000.00
ID0000956	2056-02 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$1,500,000.00
ID0000960	T402 Roof Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ruth Barkley		\$500,000.00
ID0001055	T512 Repair Stair Pans at Ruth Barkley(Dwelling Unit-Interior (1480)-Other)	Stair Halls @ Ruth Barkley		\$500,000.00
	HIGHLAND PARK (MA002000193)			\$100,000.00
ID0000957	T614-01 Study/Survey Fire Escape at Highland Park(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	T614-01 Envelope AE @ Highland Park		\$100,000.00
	CODMAN APARTMENTS (MA002000251)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000968	LBP GC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$120,000.00
ID0000969	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$120,000.00
ID0000970	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0000971	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$100,000.00
ID0000972	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,389,085.00
ID0000981	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,456,625.00
ID0001009	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,094,761.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$650,000.00
ID0000973	1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$350,000.00
ID0000974	1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Charlestown		\$300,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$540,000.00
ID0000975	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$140,000.00
ID0000976	1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00
ID0000977	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	T519 Building Envelope @ MEM		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000978	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$100,000.00
ID0001058	Intercoms at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$100,000.00
	COMMONWEALTH (MA002000182)			\$60,000.00
ID0000979	T520-01 Survey Electrical Requirements at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	T520-01 AE Electrical @ Commonwealth Family		\$60,000.00
	HIGHLAND PARK (MA002000193)			\$500,000.00
ID0000980	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$500,000.00
	POND STREET (MA002000226)			\$1,226,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000982	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$960,000.00
ID0000983	T601 Bathroom/ AP. Ventilation at Pond Street(Dwelling Unit-Interior (1480)-Other)	T601 Apartments (Ventilation) @ Pond Street		\$266,200.00
	ASHMONT STREET (MA002000228)			\$125,000.00
ID0000984	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$50,000.00
ID0001059	Replace Intercoms at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$25,000.00
ID0001061	Replace Entry Doors Trim at Ashmont(Dwelling Unit-Exterior (1480)-Exterior Doors)	Envelope @ Ashmont		\$50,000.00
	HOLGATE APARTMENTS (MA002000229)			\$1,720,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000985	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$1,000,000.00
ID0000986	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$520,000.00
ID0001062	Switchgear at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$200,000.00
	FOLEY APARTMENTS (MA002000230)			\$640,000.00
ID0000989	Elevators Modernization at Foley(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Foley		\$240,000.00
ID0001063	Carport Ceiling at Foley(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Envelope @ Foley		\$250,000.00
ID0001064	Horizontals Above Carport at Foley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Foley		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GROVELAND (MA002000232)			\$45,000.00
ID0000990	T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$45,000.00
	DAVISON APARTMENTS (MA002000234)			\$400,000.00
ID0000991	T508 Roof Replacement at Davison(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Davison		\$400,000.00
	MLK TOWERS (MA002000240)			\$200,000.00
ID0000992	T604 Ventilation of Trash Chute at MLK(Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$200,000.00
	FREDERICK DOUGLASS (MA002000244)			\$675,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000993	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$475,000.00
ID0001010	T300 Elevator Controllers at Frederick Douglass(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Frederick Douglass		\$200,000.00
	GENERAL WARREN (MA002000247)			\$1,200,000.00
ID0000994	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartments @ General Warren		\$600,000.00
ID0000995	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$600,000.00
	CODMAN APARTMENTS (MA002000251)			\$200,000.00
ID0000996	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000997	T616 Maaony at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$100,000.00
	HASSAN APARTMENTS (MA002000262)			\$600,000.00
ID0000998	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$600,000.00
	SPRING STREET (MA002000270)			\$2,392,000.00
ID0000999	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$300,000.00
ID0001000	T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T623 HVAC @ Spring Street		\$1,150,000.00
ID0001001	T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T624 Electrical @ Spring Street		\$42,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001002	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$900,000.00
	ROSLYN APARTMENTS (MA002000272)			\$1,045,000.00
ID0001003	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$180,000.00
ID0001004	T625 Patio Fencing/Dumpster Encl at Roslyn(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing)	Site Grounds @ Roslyn		\$365,000.00
ID0001065	T211 Elevator Modernization at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$500,000.00
	PEABODY SQUARE (MA002000283)			\$900,000.00
ID0001005	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$900,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MALONE APARTMENTS (MA002000290)			\$400,000.00
ID0001006	T607 Emergency Pull Cords at Malone(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	T607 Apartments (Electrical) @ Malone		\$50,000.00
ID0001011	T608 Load Centers at Malone(Dwelling Unit-Interior (1480)-Electrical)	T607 Apartments (Electrical) @ Malone		\$100,000.00
ID0001066	Intercoms at Malone(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Malone		\$50,000.00
ID0001067	Siding at Malone(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Malone		\$200,000.00
	HAMPTON HOUSE (MA002000298)			\$475,000.00
ID0001007	T300 Windows (Atrium) @ Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$475,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WASHINGTON MANOR (MA002000299)			\$475,000.00
ID0001008	T300 Windows (Atrium) @ Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$475,000.00
	ANNAPOLIS STREET (MA002000227)			\$25,000.00
ID0001060	Replace Intercoms at Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$25,000.00
	Subtotal of Estimated Cost			\$36,301,038.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$2,000,000.00
ID0001013	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$2,000,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$500,000.00
ID0001014	Tripping Hazards at Ruth Barkley(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site/Grounds @ Ruth Barkley		\$500,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$800,000.00
ID0001016	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$800,000.00
	FRANKLIN FIELD (MA002000189)			\$1,200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001017	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,200,000.00
	AUTHORITY-WIDE (NAWASD)			\$15,617,970.00
ID0001018	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,434,473.00
ID0001029	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$915,176.00
ID0001030	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,630,103.80
ID0001031	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001032	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001033	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001034	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001035	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0001036	504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$240,000.00
ID0001037	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0001038	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,260,207.20
ID0001039	Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$363,010.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001040	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00
	FREDERICK DOUGLASS (MA002000244)			\$571,068.00
ID0001019	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$571,068.00
	CODMAN APARTMENTS (MA002000251)			\$1,500,000.00
ID0001020	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$500,000.00
ID0001021	T616 Maaonry at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$1,000,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001022	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00
	SPRING STREET (MA002000270)			\$712,000.00
ID0001023	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$712,000.00
	ROSLYN APARTMENTS (MA002000272)			\$250,000.00
ID0001024	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$250,000.00
	HAMPTON HOUSE (MA002000298)			\$2,200,000.00
ID0001025	T300 Elevator Door Controllers at Hampton House(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Hampton House		\$1,800,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001027	T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$400,000.00
	WASHINGTON MANOR (MA002000299)			\$2,200,000.00
ID0001026	T300 Elevator Door Controllers at Washington Manor(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Washington Manor		\$1,800,000.00
ID0001028	T300 Window Replacement at Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$400,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$5,950,000.00
ID0001068	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ AHT		\$5,500,000.00
ID0001071	Stairs and Railings at AHT(Dwelling Unit-Interior (1480)-Other)	Stair Halls @ AHT		\$400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001072	Intercoms at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$50,000.00
	MALONE APARTMENTS (MA002000290)			\$800,000.00
ID0001073	Windows at Malone(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Malone		\$800,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$1,500,000.00
ID0001074	Elevator Modenization at Pasciucco(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Pasciucco		\$1,500,000.00
	Subtotal of Estimated Cost			\$36,301,038.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POND STREET (MA002000226)			\$1,960,000.00
ID0000904	T502 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$1,300,000.00
ID0001096	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$660,000.00
	FOLEY APARTMENTS (MA002000230)			\$4,404,000.00
ID0000987	T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$1,500,000.00
ID0000988	T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$2,304,000.00
ID0001104	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$600,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$15,615,038.00
ID0001053	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,260,207.20
ID0001054	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,630,103.80
ID0001085	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,434,315.00
ID0001086	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$912,402.00
ID0001087	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001088	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001089	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00
ID0001090	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001091	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001092	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0001093	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$240,000.00
ID0001094	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0001114	Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$363,010.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ALICE HEYWOOD TAYLOR (MA002000114)			\$450,000.00
ID0001069	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ AHT		\$300,000.00
ID0001082	1617-05 HazMat LBP Removal at AHT(Dwelling Unit-Development (1480)-Other)	Lead Paint Removal @ AHT		\$150,000.00
	CHARLESTOWN (MA002000101)			\$2,000,000.00
ID0001075	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$2,000,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$4,000,000.00
ID0001076	1617-05 HazMat LBP Removal at Ruth Barkley(Dwelling Unit-Development (1480)-Other)	Lead Paint Removal @ Ruth Barkley		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001077	Elevator Modernization at Ruth Barkley(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Ruth Barkley		\$3,000,000.00
ID0001078	Security Cameras at Ruth Barkley(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Ruth Barkley		\$50,000.00
ID0001079	T510 Fire Pumps/Sprinklers at Ruth Barkley(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	T510 Fire Protection @ Ruth Barkley		\$250,000.00
ID0001080	1638-03 DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$300,000.00
ID0001081	1973-02 Replace Emergancy Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ruth Barkley		\$300,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$1,000,000.00
ID0001083	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARK (MA002000193)			\$740,000.00
ID0001084	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$350,000.00
ID0001113	T615 Apartment Floor Finish Upgrade at Highland Park(Dwelling Unit-Interior (1480)-Flooring (non routine))	Apartment @ Highland Park		\$390,000.00
	ASHMONT STREET (MA002000228)			\$2,150,000.00
ID0001098	Interior Stairs at Ashmont(Dwelling Unit-Interior (1480)-Other)	Stair Halls @ Ashmont		\$650,000.00
ID0001099	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$1,000,000.00
ID0001100	T409 Roof Replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	roofs @ Ashmont		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLGATE APARTMENTS (MA002000229)			\$1,120,000.00
ID0001101	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$300,000.00
ID0001102	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$520,000.00
ID0001103	T398 Replace Elevator Pistons @ Hydraulic at Holgate(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Holgate		\$300,000.00
	GROVELAND (MA002000232)			\$302,000.00
ID0001105	T397 Apartment Unit Entry Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment @ Groveland		\$80,000.00
ID0001106	T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001107	T621 Intercom Replacement at Groveland(Dwelling Unit-Interior (1480)-Electrical)	T621 Electrical @ Groveland		\$22,000.00
	FREDERICK DOUGLASS (MA002000244)			\$200,000.00
ID0001108	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$200,000.00
	CODMAN APARTMENTS (MA002000251)			\$700,000.00
ID0001109	T300 Elevator Controllers at Codman(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Codman		\$700,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00
ID0001110	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PEABODY SQUARE (MA002000283)			\$900,000.00
ID0001111	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$900,000.00
	MALONE APARTMENTS (MA002000290)			\$260,000.00
ID0001112	T300 Windows at Malone(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Malone		\$260,000.00
	Subtotal of Estimated Cost			\$36,301,038.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,147,053.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$885,710.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
Management Budget- Operations(Operations (1406))	\$7,260,207.20
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,251,408.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,630,103.80
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$362,056.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$20,825,538.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,217,653.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$885,210.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
504 Reasonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$950,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,248,808.00
Management Budget- Operations(Operations (1406))	\$7,260,207.20
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,630,103.80
Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$362,056.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$21,028,038.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$362,056.00
Management Budget- Operations(Operations (1406))	\$7,260,207.20
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,630,103.80
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$120,000.00
504 Reasonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$100,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,389,085.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,456,625.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$1,094,761.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$21,807,838.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,434,473.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$915,176.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,630,103.80
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$240,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$1,000,000.00
Management Budget- Operations(Operations (1406))	\$7,260,207.20
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$363,010.00
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$15,617,970.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Budget- Operations(Operations (1406))	\$7,260,207.20
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,630,103.80
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,434,315.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$912,402.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$240,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$363,010.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$15,615,038.00