

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Pawtucket			Locality (City/County & State)			
PHA Number: RI002			<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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	GALEGO COURT (RI002000002)	\$572,872.00	\$608,404.00	\$909,937.00	\$1,016,183.50	\$687,147.50
	JOHN F KENNEDY HOUSING (RI002000003)	\$354,048.90	\$346,440.60	\$320,500.80	\$387,067.50	\$607,567.50
	JOHN E FOGARTY HOUSING (RI002000004)	\$498,733.14	\$411,987.55	\$517,885.03	\$263,577.06	\$362,577.06
	BURNS MANOR (RI002000006)	\$235,425.96	\$267,103.85	\$126,673.17	\$213,167.94	\$176,703.94
	F ST GERMAIN MANOR (RI002000005)	\$325,988.00	\$353,132.00	\$112,072.00	\$107,072.00	\$153,072.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GALEGO COURT (RI002000002)			\$572,872.00
ID0005	Operations(Operations (1406))	to support financial operations of the development		\$252,870.00
ID0046	debt service(Bond Debt Obligation (9001))	financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible		\$115,804.00
ID0060	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$37,742.00
ID0183	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0241	renovation of entire apartment if needed(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	At Galego Court apartments need a complete renovation for health and safety reasons		\$160,522.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0392	relocation costs for Apt. renovations Galego Court(Contract Administration (1480)-Relocation)	Relocation costs are required to move residents if needed for major apartment renovations		\$5,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$354,048.90
ID0047	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$83,957.90
ID0061	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$41,516.00
ID0123	Operations(Operations (1406))	to support financial operations of the development		\$124,548.00
ID0188	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,027.00
ID0279	A&E fees for Kitchen upgrade at Kennedy Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for and bathrooms at Kennedy Manor		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0286	Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	171 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup		\$10,000.00
ID0293	A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other Fees and Costs)	A& E fees needed for the installation of combination monoxide/smoke detectors		\$3,000.00
ID0326	replace trash compactor(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Storage Area)	The trash compactor is beyond its useful life and needs replacement		\$5,000.00
ID0336	A&E fees for hallway and community room renovation(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for the replacement of the hallway and community room flooring.		\$10,000.00
ID0350	replace hallway and community room flooring(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	The hallway and community flooring needs to be replaced		\$50,000.00
ID0361	A&E fees needed for upgrade to Apts. and common area handicap accessibility accesssibility(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to apartment and common area handicap accessibility		\$5,000.00
ID0397	dumpsters for trash compactor(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	The 3 dumpsters for the trash compactors need replacement need to be replaced. estimated cost per each \$3,333.33		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN E FOGARTY HOUSING (RI002000004)			\$498,733.14
ID0048	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$123,403.64
ID0062	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$60,387.00
ID0099	laundry room flooring replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	The laundry flooring needs replacement-		\$50,000.00
ID0144	Bathroom upgrade at Fogarty Manor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To Upgrade the bathroom at Fogarty Manor 42 apartments		\$80,606.50
ID0193	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0274	Upgrade handicap accessible apts. to be in full compliance with ADA & 504 regulatons(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	The 13 Handicap accessible apartments need to be upgraded to current ADA and 504 Regulations		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0277	A&E fees for bathroom and Kitchen upgrade at Fogarty Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees are needed to upgrade the kitchen and bathrooms at Fogarty Manor		\$5,000.00
ID0280	A&E fees for bathroom and Kitchen upgrade at Fogarty Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees are needed to upgrade the kitchen and bathrooms at Fogarty Manor		\$10,000.00
ID0287	Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	248 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup		\$20,000.00
ID0292	A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other Fees and Costs)	A& E fees needed for the installation of combination monoxide/smoke detectors		\$3,000.00
ID0310	Asbestos abatement needed in all buildings(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Abatement of asbestos is needed in mechanical rooms in the building		\$20,000.00
ID0312	A & E fees needed for asbestos abatement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E services for asbestos abatement at the development		\$5,000.00
ID0327	replace trash compactor(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Storage Area)	The trash compactor is beyond its useful life and needs replacement		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0351	replace hallway carpeting(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	The hallway carpeting needs to be replaced on several floors		\$22,042.00
ID0362	A&E fees needed for upgrade to apt. and common area handicap accessibility accessability(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to apartment and common area handicap accessibility		\$5,000.00
ID0365	refrigerators- Fogarty Manor(Dwelling Unit-Interior (1480)-Appliances)	The 248 apartment refrigerators are near the end of their useful life		\$67,800.00
	BURNS MANOR (RI002000006)			\$235,425.96
ID0049	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,721.96
ID0064	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00
ID0089	Kitchen upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 12 apartments-including automatic cooktop fire suppressor		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0104	Hallway flooring replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	The hallway flooring needs replacement- 1 building		\$20,000.00
ID0147	A&E fees for hallway flooring upgrades at Burns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Hallway flooring upgrade at Burns Manor		\$12,000.00
ID0203	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0269	A&E fees for Kitchen Upgrade-Burns(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Kitchen upgrade at Burns		\$3,000.00
ID0276	Upgrade handicap accessible apts. to be in full compliance with ADA & 504 regulatons(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	The 4 Handicap accessible apartments need to be upgraded to current ADA and 504 Regulations		\$10,000.00
ID0281	A&E fees for Kitchen upgrade at Burns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for upgrade of Kitchens at Kennedy Manor		\$10,000.00
ID0288	Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	92 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup		\$11,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0290	A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other Fees and Costs)	A& E fees needed for the installation of combination monoxide/smoke detectors		\$2,500.00
ID0343	upgrade building entrance card access system(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	The building card access system needs to be upgraded. the system is past its useful life.		\$30,000.00
ID0346	replacement of deteriorated water lines(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	The water lines are deteriorating and need replacement		\$40,000.00
ID0359	A&E fees upgrade bldg. entrance card access system-Buns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to the card access system for entrance into the building		\$5,000.00
ID0364	A&E fees needed for upgrade to apt. and common area handicap accessibility accssibility(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to apartment and common area handicap accessibility		\$5,000.00
ID0386	A&E services needed for replacement of water lines-Burns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for replacement of water lines		\$5,000.00
	F ST GERMAIN MANOR (RI002000005)			\$325,988.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00
ID0088	Kitchen upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 14 apartments		\$60,000.00
ID0092	Bathroom upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	to upgrade bathrooms in 13 apartments		\$65,000.00
ID0102	Exterior vinyl siding (Dwelling Unit-Exterior (1480)-Siding)	To replace exterior vinyl siding on 9,000 square feet.		\$115,916.00
ID0150	A&E fees for vinyl siding replacment-St. Germain(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for vinyl siding replacement at St. Germain Manor		\$10,000.00
ID0198	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
ID0278	A&E fees for Kitchen and Bathroom upgrades at St. Germain Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for upgrading the kitchens and bathrooms at St. Germain Manor		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0289	Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	112 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup		\$15,000.00
ID0291	A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other Fees and Costs)	A& E fees needed for the installation of combination monoxide/smoke detectors		\$3,000.00
ID0342	upgrade building entrance card access system(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	The building card access system needs to be upgraded. the system is past its useful life.		\$10,000.00
ID0358	A&E fees upgrade bldg. entrance card access system- ST. Germain Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to the card access system for entrance into the building		\$5,000.00
ID0363	A&E fees needed for upgrade to apt. and common area handicap accessibility accssibility(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to apartment and common area handicap accessibility		\$5,000.00
	Subtotal of Estimated Cost			\$1,987,068.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GALEGO COURT (RI002000002)			\$608,404.00
ID0119	operations(Operations (1406))	to support financial operations of the development		\$252,870.00
ID0129	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$37,742.00
ID0169	debt service(Bond Debt Obligation (9001))	financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible		\$116,336.00
ID0184	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0245	renovation of entire apartment if needed(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	At Galego Court apartments need a complete renovation for health and safety reasons		\$160,522.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0282	A&E fees for bathroom and Kitchen upgrade at Galego Court(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for upgraded Kitchens and bathrooms at Galego Court		\$10,000.00
ID0323	site fencing needs to be repaired or replaced(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)	The development's site fencing is old and needs to be repaired or replaced		\$25,000.00
ID0393	relocation costs for Apt. renovations Galego Court(Contract Administration (1480)-Relocation)	Relocation costs are required to move residents if needed for major apartment renovations		\$5,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$346,440.60
ID0121	Operations(Operations (1406))	to support financial operations of the development		\$124,548.00
ID0125	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$84,343.60
ID0130	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$41,516.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0189	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,027.00
ID0273	Upgrade handicap accessible apts. to be in full compliance with ADA & 504 regulatons(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	The 11 Handicap accessible apartments need to be upgraded to current ADA and 504 Regulations		\$95,006.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$411,987.55
ID0126	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$123,970.55
ID0131	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$60,387.00
ID0134	Window replacement Fogarty Manor(Dwelling Unit-Exterior (1480)-Windows)	Replace 300 windows		\$150,000.00
ID0165	A&E fees for window replacement at Fogarty(Contract Administration (1480)-Other Fees and Costs)	A & E services needed for window replacement at Fogarty		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0194	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0300	installation of carbon monoxide and smoke detectors in units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Carbon monoxide and additional smoke detectors are needed in units		\$56,136.00
	BURNS MANOR (RI002000006)			\$267,103.85
ID0127	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,899.85
ID0133	Administration-Burns Manor(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00
ID0204	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0377	Replacement of boilers and storage tanks(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	The 4boilers and storage 4 tanks are passed their useful life and need to be replaced		\$140,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0378	Apartment windows need replacement(Dwelling Unit-Exterior (1480)-Windows)	The apartment windows have reached their useful life and will need to be replaced. 368 windows		\$40,000.00
ID0380	Replacement of the Laundry rooms mini split heat/a/c system and condensers- stGermain(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	The Burns Manor -laundry rooms mini split heat/a/c system nearing end of useful life and will need to be replaced		\$20,000.00
ID0387	A&E services required for replacement of windows-Burns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services required for the replacement of windows		\$5,000.00
	F ST GERMAIN MANOR (RI002000005)			\$353,132.00
ID0132	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00
ID0199	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
ID0367	Replace unit flooring St. Germain Manor(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine))	The flooring in the units has passed their useful life and needs to be replaced 14 units		\$171,060.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0370	Replacement of Kitchen range hoods(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	The range hoods in 112 apartments are at past their useful life and need replacement		\$30,000.00
ID0371	Replacement of site walkways and sidewalk-ST. Germain Manor(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	The sidewalks and site walkways have deteriorated and need to be repaired or replaced		\$80,000.00
ID0373	The 4 building entrance doors need replacing- St. Germain(Dwelling Unit-Exterior (1480)-Exterior Doors)	The 4 entrance doors need to be replaced due to age.		\$20,000.00
ID0379	Replacement of the Laundry rooms mini split heat/a/c system and condensers- stGermain(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	The St. Germain Manor -laundry rooms mini split heat/a/c system nearing end of useful life and will need to be replaced		\$20,000.00
ID0388	A&E services needed for the replacement of sidewalks and walkways-St. Germain Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services required for the replacement and repair of sidewalks and walkways		\$5,000.00
	Subtotal of Estimated Cost			\$1,987,068.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0267	A&E fees for window replacement at Fogarty(Contract Administration (1480)-Other Fees and Costs)	A & E services needed for window replacement at Fogarty		\$5,000.00
ID0271	A&E fees for leveling of balcony flooring at Fogarty Manor(Contract Administration (1480)-Other Fees and Costs)	A & E services needed for leveling of balcony flooring at Fogarty Manor		\$20,000.00
ID0285	Bathroom upgrade at Fogarty Manor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To Upgrade the bathroom at Fogarty Manor 32 apartments		\$55,006.00
ID0383	replacement of roofs-Fogarty Manor(Dwelling Unit-Exterior (1480)-Roofs)	The roofs are nearing the end of their useful life and will need to be replaced		\$100,000.00
ID0404	A&E fees for replacement of sanitary line mixing valve- Fogarty Manor(Contract Administration (1480)-Other Fees and Costs)	A & E fees needed for replacement of water line mixing valve at Fogarty Manor		\$1,800.00
	BURNS MANOR (RI002000006)			\$126,673.17
ID0091	Kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	to upgrade Kitchens in 10 apartments		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0172	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,469.17
ID0177	Administration-Burns Manor(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00
ID0205	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0283	A&E fees for Kitchen upgrade at Burns Manor(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for upgrade of Kitchens at Burns Manor		\$15,000.00
	GALEGO COURT (RI002000002)			\$909,937.00
ID0124	debt service(Bond Debt Obligation (9001))	financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible		\$115,048.00
ID0167	operations(Operations (1406))	to support financial operations of the development		\$252,870.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0317	replace hot water tanks(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	The 24 hot water tanks need to be replaced as they are reaching their useful life		\$50,000.00
ID0318	renovation of basketball court (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	The entire basketball court area is old and needs to be renovated. playing surface, stands, lighting, basketball stand, rims, etc.,		\$91,058.00
ID0321	repair of concrete basement window wells - wood frame bldgs.(Dwelling Unit-Exterior (1480)-Other)	The 28 concrete basement window wells have deteriorated and need to be repaired or replaced		\$10,000.00
ID0333	A&E fees needed for replacement and repair of walkways(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for the replacement and upgrade of the development's walkways		\$5,000.00
ID0334	A&E fees needed for replacement and upgrade of basketball court area(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for the upgrade of the development's basketball court area		\$5,000.00
ID0352	A&E fees needed for replacement of roofs and canopies(Contract Administration (1480)-Other Fees and Costs)	A & E services needed for replacement of building roofs and roof canopies		\$5,000.00
ID0353	A&E fees needed for replacement of apartment windows(Contract Administration (1480)-Other Fees and Costs)	A & E services needed for replacement of apartment windows, which have gone past their useful life		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0354	A&E fees needed for replacement of water park components(Contract Administration (1480)-Other Fees and Costs)	A& E services needed for replacement of water park components		\$2,000.00
ID0355	replacement of 24 boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Other)	The boilers are getting near the end of their useful life		\$14,763.00
ID0394	relocation costs for Apt. renovations Galego Court(Contract Administration (1480)-Relocation)	Relocation costs are required to move residents if needed for major apartment renovations		\$5,000.00
	F ST GERMAIN MANOR (RI002000005)			\$112,072.00
ID0161	A&E fees needed for Kitchen upgrade at St. Germain(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for kitchen upgrade at St. Germain		\$5,000.00
ID0176	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00
ID0200	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BURNS MANOR (RI002000006)			\$213,167.94
ID0146	Kitchen upgrade at Burns Manor(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 28 apartments- including automatic cooktop fire suppressor		\$100,000.00
ID0251	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,499.94
ID0257	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00
ID0263	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0304	flooring at entrances need replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	the flooring at entrances need to be replaced due to age		\$46,464.00
ID0306	Replacement of storage shed needed (Non-Dwelling Construction-New Construction (1480)-Storage Area)	the storage shed needs to be replaced due to age		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0268	A&E fees for window replacement-Kennedy(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for window replacement at Kennedy		\$4,500.00
ID0299	exterior wall repair for water intrusion-Kennedy Manor(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	the exterior wall of the buildings need repair as needed for repair and for water intrusion		\$15,000.00
ID0328	upgrade vestibule area, flooring and doors(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors)	the entrance vestibule area needs to be upgraded . New flooring and doors.		\$20,000.00
ID0330	replace apartment entrance doors(Dwelling Unit-Interior (1480)-Interior Doors)	the 171apartment doors are beyond their useful life and should be replace		\$80,000.00
ID0400	A&E fees for exterior wall water intrusion-KennedyManor(Contract Administration (1480)-Other Fees and Costs)	A&E services for design to prevent water intrusion into the exterior wall system.		\$2,000.00
	GALEGO COURT (RI002000002)			\$1,016,183.50
ID0247	Operations(Operations (1406))	to support financial operations of the development		\$252,870.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0250	debt service(Bond Debt Obligation (9001))	financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible		\$115,140.00
ID0253	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$37,742.00
ID0258	renovation of entire apartment if needed(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	At Galego Court apartments need a complete renovation for health and safety reasons		\$160,522.00
ID0259	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0266	roof replacement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	The roofs in the 15 buildings and the 64 canopy roofs need replacement		\$196,475.50
ID0319	renovation of water park area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	The waterpark needs to upgraded. Playing surface, playground equipment,		\$75,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0249	debt service -(Bond Debt Obligation (9001))	financing for installation of a fire suppression- sprinkler system		\$122,696.06
ID0255	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$60,387.00
ID0261	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0297	security cameras (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	security cameras need to be upgraded		\$10,000.00
ID0298	Replacement of exterior doors(Non-Dwelling Exterior (1480)-Doors)	replacement of 7 exterior doors is needed to do age		\$21,000.00
ID0301	installation of additional GFI's in units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Additional GFI's are needed in units		\$10,000.00
ID0302	Enclosure required for side entrance(Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Exterior (1480)-Windows)	An enclosure is needed for a side entrance to do water and wind damage with a need door		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0396	A&E fees needed for wall repair and water intrusion-Fogarty Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for repair of the exterior wall and for water intrusion problems		\$3,000.00
ID0401	exterior wall repair for water intrusion-Fogarty Manor(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Other)	the exterior wall of the buildings need repair as needed for repair and for water intrusion		\$15,000.00
	F ST GERMAIN MANOR (RI002000005)			\$107,072.00
ID0256	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00
ID0262	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
ID0305	security cameras (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	security cameras need to be upgraded		\$20,000.00
ID0368	replacement of apartment windows(Dwelling Unit-Exterior (1480)-Windows)	The windows in the 112 apartments are at the end of their useful life and need to be replaced.448 windows		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BURNS MANOR (RI002000006)			\$176,703.94
ID0405	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,499.94
ID0406	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00
ID0407	Audit fee(Contract Administration (1480)-Audit)	Audit fee of the capital fund program		\$560.00
ID0422	A/E Fees for Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Architect's design fees		\$1,000.00
ID0423	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace 4 hot water boilers		\$20,000.00
ID0424	Replace hot water storage tanks(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace all 4 hot water storage tanks		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0425	A/E Fees for Hot Water Tanks(Contract Administration (1480)-Other Fees and Costs)	Achitect's design fees		\$1,000.00
ID0426	A/E Fees for Security Upgrades(Contract Administration (1480)-Other Fees and Costs)	Upgrade security cameras and system access		\$1,000.00
ID0427	Upgrade Security Systems(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-	Upgrade security cameras and system		\$1,000.00
ID0428	A/E Fees for Hallway Connector Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0429	Hallway Connector Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace existing flooring in the building connector hallways		\$1,000.00
ID0430	A/E fo paint and or encapsulate hallways(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0431	Paint and or encapsulate the common area hallways(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Community Building)	Paint and or encapsulate any asbestos or other hazards remaining in the common area hallways		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0432	A/E Fees for ceiling repairs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0433	Ceiling repairs(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Repair and repaint common area ceilings		\$1,000.00
ID0434	A/E for Fence Replacement(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0435	Replace fencing(Non-Dwelling Site Work (1480)-Fencing)	Remove and replace perimeter fencing		\$1,000.00
ID0436	A/E fees for flat roof repairs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0437	Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Repair or replacement of flat roofing and gutters and downspouts		\$1,000.00
ID0438	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartment renovations - usually replace flooring, countertops, cabinets, and tubs.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0439	A/E Fees for vinyl siding(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0440	Replace Vinyl siding and gutters and downspouts(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Replace the vinyl siding on all building exteriors and the gutters and downspouts were indicated		\$1,000.00
ID0441	Replace laundry room flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas)	Replace the existing flooring in the laundry rooms		\$1,000.00
ID0442	A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0443	Replace Entrance Canopies(Non-Dwelling Exterior (1480)-Canopies)	Replace several entrance canopies		\$1,000.00
ID0444	A/E fees for exterior entrance overhang replacements(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0445	Exterior entrance door overhangs(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)	Repair, removal and or replacement of exterior entrance door overhangs		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0446	A/E Fees for electircal GFCIs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0447	GFCI Electrical plugs(Dwelling Unit-Interior (1480)-Electrical)	Replace outdated electrical plugs with GFCIs		\$1,000.00
ID0448	A/E fees for railing upgrades(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0449	Replace Railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Interior (1480)-Other)	Replace out of code and damaged railings - interior and exterior where required		\$1,000.00
	F ST GERMAIN MANOR (RI002000005)			\$153,072.00
ID0408	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00
ID0409	Audit fee(Contract Administration (1480)-Audit)	Audit fee of the capital fund program		\$653.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0450	A/E Fees for window replacement(Contract Administration (1480)-Other Fees and Costs)	Archtiects design fees		\$1,000.00
ID0451	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows		\$5,000.00
ID0452	Flooring replacemnt in Admin building(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building)	Replace all flooring in the administration and community building		\$1,000.00
ID0453	A/A Fees for drop ceiling(Contract Administration (1480)-Other Fees and Costs)	Architects design fee		\$4,000.00
ID0454	Drop ceiling repair(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other)	Repair tiling and track of admin building's drop ceiling		\$6,000.00
ID0455	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate apartments as need - usually, floors, tubs, countertops and cabinets		\$50,000.00
ID0456	A/E for Fence Replacement(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0457	Replace fencing(Non-Dwelling Site Work (1480)-Fencing)	Remove and replace perimeter fencing		\$1,000.00
ID0458	Replace hot water storage tanks(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace all 4 hot water storage tanks		\$20,000.00
ID0459	A/E Fees for Hot Water Tanks(Contract Administration (1480)-Other Fees and Costs)	Achitect's design fees		\$1,000.00
ID0460	A/E Fees for Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Architect's design fees		\$1,000.00
ID0461	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace 4 hot water boilers		\$20,000.00
ID0462	A/E Gutter Replacement(Contract Administration (1480)-Other Fees and Costs)	Architects fees		\$1,000.00
ID0463	Gutter replacement(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace gutter systems on all buildings		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0464	A/E Fees for electircal GFCIs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0465	GFCI Electrical plugs(Dwelling Unit-Interior (1480)-Electrical)	Replace outdated electrical plugs with GFCIs		\$1,000.00
ID0466	A/E fees for flat roof repairs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0467	Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Repair or replacement of flat roofing and gutters and downspouts		\$1,000.00
ID0468	A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0469	Replace Entrance Canopies(Non-Dwelling Exterior (1480)-Canopies)	Replace several entrance canopies		\$1,000.00
ID0470	A/E Fees repair exterior stairs and railings(Contract Administration (1480)-Other Fees and Costs)	Archtiects design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0471	Repair exterior stairs and railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings)	Replace repair all necessary concrete exterior stairs and associated railings		\$1,000.00
ID0472	Replace laundry room flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas)	Replace the existing flooring in the laundry rooms		\$1,000.00
ID0473	A/E ventilation upgrade(Contract Administration (1480)-Other Fees and Costs)	architects design fees		\$1,000.00
ID0474	Ventilation system upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Upgrade unit and common area ventilation systems		\$1,000.00
ID0475	A/E Fees railing replacement(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0476	Replace Railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Interior (1480)-Other)	Replace out of code and damaged railings		\$1,000.00
	GALEGO COURT (RI002000002)			\$687,147.50

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0410	Operations(Operations (1406))	To support financial operations of the development		\$252,870.00
ID0411	Debt service(Bond Debt Obligation (9001))	financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible		\$115,140.00
ID0412	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$37,742.00
ID0413	Audit Fee(Contract Administration (1480)-Audit)	Audit fee of the capital fund program		\$934.00
ID0548	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate apartments as needed including flooring, countertops, cabinets, tubs		\$150,000.00
ID0549	Stair tower repair(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Foundation)	Repair areas where stair towers are pulling away from building		\$90,000.00
ID0550	A/E fees Stair tower repair(Contract Administration (1480)-Other Fees and Costs)	Architects design fee		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0551	Playground installation and upgrade(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground installation and upgrade		\$20,000.00
ID0552	A/E Fees Playground installation and upgrade(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0553	GFCI Plugs(Dwelling Unit-Interior (1480)-Electrical)	Install GFCI plugs where required		\$1,000.00
ID0554	A/E Fees GFCI Plugs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0555	Replace common area flooring(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Replace flooring throughout community building, lobby and admin building		\$1,000.00
ID0556	Mansard roof repairs(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Repair and replace roof shingle son mansard roofs		\$1,000.00
ID0557	A/E Fees Mansard roof repairs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0558	Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Repair or replacement of flat roofing and gutters and downspouts		\$1,000.00
ID0559	A/E fees for flat roof repairs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0560	Daycare center roofing(Non-Dwelling Exterior (1480)-Roofs)	Re shingle repair day care center roof		\$1,000.00
ID0561	A/E Fees Daycare center roofing(Contract Administration (1480)-Other Fees and Costs)	Re shingle repair day care center roof		\$1,000.00
ID0562	Vinyl siding community center building(Non-Dwelling Exterior (1480)-Siding)	Vinyl siding community center building - remove and replace		\$1,000.00
ID0563	A/E Fees Vinyl siding community center building(Contract Administration (1480)-Other Fees and Costs)	Design fees		\$1,000.00
ID0564	Replace building gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace building gutters and downspouts on unit buildings		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0565	A/E fees Replace building gutters(Contract Administration (1480)-Other Fees and Costs)	Design fees		\$1,000.00
ID0566	Replace hot water system admin building(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace and upgrade hot water system admin building		\$1,000.00
ID0567	A/E fees Replace hot water system admin building(Contract Administration (1480)-Other Fees and Costs)	Design fees		\$1,000.00
ID0568	Replace apartment entry doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace steel entrance doors to units		\$1,000.00
ID0569	A/E Fees Replace apartment entry doors(Contract Administration (1480)-Other Fees and Costs)	Design fees		\$2,461.50
	JOHN E FOGARTY HOUSING (RI002000004)			\$362,577.06
ID0414	Debt service(Bond Debt Obligation (9001))	Financing for installation of a fire suppression- sprinkler system		\$122,696.06

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0415	Administration-Fogarty(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$60,387.00
ID0416	Audit fee(Contract Administration (1480)-Audit)	Audit fee of the capital fund program		\$1,494.00
ID0477	Lobby Flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace lobby flooring		\$25,000.00
ID0478	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate apartments as needed including flooring, countertops, cabinets, tubs		\$70,000.00
ID0479	Replace Laundry Room Doors(Non-Dwelling Interior (1480)-Laundry Areas)	Replace 11 laundry room door include high kickplates		\$15,000.00
ID0480	Replace community room flooring(Non-Dwelling Interior (1480)-Community Building)	Replace vct tile in community room		\$25,000.00
ID0481	Replace vertical drain lines(Non-Dwelling Interior (1480)-Plumbing)	Replace rotting cast iron vertical drain lines with PVC		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0482	Porch door replacement(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors)	Replace exterior balcony porch doors		\$1,000.00
ID0483	Community room accordian doors(Non-Dwelling Interior (1480)-Community Building)	Remove or replace room dividers in community room		\$1,000.00
ID0484	Community room drop ceiling(Non-Dwelling Interior (1480)-Community Building)	Replace all parts of community room drop ceiling		\$1,000.00
ID0485	Paint community room(Non-Dwelling Interior (1480)-Community Building)	Remove and or relace community room wallpaper and repaint		\$1,000.00
ID0486	Replace hot water tank closet doors(Non-Dwelling Interior (1480)-Doors)	Replace hot water tank closet doors and or refinish		\$1,000.00
ID0487	Replace awnings(Non-Dwelling Exterior (1480)-Canopies)	Replace cloth awnings located at entrances		\$1,000.00
ID0488	Enclose Exchange Street entrance(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Enclose Exchange Street entrance with awning or vestibule		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0489	Enclose recycling area(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Install wall or fencing to establish an enclosed recycling area		\$1,000.00
ID0490	Replace sliding glass doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Replace automatic sliding doors at entryways and into lobby		\$1,000.00
ID0491	Replace A/C sleeves(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Replace A/C sleeves in windows		\$1,000.00
ID0492	Trash chute door replacement(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Replace cast iron trash chute hatches with lighter material		\$1,000.00
ID0493	Trash room door replacement(Non-Dwelling Interior (1480)-Doors)	Replace trash room doors		\$1,000.00
ID0494	A/E vertical drain lines(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0495	A/E enclosing entrance at Exchange Street(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0496	A/E A/C sleeves(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0497	A/E trash chute(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0498	Elevator drive computer replacement(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Replace elevators drive computers		\$25,000.00
ID0499	A/E for GFI Plugs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$607,567.50
ID0417	Operations(Operations (1406))	To support financial operations of the development		\$124,548.00
ID0418	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$83,476.50

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0419	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$41,516.00
ID0420	Audit fee(Contract Administration (1480)-Audit)	Audit fee of the capital fund program		\$1,027.00
ID0500	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate apartments as needed including flooring, countertops, cabinets, tubs		\$70,000.00
ID0501	Repaint hallways(Non-Dwelling Interior (1480)-Common Area Finishes)	Repaint hallways		\$50,000.00
ID0502	Perimeter retaining wall(Non-Dwelling Site Work (1480)-Fencing)	Replace retaining wall		\$50,000.00
ID0503	Replace sliding doors(Non-Dwelling Exterior (1480)-Doors)	Replace entrance sliding doors		\$20,000.00
ID0504	Hallway flooring(Non-Dwelling Interior (1480)-Common Area Finishes)	Replace flooring and wall base throughout building apartment hallways		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0505	Replace vertical drain lines(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace rotting cast iron vertical drain lines with PVC		\$1,000.00
ID0506	A/E vertical drain lines(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0507	A/E perimeter wall(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0508	Upgrade Security Systems(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-	Upgrade security cameras and system		\$1,000.00
ID0509	A/E Fees for Security Upgrades(Contract Administration (1480)-Other Fees and Costs)	Upgrade security cameras and system access		\$1,000.00
ID0510	Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartment renovations - usually replace flooring, countertops, cabinets, and tubs.		\$1,000.00
ID0511	A/E balcony leveling(Contract Administration (1480)-Other Fees and Costs)	Architect design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0512	Replace awnings(Non-Dwelling Exterior (1480)-Canopies)	Replace cloth awnings located at entrances		\$1,000.00
ID0513	A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0514	Replace Railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Interior (1480)-Other)	Replace out of code and damaged railings - interior and exterior where required		\$1,000.00
ID0515	A/E fees for railing upgrades(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0516	Replace wall around parking lot(Non-Dwelling Site Work (1480)-Fencing)	Replace wall around parking lot		\$1,000.00
ID0517	A/E replace wall around parking lot(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0518	Trash chute door replacement(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Replace cast iron trash chute hatches with lighter material		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0519	A/E trash chute(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0520	Replace eliminate pull cords(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Replace or eliminate pull cords and associated strikers		\$1,000.00
ID0521	A/E pulldesign fees	Architects design fees		\$1,000.00
ID0522	Upgrade common handicap areas(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Upgrade handicap areas located in common spaces		\$1,000.00
ID0523	Bathroom upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade bathrooms		\$1,000.00
ID0524	A/E bathroom upgrades(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0525	Build 2 bay garage(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Build a 2 bay garage		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0526	A/E fee Build 2 bay garage(Contract Administration (1480)-Other Fees and Costs)	Architects design fee		\$1,000.00
ID0527	Ground floor drop ceiling(Non-Dwelling Interior (1480)-Community Building)	Replace all parts of ground floor drop ceiling		\$1,000.00
ID0528	A/E Fees Ground floor drop ceiling(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0529	Hot water tank replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace all hot water storage tanks		\$1,000.00
ID0530	A/E fees Hot water tank replacement(Contract Administration (1480)-Other Fees and Costs)	Architcets design fees		\$1,000.00
ID0531	Boiler and circulator replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace all boilers and water circulators		\$1,000.00
ID0532	A/E Fees Boiler and circulator replacement(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0533	Paint stairwells room(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting)	Remove and or repaint		\$1,000.00
ID0534	A/E fees Paint stairwells room(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0535	Upgrade building ventilation system(Non-Dwelling Construction - Mechanical (1480)-Other)	Upgrade building ventilation system and rooftop equipment		\$1,000.00
ID0536	A/E fees Upgrade building ventilation system(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0537	Parking lot repaving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Grind and repave parking lots		\$1,000.00
ID0538	A/E Fees Parking lot repaving(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0539	Window replacement common areas(Non-Dwelling Exterior (1480)-Windows)	Window replacement common areas		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0540	A/E Fees Window replacement common areas(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0541	Replace roof access hatch and ladder(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Replace roof access hatch and ladder		\$1,000.00
ID0542	A/E Fees Replace roof access hatch and ladder(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0543	Elevator drive computer replacement(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Replace elevators drive computers		\$25,000.00
ID0544	GFCI Plugs(Dwelling Unit-Interior (1480)-Electrical)	Install GFCI plugs where required		\$1,000.00
ID0545	A/E Fees GFCI Plugs(Contract Administration (1480)-Other Fees and Costs)	Architects design fees		\$1,000.00
ID0546	Replace fence(Non-Dwelling Site Work (1480)-Fencing)	Replace chain link fence along property line		\$1,000.00

