

Capital Fund Program - Five-Year Action Plan

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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	MARY ELLEN MCCORMACK (MA002000123)	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$50,000.00
	PATRICIA WHITE APARTMENTS (MA002000271)	\$137,500.00			\$135,000.00	
	GENERAL WARREN (MA002000247)	\$185,000.00	\$190,000.00		\$20,000.00	\$900,000.00
	FRANKLIN FIELD (MA002000189)	\$3,715,000.00	\$2,350,000.00	\$2,000,000.00	\$3,200,000.00	\$2,460,000.00
	AUTHORITY-WIDE	\$13,489,115.00	\$13,386,365.00	\$13,527,115.00	\$13,663,365.0	\$13,414,815.00
	POND STREET (MA002000226)	\$559,000.00	\$22,000.00		\$395,000.00	\$70,000.00
	COMMONWEALTH (MA002000182)	\$1,250,000.00	\$2,000,000.00	\$4,800,000.00	\$1,800,000.00	
	CHARLESTOWN (MA002000101)	\$300,000.00	\$100,000.00	\$100,000.00	\$500,000.00	\$550,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	\$354,000.00	\$850,000.00	\$400,000.00	\$100,000.00	\$100,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)	\$500,000.00	\$1,660,000.00		\$300,000.00	

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A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	MILDRED C. HAILEY APARTMENTS (MA002107119)	\$1,940,000.00	\$450,000.00	\$775,000.00	\$2,650,000.00	\$4,050,000.00
	ANNE M. LYNCH HOMES AT OLD COLONY (MA002000124)	\$250,000.00		\$250,000.00		
	ANNAPOLIS STREET (MA002000227)	\$13,000.00	\$130,000.00	\$712,000.00	\$70,000.00	
	ASHMONT STREET (MA002000228)	\$140,250.00	\$262,000.00		\$242,500.00	
	HOLGATE APARTMENTS (MA002000229)	\$50,000.00		\$690,000.00		
	MLK TOWERS (MA002000240)	\$150,000.00	\$225,000.00			\$2,695,000.00
	DORIS BUNTE APARTMENTS (MA002000242)	\$1,000,000.00				
	TORRE UNIDAD (MA002000249)	\$150,000.00		\$300,000.00		\$140,000.00
	ROCKLAND TOWERS (MA002000250)	\$50,000.00			\$261,000.00	
	ST. BOTOLPH STREET (MA002000253)	\$900,000.00				

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A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	PASCIUCCO APARTMENTS (MA002000254)	\$75,000.00	\$200,000.00	\$1,825,000.00	\$1,000,000.00	
	AUSONIA HOMES (MA002000261)	\$700,000.00				
	HASSAN APARTMENTS (MA002000262)	\$175,000.00	\$500,000.00	\$400,000.00		
	SPRING STREET (MA002000270)	\$550,000.00				
	ROSLYN APARTMENTS (MA002000272)	\$50,000.00	\$85,000.00		\$22,000.00	\$70,800.00
	BELLFLOWER STREET (MA002000277)	\$106,250.00				
	PEABODY SQUARE (MA002000283)	\$67,500.00				
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)	\$350,000.00	\$2,000,000.00	\$250,000.00		\$500,000.00
	GROVELAND (MA002000232)		\$107,000.00			
	WASHINGTON STREET (MA002000235)		\$100,000.00		\$1,467,750.00	

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A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	HAMPTON HOUSE (MA002000298)		\$170,000.00			
	FREDERICK DOUGLAS (MA002000244)		\$50,000.00	\$167,500.00		
	WASHINGTON MANOR (MA002000299)		\$167,500.00			
	HIGHLAND PARK (MA002000193)		\$65,000.00			\$810,000.00
	FOLEY APARTMENTS (MA002000230)		\$543,750.00		\$750,000.00	
	DAVISON APARTMENTS (MA002000234)		\$123,000.00			\$55,000.00
	WEST NINTH STREET (MA002000236)		\$1,065,000.00			
	J. J. CARROL APARTMENTS (MA002000237)		\$50,000.00	\$470,000.00		\$669,000.00
	CODMAN APARTMENTS (MA002000251)		\$80,000.00		\$630,000.00	\$700,000.00
	MALONE APARTMENTS (MA002000290)		\$275,000.00			

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A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	MEADE APARTMENTS (MA002000238)			\$240,000.00		\$72,000.00
	EVA WHITE APARTMENTS (MA002000241)			\$300,000.00		

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0023	1644-02 Boilers and Controls as needed at MEM(Dwelling Unit-Interior (1480)-Mechanical)	Replace boilers and add automatic temperature control systems as needed @ MEM		\$50,000.00
ID0233	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairs @ MEM		\$50,000.00
	PATRICIA WHITE APARTMENTS (MA002000271)			\$137,500.00
ID0096	1517-02 Electrical Upgrades at Patricia White(Dwelling Unit-Interior (1480)-Electrical)	Upgrade Fire Alarm System and Load Centers @ Patricia White, GC		\$75,000.00
ID0356	1629-03 Tripping Hazards at Patricia White(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Pat White		\$62,500.00
	GENERAL WARREN (MA002000247)			\$185,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0102	1651-01, 02 Stairs and Railings Upgrades at General Warren(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	AE, GC to upgrade balcony and stair railing systems @ General Warren		\$185,000.00
	FRANKLIN FIELD (MA002000189)			\$3,715,000.00
ID0112	1287-02 Stairpan Replacement at Franklin Field(Dwelling Unit-Interior (1480)-Other)	Replace stairpans per workplan @ Franklin Field		\$50,000.00
ID0249	1418-02 Decentralize #2 at Franklin Field(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$1,400,000.00
ID0250	1645-01 Decentralize #3 at Franklin Field(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$140,000.00
ID0258	1629-02 Tripping Hazards at Franklin Field(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds at Franklin Field		\$1,125,000.00
ID0269	1645-02 Decentralize #3 at Franklin Field(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$1,000,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$13,489,115.00
ID0119	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0124	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	Consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0129	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead based paint, Authority Wide		\$114,000.00
ID0134	T172-01, 02 Accessibility Design, Construction AW(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
ID0139	XSC Clerks Salaries (AW)(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries for BHA in-house Project Representatives		\$550,000.00
ID0144	Relocation - Authority Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Relocation)	Labor, hotels, etcetera		\$40,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0148	Management Budget Admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD Admin @ 10% 1410, 1411		\$2,730,661.00
ID0152	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,737,531.00
ID0159	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$88,007.00
ID0165	XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$53,254.00
ID0176	Management Budget- operations(Operations (1406))	Operating @ 20 % of grant		\$2,730,662.00
ID0383	AE Consulting Services(Contract Administration (1480)-Other)	As needed services		\$20,000.00
ID0388	GPNA or Simmilar(Contract Administration (1480)-Other)	Consulting Services As needed services		\$125,000.00

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Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POND STREET (MA002000226)			\$559,000.00
ID0187	1550-01 Roofing at Elderly Developments at Pond Street(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Design to replace roof @ Pond Street		\$79,000.00
ID0270	1550-02 Roofing at Elderly Developments at Pond Street(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Construction to replace roof @ Pond Street		\$380,000.00
ID0271	1642-02 AMC Removal at Pond Street(Dwelling Unit-Interior (1480)-Other)	AMC @ Pond Street		\$100,000.00
	COMMONWEALTH (MA002000182)			\$1,250,000.00
ID0196	1632-02 Replace Townhouse Entry Doors at Commonwealth(Dwelling Unit-Exterior (1480)-Exterior Doors)	AE and GC services to replace 352 Townhouse Entry Doors @ Commonwealth		\$700,000.00
ID0239	1632-02 Replace Entry Doors at Commonwealth(Dwelling Unit-Exterior (1480)-Exterior Doors)	Stairhalls @ Commonwealth		\$200,000.00

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Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0208	1637-02 Vent: Basement, 47A and REC/ Baseboard Covers, 87 units. at Ruth Barkley (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Ruth Barkley		\$254,000.00
ID0210	1630-02 HVAC at Ruth Barkley (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace HWHS @ Ruth Barkley		\$100,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$500,000.00
ID0215	1635-02 Boiler Replac at 7 Walk-up Bldg at AHT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ AHT		\$500,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$1,940,000.00
ID0219	1629-02 Storm and Sewer at MCH(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ MCH		\$740,000.00
ID0220	1629-02 Parking, Roads, Manhole, Sink at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ MCH		\$450,000.00

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Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0221	1629-02 Stoop at Heath at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ MCH		\$450,000.00
ID0224	1646-02 Boiler Install at Bldg 16 at MCH(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ MCH		\$300,000.00
	ANNE M. LYNCH HOMES AT OLD COLONY (MA002000124)			\$250,000.00
ID0237	1639-02 Ph 4 Building Entry Doors at Anne Lynch(Dwelling Unit-Exterior (1480)-Exterior Doors)	Envelope @ Anne Lynch		\$100,000.00
ID0238	1640-02 Stairpan replacement at Anne Lynch(Dwelling Unit-Interior (1480)-Other)	Stairs @ Anne Lynch		\$150,000.00
	ANNAPOLIS STREET (MA002000227)			\$13,000.00
ID0280	1642-02 AMC Removal at Annapolis(Dwelling Unit-Interior (1480)-Other)	AMC @ Annapolis		\$13,000.00

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Work Statement for Year				
	1	2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ASHMONT STREET (MA002000228)			\$140,250.00
ID0282	T190 Replace Entry Door, Trim at Ashmont(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Stairhall @ Ashmont		\$54,000.00
ID0283	1629-03 Tripping Hazards at Ashmont(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Ashmont		\$86,250.00
	HOLGATE APARTMENTS (MA002000229)			\$50,000.00
ID0291	1628-02 Replace Cooling Center Equipment at Holgate(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Holgate		\$50,000.00
	MLK TOWERS (MA002000240)			\$150,000.00
ID0324	1628-02 Replace Cooling Center Equipment at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$150,000.00

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Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DORIS BUNTE APARTMENTS (MA002000242)			\$1,000,000.00
ID0328	1551-02 Comp Mod Contingency at Doris Bunte(Dwelling Unit-Interior (1480)-Other)	Comp Mod @ Doris Bunte		\$1,000,000.00
	TORRE UNIDAD (MA002000249)			\$150,000.00
ID0333	1628-02 Replace Cooling Center Equipment at Torre Unidad(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Torre Unidad		\$150,000.00
	ROCKLAND TOWERS (MA002000250)			\$50,000.00
ID0336	1628-02 Replace Cooling Center Equipment at Rockland(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Rockland		\$50,000.00
	ST. BOTOLPH STREET (MA002000253)			\$900,000.00

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Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0343	1559-02 Comp Mod Contingency at St. Botolph(Dwelling Unit-Interior (1480)-Other)	Comp Mod @ St. Botolph		\$900,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$75,000.00
ID0344	1629-03 Tripping Hazards at Pasciucco(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Pasciucco		\$75,000.00
	AUSONIA HOMES (MA002000261)			\$700,000.00
ID0348	1560-02 Comp Mod Contingency at Ausonia(Dwelling Unit-Interior (1480)-Other)	Comp Mod @ Ausonia		\$700,000.00
	HASSAN APARTMENTS (MA002000262)			\$175,000.00
ID0349	1628-02 Replace Cooling Center Equipment at Hassan(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Hassan		\$50,000.00

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Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0351	1629-03 Tripping Hazards at Hassan(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Hassan		\$75,000.00
ID0352	1654-02 Elevator Modernization at Hassan(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Elevators @ Hassan		\$50,000.00
	SPRING STREET (MA002000270)			\$550,000.00
ID0354	1629-03 Site Utilities at Spring Street(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site/Grounds @ Spring Street		\$50,000.00
ID0355	T211 Siding at Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Spring Street		\$500,000.00
	ROSLYN APARTMENTS (MA002000272)			\$50,000.00
ID0360	1628-02 Replace Cooling Center Equipment at Roslyn(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Roslyn		\$50,000.00

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Work Statement for Year				
1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BELLFLOWER STREET (MA002000277)			\$106,250.00
ID0362	1628-02 Replace Cooling Center Equipment at Bellflower(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Bellflower		\$50,000.00
ID0363	1629-03 Parking Lot Improvements at Bellflower(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Site/Grounds @ Bellflower		\$56,250.00
	PEABODY SQUARE (MA002000283)			\$67,500.00
ID0364	1628-02 Replace Cooling Center Equipment at Peabody(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Peabody		\$50,000.00
ID0365	1629-03 Parking Lot Improvements at Peabody(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Site/Grounds @ Peabody		\$17,500.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$350,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0024	1644-02 Boilers and Controls as needed at MEM(Dwelling Unit-Interior (1480)-Mechanical)	Replace boilers and add automatic temperature control systems as needed @ MEM		\$50,000.00
ID0232	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairs @ MEM		\$50,000.00
	GROVELAND (MA002000232)			\$107,000.00
ID0104	T131-01, 02 Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors)	Design and construction, building entry doors @ Groveland		\$20,000.00
ID0297	T196 HazMat Shed at Groveland(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Groveland		\$22,000.00
ID0298	T131 Unit Doors at Groveland(Dwelling Unit-Interior (1480)-Interior Doors)	Apartments @ Groveland		\$65,000.00

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Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WASHINGTON STREET (MA002000235)			\$100,000.00
ID0105	T12501-02 Repair Sewer Mains at 91-95 Washington Street(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage)	Survey and repair sewer mains @ 91-95 Washington Street		\$100,000.00
	HAMPTON HOUSE (MA002000298)			\$170,000.00
ID0109	T206-01,02 Roofing at Elderly Developments: Phase 2 at Hampton House(Dwelling Unit-Exterior (1480)-Roofs)	Design and construction to replace roof @ Hampton House		\$170,000.00
	AUTHORITY-WIDE (NAWASD)			\$13,386,365.00
ID0120	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0130	LBP GC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead based paint, Authority Wide		\$114,000.00

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Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0135	T172-01, 02 Accessibility Design, Construction AW(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
ID0140	XSC Clerks Salaries (AW)(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries for BHA in-house Project Representatives		\$550,000.00
ID0149	Management Budget- operations(Operations (1406))	Operating @ 20 % of grant		\$2,730,662.00
ID0153	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,737,659.00
ID0160	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$20,430.00
ID0163	XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$17,953.00
ID0173	Management Budget- admin(Administration (1410)-Salaries)	admin @ 10% of grant		\$2,730,661.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0179	Relocation - Authority Wide(Contract Administration (1480)-Relocation,Contract Administration (1480)-Other)	Labor, hotels, etcetera		\$40,000.00
ID0191	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	Consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0384	AE Consulting Services(Contract Administration (1480)-Other)	As needed services		\$20,000.00
ID0389	GPNA or Simmilar(Contract Administration (1480)-Other)	Consulting Services As needed services		\$125,000.00
	FREDERICK DOUGLAS (MA002000244)			\$50,000.00
ID0133	T125-02 Sewer Repair at Frederick Douglass(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Repair sewer at Frederick Douglass		\$50,000.00
	WASHINGTON MANOR (MA002000299)			\$167,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0190	T206-01.02 Roofing at Elderly Developments: Phase 2 at Washington Manor(Dwelling Unit-Exterior (1480)-Roofs)	Design and construction to replace roof @ Washington Manor		\$167,500.00
	CHARLESTOWN (MA002000101)			\$100,000.00
ID0199	1630-02 HVAC at Charlestown(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace HWHs @ Charlestown		\$100,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$1,660,000.00
ID0205	T182(?) Intercom Upgrade at AHT(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ AHT		\$260,000.00
ID0209	1629-02 Pavings at AHT(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site/Grounds at ATH		\$1,400,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$850,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0206	T174 Masonry and window sills at Ruth Barkley (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @Ruth Barkley		\$700,000.00
ID0211	1630-02 HVAC at Ruth Barkley (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace HWHS @ Ruth Barkley		\$100,000.00
ID0373	1629-02 Tripping Hazards at Ruth Barkley (Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Ruth Barkley		\$50,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$450,000.00
ID0222	1629-02 Parking, Roads, Manhole, Sink at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ MCH		\$450,000.00
	COMMONWEALTH (MA002000182)			\$2,000,000.00
ID0243	1629-02 Landscaping Improvements at Commonwealth(Dwelling Unit-Site Work (1480)-Landscape)	Site/Grounds @ Commonwealth		\$1,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0246	1641-02 Elevator Modernization at Commonwealth(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Elevators @ Commonwealth		\$1,000,000.00
	FRANKLIN FIELD (MA002000189)			\$2,350,000.00
ID0248	1287-02 Stairpan Replacement at Franklin Field(Dwelling Unit-Interior (1480)-Other)	Replace stairpans per workplan Franklin Field		\$500,000.00
ID0251	1645-02 Decentralize #3 at Franklin Field(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$1,260,000.00
ID0252	T188 Franklin Field Roof Replacement at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	GC for first Phase Roof Replacement at Franklin Field		\$590,000.00
	HIGHLAND PARK (MA002000193)			\$65,000.00
ID0266	1629-02 Drainage Repairs at Highland(Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ Highland		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0267	1629-02 Tripping Hazards at Highland(Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ Highland		\$25,000.00
	POND STREET (MA002000226)			\$22,000.00
ID0272	T182 Intercom Upgrade at Pond Street(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Pond Street		\$22,000.00
	ANNAPOLIS STREET (MA002000227)			\$130,000.00
ID0281	1642-02 AMC Removal at Annapolis(Dwelling Unit-Interior (1480)-Other)	AMC @ Annapolis		\$130,000.00
	ASHMONT STREET (MA002000228)			\$262,000.00
ID0284	1642-02 AMC Removal at Ashmont(Dwelling Unit-Interior (1480)-Other)	AMC @ Ashmont		\$165,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0285	T182 Intercom Upgrade at Ashmont(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Ashmont		\$27,000.00
ID0286	1633-02 DWH at Ashmont(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ashmont		\$70,000.00
	FOLEY APARTMENTS (MA002000230)			\$543,750.00
ID0294	T195 DHW at Foley(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Foley		\$70,000.00
ID0295	T182 Replace Intercoms at Foley(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Foley		\$120,000.00
ID0296	1629-03 Tripping Hazards at Foley(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Foley		\$353,750.00
	DAVISON APARTMENTS (MA002000234)			\$123,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0309	T020 Building Entry Doors at W. Ninth Street(Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ W. Ninth Street		\$88,000.00
ID0310	T198 DHW Replacement at W. Ninth Street(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ W. Ninth Street		\$70,000.00
	J. J. CARROL APARTMENTS (MA002000237)			\$50,000.00
ID0312	T199 Replace Closet Doors at JJ Carrol(Dwelling Unit-Interior (1480)-Interior Doors)	Unit Mod @ JJ Carrol		\$50,000.00
	MLK TOWERS (MA002000240)			\$225,000.00
ID0323	1550-02 Roofing at Elderly Developments at MLK(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Construction to replace roof @ MLK		\$225,000.00
	GENERAL WARREN (MA002000247)			\$190,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0332	1629-03 Tripping Hazards at General Warren(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ General Warren		\$190,000.00
	CODMAN APARTMENTS (MA002000251)			\$80,000.00
ID0338	1629-03 Tripping Hazards at Codman(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Codman		\$80,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$200,000.00
ID0345	T011-01 Building Envelope at Pasciucco(Dwelling Unit-Exterior (1480)-Other)	Building Envelope @ Pasciucco		\$200,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00
ID0353	1654-02 Elevator Modernization at Hassan(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Elevators @ Hassan		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROSLYN APARTMENTS (MA002000272)			\$85,000.00
ID0361	T300 Ceiling Upgrades at Roslyn(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Roslyn		\$85,000.00
	MALONE APARTMENTS (MA002000290)			\$275,000.00
ID0366	T300 Entry Doors at Malone(Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ Malone		\$75,000.00
ID0367	T190 Trim at Malone(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ Malone		\$200,000.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$2,000,000.00
ID0368	T186 Masonry Repairs at Commonwealth Elderly(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Commonwealth		\$2,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0174	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD Admin @ 10% 1410, 1411		\$2,730,661.00
ID0181	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0182	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead based paint, Authority Wide		\$114,000.00
ID0183	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	Consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0184	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,735,969.00
ID0385	AE Consulting Services(Contract Administration (1480)-Other)	As needed services		\$20,000.00
ID0391	GPNA or Simmilar(Contract Administration (1480)-Other)	Consulting Services As needed services		\$125,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0278	T190 Replace Entry Door, Trim at Annapolis(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Stairhall @ Annapolis		\$90,000.00
ID0279	T182 Intercom Upgrade at Annapolis(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Annapolis		\$67,000.00
	FREDERICK DOUGLAS (MA002000244)			\$167,500.00
ID0143	T206 Roof Repair/Replacement at Frederick Douglass(Dwelling Unit-Exterior (1480)-Roofs)	GC for roof repair/replacement @ Frederick Douglass		\$167,500.00
	FRANKLIN FIELD (MA002000189)			\$2,000,000.00
ID0193	T188 Franklin Field Roof Replacement at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	GC for first Phase Roof Replacement at Franklin Field		\$1,800,000.00
ID0262	T180 Bathroom/Aprt. Ventilation at Franklin Field(Dwelling Unit-Interior (1480)-Other)	Apartments @ Franklin Field		\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$775,000.00
ID0223	1629-02 Parking, Roads, Manhole, Sink at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site/Grounds @ MCH		\$775,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0227	1644-02 Boilers and Controls as needed at MEM(Dwelling Unit-Interior (1480)-Mechanical)	Replace boilers and add automatic temperature control systems as needed @ MEM		\$50,000.00
ID0234	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairs @ MEM		\$50,000.00
	COMMONWEALTH (MA002000182)			\$4,800,000.00
ID0244	1629-02 Landscaping Improvements at Commonwealth(Dwelling Unit-Site Work (1480)-Landscape)	Site/Grounds @ Commonwealth		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POND STREET (MA002000226)			\$395,000.00
ID0130	T191 HVAC Upgrades at Elderly Developments at Pond Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	AE, GC for Boiler replacement @ Pond Street		\$335,000.00
ID0274	1629-03 Tripping Hazards at Pond Street(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Pond Street		\$60,000.00
	FRANKLIN FIELD (MA002000189)			\$3,200,000.00
ID0137	T188 Franklin Field Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	GC for 3rd phase of roof replacement at Franklin Field		\$900,000.00
ID0263	T180 Bathroom/Aprt. Ventilation (Dwelling Unit-Interior (1480)-Other)	Apartments @ Franklin Field		\$2,300,000.00
	AUTHORITY-WIDE (NAWASD)			\$13,663,365.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0138	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$179,960.00
ID0145	XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$140,057.00
ID0146	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,733,025.00
ID0147	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other)	Salaries for BHA in-house Project Representatives		\$550,000.00
ID0148	T172-01, 02 Accessibility Design, Construction AW(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
ID0149	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead based paint, Authority Wide		\$114,000.00
ID0150	Management Budget- operating budget(Operations (1406))	Operating @ 20 % of grant		\$2,730,662.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMONWEALTH (MA002000182)			\$1,800,000.00
ID0247	T187 Common Area Floors, Painting at Commonwealth(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common Area @ Commonwealth		\$300,000.00
ID0260	T186 Envelope Upgrade at Commonwealth(Dwelling Unit-Exterior (1480)-Other)	Envelope @ Commonwealth		\$1,500,000.00
	ANNAPOLIS STREET (MA002000227)			\$70,000.00
ID0276	T194 Boiler Replacement at Annapolis(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	AE, GC services for Boiler Replacement at Annapolis		\$70,000.00
	ASHMONT STREET (MA002000228)			\$242,500.00
ID0287	T191 Basement Repairs at Ashmont(Dwelling Unit-Interior (1480)-Other)	AMC @ Ashmont		\$42,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0288	1291-02 Roof trim, replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ashmont		\$200,000.00
	FOLEY APARTMENTS (MA002000230)			\$750,000.00
ID0293	T011-01 BE Skin - Ph3 at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$750,000.00
	WASHINGTON STREET (MA002000235)			\$1,467,750.00
ID0302	T011-01 Window Replacement at 91-95 Washington Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Washington Street		\$240,000.00
ID0303	T197 Suply and Waste at 91-95 Washington Street(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Washington Street		\$1,164,000.00
ID0304	1629-03 Tripping Hazards at 91-95 Washington Street(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Washington Street		\$63,750.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$100,000.00
ID0214	1630-02 HVAC at Ruth Barkley (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace HWHS @ Ruth Barkley		\$100,000.00
	CHARLESTOWN (MA002000101)			\$550,000.00
ID0218	T182 Replace Horizontals at Basements at Charlestown(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$550,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$50,000.00
ID0229	Boilers and Controls as needed at MEM(Dwelling Unit-Interior (1480)-Mechanical)	Replace boilers and add automatic temperature control systems as needed 2 MEM		\$50,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$4,050,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0231	T185 FP panels et al at MCH(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MCH		\$1,350,000.00
ID0261	T184 HW, CW Replacement at MCH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Electrical @ MCH		\$2,700,000.00
	FRANKLIN FIELD (MA002000189)			\$2,460,000.00
ID0253	T188 Franklin Field Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	GC for 3rd phase of roof replacement at Franklin Field		\$1,000,000.00
ID0254	0526-01 Survey Electrical Requirements(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Franklin Field		\$60,000.00
ID0255	T181 Stairhalls Intercoms(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Franklin Field		\$200,000.00
ID0256	T189 Foundation Phase 3(Dwelling Unit-Exterior (1480)-Foundations)	Building Exterior @ Franklin Field		\$1,200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARK (MA002000193)			\$810,000.00
ID0264	0526-01 Survey Electrical Requirements at Highland(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Highland Park		\$30,000.00
ID0265	T190 Suply and Waste at Highland(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Highland Park		\$780,000.00
	AUTHORITY-WIDE (NAWASD)			\$13,414,815.00
ID0268	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$27,672.00
ID0374	XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$57,170.00
ID0375	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	Consulting and testing services for lead based paint, Authority Wide		\$80,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0376	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0377	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead based paint, Authority Wide		\$114,000.00
ID0378	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other)	Salaries for BHA in-house Project Representatives		\$550,000.00
ID0379	XSR Relocation(Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Flooring (non routine))	labor, hotels, etc.		\$40,000.00
ID0380	Management Budget-admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD Admin @ 10% 1410, 1411		\$2,730,661.00
ID0381	Management Budget- operating budget(Operations (1406))	Operating @ 20 % of grant		\$2,730,662.00
ID0382	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,719,650.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0387	AE Consulting Services(Contract Administration (1480)-Other)	As needed services		\$20,000.00
ID0390	GPNA or Simmilar(Contract Administration (1480)-Other)	Consulting Services As needed services		\$125,000.00
ID0393	Copy of T172-01, 02 Accessibility Design, Construction AW(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
	POND STREET (MA002000226)			\$70,000.00
ID0275	T182 DHW at Pond Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Pond Street		\$70,000.00
	DAVISON APARTMENTS (MA002000234)			\$55,000.00
ID0301	T132-02 Stoop Repair at Davison(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site/Grounds @ Davison		\$55,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	J. J. CARROL APARTMENTS (MA002000237)			\$669,000.00
ID0311	T157-02 Flooring, Painting at JJ Carrol(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common Areas @ JJ Carrol		\$180,000.00
ID0314	T200 Stucco Repairs at JJ Carrol(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ JJ Carrol		\$60,000.00
ID0316	T213 Roofs at JJ Carrol(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Roofs @ JJ Carrol		\$429,000.00
	MEADE APARTMENTS (MA002000238)			\$72,000.00
ID0319	T196 JJ Mead HazMat Shed at JJ Meade(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ JJ Mead		\$22,000.00
ID0320	T203 DHW Replacement at JJ Meade(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ JJ Mead		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MLK TOWERS (MA002000240)			\$2,695,000.00
ID0321	T204 Window Replacement at MLK(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ MLK		\$1,000,000.00
ID0322	T204 Masonry Upgrades at MLK(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ MLK		\$1,130,000.00
ID0325	T205 Boiler Relpacement at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$495,000.00
ID0326	T205 DHW Relpacement at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$70,000.00
	GENERAL WARREN (MA002000247)			\$900,000.00
ID0330	T300 Bathroom Flooring at General Warren(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Apartments @ General Warren		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0331	T206-02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$800,000.00
	TORRE UNIDAD (MA002000249)			\$140,000.00
ID0334	T205 DHW Relpacement at Torre Unidad(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Torre Unidad		\$140,000.00
	CODMAN APARTMENTS (MA002000251)			\$700,000.00
ID0342	1290-01 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$700,000.00
	ROSLYN APARTMENTS (MA002000272)			\$70,800.00
ID0359	T182 Intercoms at Roslyn(Non-Dwelling Interior (1480)-Other)	Common Areas @ Roslyn		\$70,800.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
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
T172-01, 02 Accessibility Design, Construction AW(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Administration (1410)-Other,Administration (1410)-Salaries)	\$550,000.00
Relocation - Authority Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Relocation)	\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Budget Admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,730,661.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,737,531.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$88,007.00
XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	\$53,254.00
Management Budget- operations(Operations (1406))	\$2,730,662.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
GPNA or Simmilar(Contract Administration (1480)-Other)	\$125,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$13,489,115.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00
T172-01, 02 Accessibility Design, Construction AW(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Administration (1410)-Other,Administration (1410)-Salaries)	\$550,000.00
Management Budget- operations(Operations (1406))	\$2,730,662.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,737,659.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$20,430.00
XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	\$17,953.00
Management Budget- admin(Administration (1410)-Salaries)	\$2,730,661.00
Relocation - Authority Wide(Contract Administration (1480)-Relocation,Contract Administration (1480)-Other)	\$40,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
GPNA or Simmilar(Contract Administration (1480)-Other)	\$125,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$13,386,365.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
T172-01, 02 Accessibility Design, Construction AW(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Administration (1410)-Other,Administration (1410)-Salaries)	\$550,000.00
Management Budget- operations(Operations (1406))	\$2,730,662.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$97,194.00
XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	\$83,629.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,730,661.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,735,969.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
GPNA or Simmilar(Contract Administration (1480)-Other)	\$125,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$13,527,115.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$179,960.00
XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	\$140,057.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,733,025.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other)	\$550,000.00
T172-01, 02 Accessibility Design, Construction AW(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Budget- operating budget(Operations (1406))	\$2,730,662.00
XSR Relocation(Dwelling Unit-Interior (1480)-Flooring (non routine),Contract Administration (1480)-Relocation)	\$40,000.00
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
Management Budget-admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,730,661.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
GPNA or Simmilar(Contract Administration (1480)-Other)	\$125,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$13,663,365.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$27,672.00
XCE - Elderly Program Contingency(Contract Administration (1480)-Contingency)	\$57,170.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other)	\$550,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
XSR Relocation(Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Flooring (non routine))	\$40,000.00
Management Budget-admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,730,661.00
Management Budget- operating budget(Operations (1406))	\$2,730,662.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,719,650.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
GPNA or Simmilar(Contract Administration (1480)-Other)	\$125,000.00
Copy of T172-01, 02 Accessibility Design, Construction AW(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$13,414,815.00