

Capital Fund Program - Five-Year Action Plan

Office of Public and Indian Housing

2577-0274

07/31/2017

Status: Submitted

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 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	CHARLESTOWN (MA002000101)	\$100,000.00	\$100,000.00	\$500,000.00	\$550,000.00	\$500,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	\$250,000.00	\$500,000.00	\$600,000.00	\$100,000.00	\$3,907,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)	\$850,000.00	\$816,000.00	\$350,000.00		\$640,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)	\$1,450,000.00	\$775,000.00	\$854,000.00	\$4,303,000.00	\$1,888,000.00
	MARY ELLEN MCCORMACK (MA002000123)	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$50,000.00
	COMMONWEALTH (MA002000182)	\$2,000,000.00	\$2,470,000.00	\$1,800,000.00	\$2,330,000.00	
	FRANKLIN FIELD (MA002000189)	\$2,350,000.00	\$2,000,000.00	\$3,000,000.00	\$2,460,000.00	\$300,000.00
	HIGHLAND PARK (MA002000193)	\$65,000.00			\$814,000.00	
	AUTHORITY-WIDE	\$14,209,198.00	\$14,210,448.00	\$14,207,198.00	\$14,212,448.0	\$14,096,448.00
	POND STREET (MA002000226)	\$22,000.00		\$395,000.00	\$70,000.00	\$1,042,000.00

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	GROVELAND (MA002000232)	\$107,000.00				
	WEST NINTH STREET (MA002000236)	\$1,063,000.00				
	ASHMONT STREET (MA002000228)	\$262,000.00		\$242,500.00		\$180,000.00
	FOLEY APARTMENTS (MA002000230)	\$473,750.00		\$750,000.00		\$395,000.00
	DAVISON APARTMENTS (MA002000234)	\$123,000.00			\$55,000.00	\$48,000.00
	WASHINGTON STREET (MA002000235)	\$100,000.00		\$1,467,750.00		\$85,000.00
	J. J. CARROL APARTMENTS (MA002000237)	\$80,000.00	\$440,000.00		\$570,000.00	
	MLK TOWERS (MA002000240)	\$225,000.00			\$495,000.00	\$794,000.00
	FREDERICK DOUGLAS (MA002000244)	\$50,000.00	\$170,000.00			\$75,000.00
	GENERAL WARREN (MA002000247)	\$190,000.00		\$20,000.00	\$935,000.00	\$405,000.00

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	CODMAN APARTMENTS (MA002000251)	\$80,000.00		\$630,000.00		
	PASCIUCCO APARTMENTS (MA002000254)	\$200,000.00	\$1,635,000.00	\$1,100,000.00		
	HASSAN APARTMENTS (MA002000262)	\$500,000.00	\$400,000.00			
	SPRING STREET (MA002000270)	\$750,000.00				
	ROSLYN APARTMENTS (MA002000272)	\$85,000.00		\$116,000.00		
	MALONE APARTMENTS (MA002000290)	\$275,000.00				
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)	\$800,000.00	\$1,115,000.00	\$623,000.00		
	HAMPTON HOUSE (MA002000298)	\$170,500.00			\$80,000.00	
	WASHINGTON MANOR (MA002000299)	\$166,000.00			\$80,000.00	
	ANNAPOLIS STREET (MA002000227)	\$130,000.00	\$715,000.00	\$70,000.00		

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A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	ANNE M. LYNCH HOMES AT OLD COLONY (MA002000124)		\$250,000.00			
	HOLGATE APARTMENTS (MA002000229)		\$690,000.00			\$2,586,000.00
	MEADE APARTMENTS (MA002000238)		\$240,000.00		\$72,000.00	\$20,000.00
	EVA WHITE APARTMENTS (MA002000241)		\$300,000.00			
	TORRE UNIDAD (MA002000249)		\$300,000.00			\$100,000.00
	ROCKLAND TOWERS (MA002000250)			\$261,000.00		\$115,000.00
	PATRICIA WHITE APARTMENTS (MA002000271)			\$140,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$100,000.00
ID0001	1630-02 Replace DHW at Charlestown(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$100,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$250,000.00
ID0009	T174 Masonry and window sills at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Ruth Barkley		\$100,000.00
ID0011	1629-02 Tripping Hazards at Ruth Barkley(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site Grounds @ Ruth Barkley		\$50,000.00
ID0012	1638-03 Replace DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$850,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	1629-02 Site Improvements -Paving at AHT(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site / Grounds @ AHT		\$700,000.00
ID0023	T182 intercom Upgrade at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$150,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$1,450,000.00
ID0025	1629-02 Parking, Roads, Manholes and sink at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Site / Grounds @ MCH		\$450,000.00
ID0027	1634-02 Bldg. Electrical Upgrades at MCH(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MCH		\$1,000,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0036	1644-02 Boilers & Controls asneeded at MEM(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior(1480)-Mechanical)	HVAC @ MEM		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0040	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ MEM		\$50,000.00
	COMMONWEALTH (MA002000182)			\$2,000,000.00
ID0048	1629-02 Landscape Improvement at Commonwealth Family(Dwelling Unit-Site Work (1480)-Landscape)	Site / Ground @ Commonwealth Family		\$1,000,000.00
ID0050	1641-02 Elevator Modernization at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Elevators @ Commonwealth Family		\$1,000,000.00
	FRANKLIN FIELD (MA002000189)			\$2,350,000.00
ID0052	1287-02 Stairpan /Run Replacement - Int. at Franklin Field(Dwelling Unit-Interior (1480)-Other)	Stairs @ Franklin Field		\$500,000.00
ID0053	1645-02 Decentralize Heating Loop #3 at Franklin Field(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Franklin Field		\$1,260,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0054	T188 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$590,000.00
	HIGHLAND PARK (MA002000193)			\$65,000.00
ID0067	1629-02 Drainage Repair and Tripping Hazards at Highland Park(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Grounds @ Highland Park		\$65,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,209,198.00
ID0068	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$359,271.00
ID0176	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
ID0181	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$292,613.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0186	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0191	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0196	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0201	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		\$120,000.00
ID0206	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0212	1723-01 GPNA or Similar(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$125,000.00
ID0217	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0218	Management Budget- Operations(Operations (1406))	Operating @ 10% of grant		\$2,722,645.00
ID0223	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,698,025.00
ID0228	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$2,722,644.00
	POND STREET (MA002000226)			\$22,000.00
ID0075	T182 intercom Upgrade at Pond Street(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pond Street		\$22,000.00
	GROVELAND (MA002000232)			\$107,000.00
ID0083	T131 Entry Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Building Envelope @ Groveland		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0101	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
ID0102	T397 Unit Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Apartments @ Groveland		\$65,000.00
	WEST NINTH STREET (MA002000236)			\$1,063,000.00
ID0085	1642-02 ACM Removal at W. Ninth (Dwelling Unit-Interior (1480)-Other)	AMC@ W. Ninth		\$165,000.00
ID0112	T020 Door Trim at W. Ninth (Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ W. Ninth		\$150,000.00
ID0113	T182 Intercoms at W. Ninth (Dwelling Unit-Interior (1480)-Electrical)	Electrical @ W. Ninth		\$40,000.00
ID0114	T213 Replace Roofs at W. Ninth (Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ W. Ninth		\$550,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0115	T020 Entry Doors at W. Ninth (Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ W. Ninth		\$88,000.00
ID0116	T198 DHW Replacement at W. Ninth (Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ W. Ninth		\$70,000.00
	ASHMONT STREET (MA002000228)			\$262,000.00
ID0086	1642-02 ACM Removal at Ashmont(Dwelling Unit-Interior (1480)-Other)	AMC @ Ashmont		\$165,000.00
ID0089	1633-02 Replace DHW at Ashmont(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ashmont		\$70,000.00
ID0097	T182 intercom Upgrade at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$27,000.00
	FOLEY APARTMENTS (MA002000230)			\$473,750.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0088	T182 intercom Upgrade at Foley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Foley		\$120,000.00
ID0098	1629-03 Tripping Hazards at Foley(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site Grounds @ Foley		\$353,750.00
	DAVISON APARTMENTS (MA002000234)			\$123,000.00
ID0103	1288-02 Windows at Davison(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Davison		\$75,000.00
ID0105	T190 Door Trim at Davison(Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ Davison		\$48,000.00
	WASHINGTON STREET (MA002000235)			\$100,000.00
ID0107	T125-01 Survey/ Repair Main Sewer at Washington Street(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Storm and Sewers @ Washington Street		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	J. J. CARROL APARTMENTS (MA002000237)			\$80,000.00
ID0118	T199 Replace Closet doors at JJ Carroll(Dwelling Unit-Interior (1480)-Interior Doors)	Unit Mod @ JJ Carroll		\$80,000.00
	MLK TOWERS (MA002000240)			\$225,000.00
ID0130	1550-02 Roofs at MLK (Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ MLK		\$225,000.00
	FREDERICK DOUGLAS (MA002000244)			\$50,000.00
ID0139	T125-01 Survey/ Repair Main Sewer at Frederick Douglass(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Storm and Sewers @ Frederick Douglass		\$50,000.00
	GENERAL WARREN (MA002000247)			\$190,000.00

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	1629-03 Tripping Hazards at General Warren(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site Grounds @ General Warren		\$190,000.00
	CODMAN APARTMENTS (MA002000251)			\$80,000.00
ID0153	1629-03 Tripping Hazards at Codman(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site Grounds @ Codman		\$80,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$200,000.00
ID0154	T011-01 Envelope Upgrade at Pasciucco(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pasciucco		\$200,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00
ID0160	1654-02 Elevator Modernization at Hassan(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior(1480)-Mechanical)	Elevators @ Hassan		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPRING STREET (MA002000270)			\$750,000.00
ID0161	1550-02 Roofs at Spring Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Spring Street		\$750,000.00
	ROSLYN APARTMENTS (MA002000272)			\$85,000.00
ID0165	T391 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
ID0166	T300 Replace Entry Doors at Malone(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Other)	Building Envelope @ Malone		\$75,000.00
ID0234	T190 Trim Upgrade at Malone(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Building Envelope @ Malone		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$800,000.00
ID0167	T186 Masonry at Commonwealth Elderly(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Building Envelope @ Commonwealth Elderly		\$800,000.00
	HAMPTON HOUSE (MA002000298)			\$170,500.00
ID0172	T206-01, 02 Roofs at Hampton House(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Hampton House		\$170,500.00
	WASHINGTON MANOR (MA002000299)			\$166,000.00
ID0175	T206-01, 02 Roofs at Washington Manor(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Washington Manor		\$166,000.00
	ANNAPOLIS STREET (MA002000227)			\$130,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0233	1642-02 ACM Removal at Annapolis(Dwelling Unit-Interior (1480)-Other)	AMC @ Annapolis		\$130,000.00
	Subtotal of Estimated Cost			\$27,226,448.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$100,000.00
ID0002	1630-02 Replace DHW at Charlestown(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$100,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$500,000.00
ID0010	T174 Masonry and window sills at Ruth Barkley(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ruth Barkley		\$400,000.00
ID0014	1638-03 Replace DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$775,000.00
ID0026	1629-02 Parking, Roads, Manholes and sink at MCH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Site / Grounds @ MCH		\$775,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0037	1644-02 Boilers & Controls asneeded at MEM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MEM		\$50,000.00
ID0041	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ MEM		\$50,000.00
	ANNE M. LYNCH HOMES AT OLD COLONY (MA002000124)			\$250,000.00
ID0045	1629-02 Tripping Hazard at Anne Lynch(OC)(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)	Site / Ground @ Anne Lynch(OC)		\$250,000.00
	COMMONWEALTH (MA002000182)			\$2,470,000.00
ID0046	T186 Envelope Upgrade PH2 at Commonwealth Family(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Commonwealth Family		\$2,170,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0049	1629-02 Landscape Improvement at Commonwealth Family(Dwelling Unit-Site Work (1480)-Landscape)	Site / Ground @ Commonwealth Family		\$300,000.00
	FRANKLIN FIELD (MA002000189)			\$2,000,000.00
ID0055	T188 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,800,000.00
ID0063	T180 Bathrooms /Apt. Ventilation at Franklin Field(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior(1480)-Mechanical)	Apartments @ Franklin Field		\$200,000.00
	AUTHORITY-WIDE(NAWASD)			\$14,210,448.00
ID0069	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$350,721.00
ID0177	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0182	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$300,250.00
ID0187	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0192	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0197	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0202	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)	Design and construction for reasonable accomodations		\$120,000.00
ID0207	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0213	1723-01 GPNA or Similar(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$125,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0219	Management Budget- Operations(Operations (1406))	Operating @ 10% of grant		\$2,722,645.00
ID0224	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,700,188.00
ID0229	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$2,722,644.00
ID0238	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00
	ANNAPOLIS STREET (MA002000227)			\$715,000.00
ID0080	T194-01.02 Boiler Replacement at Annapolis(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Annapolis		\$255,000.00
ID0082	T213 Replace Roof at Annapolis(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Annapolis		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	T182 Replace Intercom at Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$70,000.00
ID0100	T190 Replace Entry Doors, Trim at Annapolis(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Building Envelope @ Annapolis		\$90,000.00
	HOLGATE APARTMENTS (MA002000229)			\$690,000.00
ID0091	T192 Finish Upgrades at Holgate(Non-Dwelling Interior (1480)-Common Area Finishes)	Common Areas @ Holgate		\$150,000.00
ID0095	T193 Boiler Replacement at Holgate(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Holgate		\$540,000.00
	J. J. CARROL APARTMENTS (MA002000237)			\$440,000.00
ID0119	1240-19 Stair Hall Finishes at JJ Carroll(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ JJ Carroll		\$290,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0121	T200 Windows at JJ Carroll(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ JJ Carroll		\$150,000.00
	MEADE APARTMENTS (MA002000238)			\$240,000.00
ID0123	T201-01,02 Boiler Improvements at JJ Meade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ JJ Meade		\$140,000.00
ID0124	T202 Stair Hall Finishes at JJ Mead(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ JJ Mead		\$100,000.00
	EVA WHITE APARTMENTS (MA002000241)			\$300,000.00
ID0137	T206 Roofs at Eva White(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Eva White		\$300,000.00
	FREDERICK DOUGLAS (MA002000244)			\$170,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2			2021
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0138	T206-01, 02 Roofs at Frederick Douglass(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Frederick Douglass		\$170,000.00
	TORRE UNIDAD (MA002000249)			\$300,000.00
ID0147	T182 intercom Upgrade at Torre Unidad(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Torre Unidad		\$300,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$1,635,000.00
ID0155	T011-02 Envelope Upgrade at Pasciucco(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pasciucco		\$1,635,000.00
	HASSAN APARTMENTS (MA002000262)			\$400,000.00
ID0159	T209 Replace Ventilators at Hassan(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Hassan		\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2			2021
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$1,115,000.00
ID0168	T186 Masonry at Commonwealth Elderly(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Building Envelope @ Commonwealth Elderly		\$1,000,000.00
ID0170	T212 Flooring, Painting at Commonwealth Elderly(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Flooring)	Common Areas @ Commonwealth Elderly		\$115,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$816,000.00
ID0244	1629-02 Site Improvements -Paving at AHT(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site / Grounds @ AHT		\$700,000.00
ID0245	T182 intercom Upgrade at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$116,000.00
	Subtotal of Estimated Cost			\$27,226,448.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$500,000.00
ID0003	1630-02 Replace DHW at Charlestown(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$100,000.00
ID0004	1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$350,000.00
ID0006	T 182 Replace Horizontals at Basements at Charlestown(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$50,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$600,000.00
ID0013	1638-03 Replace DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
ID0243	T174 Masonry and window sills at Ruth Barkley(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior(1480)-Windows)	Envelope @ Ruth Barkley		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0038	1644-02 Boilers & Controls asneeded at MEM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MEM		\$50,000.00
ID0042	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ MEM		\$50,000.00
	COMMONWEALTH (MA002000182)			\$1,800,000.00
ID0047	T186 Envelope Upgrade PH2 at Commonwealth Family(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Commonwealth Family		\$1,500,000.00
ID0051	T187 Flooring, Painting at Commonwealth Family(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common Areas @ Commonwealth Family		\$300,000.00
	FRANKLIN FIELD (MA002000189)			\$3,000,000.00
ID0056	T188 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$900,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	T180 Bathrooms /Apt. Ventilation at Franklin Field(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Apartments @ Franklin Field		\$2,100,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,207,198.00
ID0070	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$360,358.00
ID0178	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
ID0183	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$290,763.00
ID0188	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0193	LBP GC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0198	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0203	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)	Design and construction for reasonable accomodations		\$120,000.00
ID0208	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0214	1723-01 GPNA or Similar(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$125,000.00
ID0220	Management Budget- Operations(Operations (1406))	Operating @ 10% of grant		\$2,722,645.00
ID0225	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,696,788.00
ID0230	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$2,722,644.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0239	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00
	POND STREET (MA002000226)			\$395,000.00
ID0073	T191 Boiler Replacement at Pond Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Pond Street		\$335,000.00
ID0078	1629-03 Tripping Hazards at Pond Street(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site Grounds @ Pond Street		\$60,000.00
	ANNAPOLIS STREET (MA002000227)			\$70,000.00
ID0081	T194-02 DHW Replacement at Annapolis(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Annapolis		\$70,000.00
	ASHMONT STREET (MA002000228)			\$242,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0111	1629-03 Tripping Hazards at Washington Street(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site Grounds @ Washington Street		\$63,750.00
	GENERAL WARREN (MA002000247)			\$20,000.00
ID0141	T393 Bathrooms Flooring at General Warren(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Apartments @ General Warren		\$20,000.00
	ROCKLAND TOWERS (MA002000250)			\$261,000.00
ID0149	T206-01, 02 Roofs at Rockland(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Rockland		\$261,000.00
	CODMAN APARTMENTS (MA002000251)			\$630,000.00
ID0150	T207-01,02 Boiler Replacement at Codman(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Codman		\$330,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0151	1290-01 Masonry and window at Codman(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Codman		\$300,000.00
	PASCIUCCO APARTMENTS (MA002000254)			\$1,100,000.00
ID0156	T011-02 Envelope Upgrade at Pasciucco(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pasciucco		\$1,000,000.00
ID0158	T419 intercoms and Nurse Call at Pasciucco(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pasciucco		\$100,000.00
	PATRICIA WHITE APARTMENTS (MA002000271)			\$140,000.00
ID0162	T182 intercom Upgrade at Pat White(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pat White		\$140,000.00
	ROSLYN APARTMENTS (MA002000272)			\$116,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$550,000.00
ID0007	T 182 Replace Horizontals at Basements at Charlestown(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Charlestown		\$550,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$100,000.00
ID0015	1638-03 Replace DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$4,303,000.00
ID0033	T184 HW, CW Replacement at MCH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MCH		\$2,700,000.00
ID0035	T185 FP Panels et al at MCH(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ MCH		\$1,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0246	T117-01 Mech vent @ WCs at MCH(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MCH		\$103,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00
ID0039	1644-02 Boilers & Controls asneeded at MEM(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ MEM		\$50,000.00
ID0043	1630-02 Stairpan Replacment at MEM(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ MEM		\$50,000.00
	FRANKLIN FIELD (MA002000189)			\$2,460,000.00
ID0058	T188 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,000,000.00
ID0059	0526-01 Survey Electrical Requirements at Franklin Field(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Franklin Field		\$60,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0179	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
ID0184	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$117,850.00
ID0189	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0194	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0199	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0204	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
ID0209	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	T196 HazMat Shed at JJ Mead(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Other)	Site / Grounds @ JJ Mead		\$22,000.00
ID0127	T203 Replace DHW at JJ Mead(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ JJ Mead		\$50,000.00
	MLK TOWERS (MA002000240)			\$495,000.00
ID0132	T205 Boiler Replacement at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$495,000.00
	GENERAL WARREN (MA002000247)			\$935,000.00
ID0142	T393 Bathrooms Flooring at General Warren(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Other)	Apartments @ General Warren		\$100,000.00
ID0144	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0145	T206-01, 02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$800,000.00
	HAMPTON HOUSE (MA002000298)			\$80,000.00
ID0173	T420 Intercom at Hampton House(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Hampton House		\$80,000.00
	WASHINGTON MANOR (MA002000299)			\$80,000.00
ID0174	T421 Intercom at Washington Manor(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Washington Manor		\$80,000.00
	COMMONWEALTH (MA002000182)			\$2,330,000.00
ID0248	T186 Envelope Upgrade PH2 at Commonwealth Family(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Commonwealth Family		\$2,330,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$500,000.00
ID0005	T401 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$500,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$3,907,000.00
ID0008	T402 Roofing Repairs at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ruth Barkley		\$250,000.00
ID0016	T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ruth Barkley		\$550,000.00
ID0017	T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$2,507,000.00
ID0018	1675-03 Replace Emergency Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Electrical @ Ruth Barkley		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0019	1638-03 Replace DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$640,000.00
ID0020	T404 Exterior Stairs Townhouses at AHT(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Site/Grounds @ AHT		\$300,000.00
ID0021	T175 Fire Alarm Panels @ Low and Mid at AHT(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior(1480)-Mechanical)	Electrical @ AHT		\$340,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$1,888,000.00
ID0028	T405 Fire Pumps at MCH(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MCH		\$139,000.00
ID0030	T406 Intercoms at MCH(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ MCH		\$546,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0247	Copy of T117-01 Mech vent @ WCs at MCH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior(1480)-Mechanical)	HVAC @ MCH		\$1,203,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$50,000.00
ID0044	1630-02 Stairpan Replacement at MEM(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ MEM		\$50,000.00
	FRANKLIN FIELD (MA002000189)			\$300,000.00
ID0062	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$300,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,096,448.00
ID0072	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$365,134.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0180	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
ID0185	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$292,250.00
ID0190	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0195	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0200	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	consulting and testing services for lead based paint, Authority Wide		\$80,000.00
ID0205	504 Resonable Accomodations(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)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00
ID0210	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0222	Management Budget- Operations(Operations (1406))	Operating @ 10% of grant		\$2,722,645.00
ID0227	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,704,775.00
ID0232	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$2,722,644.00
ID0242	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00
	POND STREET (MA002000226)			\$1,042,000.00
ID0074	1550-01,02 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$120,000.00
ID0076	T182 intercom Upgrade at Pond Street(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pond Street		\$22,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0079	T197 Supply and Waste at Pond Street(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Pond Street		\$900,000.00
	HOLGATE APARTMENTS (MA002000229)			\$2,586,000.00
ID0092	T197 Supply and Waste at Holgate(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Holgate		\$2,000,000.00
ID0093	T398 Elevator Modernization at Holgate(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Elevators @ Holgate		\$500,000.00
ID0094	T410 intercom Upgrade at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$86,000.00
	FOLEY APARTMENTS (MA002000230)			\$395,000.00
ID0099	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$395,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DAVISON APARTMENTS (MA002000234)			\$48,000.00
ID0104	T412 Intercoms at Davison(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Davison		\$48,000.00
	WASHINGTON STREET (MA002000235)			\$85,000.00
ID0109	T413 Intercoms at Washington Street(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Washington Street		\$85,000.00
	MEADE APARTMENTS (MA002000238)			\$20,000.00
ID0125	T414 Intercoms at JJ Mead(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ JJ Mead		\$20,000.00
	MLK TOWERS (MA002000240)			\$794,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0131	T396 Switchgear at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$120,000.00
ID0133	T415 Fire Alarm at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$500,000.00
ID0134	T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$104,000.00
ID0135	T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MLK		\$70,000.00
	FREDERICK DOUGLAS (MA002000244)			\$75,000.00
ID0140	T417 intercoms at Frederick Douglass(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Frederick Douglass		\$75,000.00
	TORRE UNIDAD (MA002000249)			\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$359,271.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$292,613.00
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 Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
1723-01 GPNA or Similar(Contract Administration (1480)-Other)	\$125,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
Management Budget- Operations(Operations (1406))	\$2,722,645.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,698,025.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,722,644.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$14,209,198.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$350,721.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$300,250.00
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 Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
1723-01 GPNA or Similar(Contract Administration (1480)-Other)	\$125,000.00
Management Budget- Operations(Operations (1406))	\$2,722,645.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,700,188.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,722,644.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$14,210,448.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$360,358.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$290,763.00
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 Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
1723-01 GPNA or Similar(Contract Administration (1480)-Other)	\$125,000.00
Management Budget- Operations(Operations (1406))	\$2,722,645.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,696,788.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,722,644.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$14,207,198.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$533,853.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$117,850.00
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 Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
1723-01 GPNA or Similar(Contract Administration (1480)-Other)	\$125,000.00
Management Budget- Operations(Operations (1406))	\$2,722,645.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,701,456.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,722,644.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$14,212,448.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$365,134.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$292,250.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
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)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
Management Budget- Operations(Operations (1406))	\$2,722,645.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,704,775.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$2,722,644.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
Subtotal of Estimated Cost	\$14,096,448.00