

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/15/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Housing Authority of the City of Pawtucket		Locality (City/County & State)				
PHA Number: RI002		<input type="checkbox"/> Original 5-Year Plan		<input checked="" 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
	GALEGO COURT (RI002000002)	\$998,226.00	\$598,496.00	\$534,448.00	\$493,782.00	\$720,892.00
	JOHN F KENNEDY HOUSING (RI002000003)	\$933,842.00	\$429,373.20	\$359,219.90	\$259,605.60	\$418,671.80
	JOHN E FOGARTY HOUSING (RI002000004)	\$696,752.50	\$484,159.88	\$508,381.74	\$864,958.55	\$749,213.03
	BURNS MANOR (RI002000006)	\$148,484.50	\$131,203.92	\$344,515.36	\$233,218.85	\$62,788.17
	F ST GERMAIN MANOR (RI002000005)	\$143,672.00	\$336,704.00	\$233,372.00	\$128,372.00	\$28,372.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1		2020		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GALEGO COURT (RI002000002)			\$998,226.00
ID0003	operations(Operations (1406))	to support financial operations of the development		\$252,870.00
ID0038	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		\$115,680.00
ID0050	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$37,742.00
ID0072	Kitchen upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to kitchen cabinets, countertops, sinks, faucets and plumbing 20 apartments		\$100,000.00
ID0151	A&E fees for Kitchen Upgrade(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Kitchen upgrade at Galego Court		\$20,000.00
ID0178	Leasing office entrance door to be made accessible (Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	The entrance door for the leasing office needs to be made automatic and proper width for wheelchair accessibility.		\$4,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0181	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0206	Roof replacement - Galego Court(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace roofs on on 7 wood building, 3,200 square feet. including gutters, downspouts, soffits. Replace roofs on 64 canopy roofs brick buildings		\$300,000.00
ID0207	A&E fees for roof work at Galego Cour(Contract Administration (1480)-Other Fees and Costs)	A&E services for designing roof replacement work		\$30,000.00
ID0208	Replace deck and stairs-Com Bldg/Day Care(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	The deck and stairs between the Community room and Day Care center needs to be replaced		\$5,000.00
ID0209	Bulkhead doors and stair railings(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings)	The bulkhead doors and the stair railings for cellar access needs to be replaced for the 8 brick buildings		\$32,000.00
ID0210	Upgrade bathroom venting system(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	The bathroom venting system needs to be upgraded in 161 apartments		\$50,000.00
ID0211	replace 24 boilers(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Replace boilers with condensing high efficiency boilers. 24 boilers at \$13,166.67 each		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JOHN F KENNEDY HOUSING (RI002000003)			\$933,842.00
ID0020	kitchen upgrades(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	to upgrade kitchens in 18 apartments including automatic cooktop fire suppressor		\$99,413.00
ID0039	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$83,868.00
ID0051	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$41,516.00
ID0107	operations(Operations (1406))	to support financial operations of the development		\$124,548.00
ID0108	Operations(Operations (1406))	to support financial operations of the development		\$130,676.00
ID0118	air conditioner sleeves replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	The sleeves for holding air conditioners need replacement-171 sleeves		\$75,694.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0231	upgrade elevator system(Non-Dwelling Construction - Mechanical (1480)-Elevator)	to upgrade the mechanic system for the two elevators		\$50,000.00
ID0232	upgrade call for aide system(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	call for aide system is beyond useful life and needs to be upgraded.		\$55,000.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$696,752.50
ID0041	debt service -(Bond Debt Obligation (9001))	financing for installation of a fire suppression- sprinkler system		\$123,271.50
ID0052	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$60,387.00
ID0084	Window replacement (Dwelling Unit-Exterior (1480)-Windows)	Replace 200 windows		\$140,000.00
ID0087	Kitchen upgrade(Dwelling Unit-Interior (1480)-Plumbing,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)	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 10 apartments		\$50,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0114	Roof replacement - (Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs on on building		\$121,000.00
ID0138	A&E Fees for roof replacement-Fogarty(Contract Administration (1480)-Other)	A&E services needed for replacement of roofs at Fogarty		\$10,000.00
ID0143	A&E fees needed for Bathroom upgrade-Fogarty(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for upgrade to bathrooms at Fogarty Manor		\$10,000.00
ID0145	Bathroom upgrade at Fogarty Manor(Dwelling Unit-Interior (1480)-Commodes,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)	To Upgrade the bathroom at Fogarty Manor 22 apartments		\$100,000.00
ID0148	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
ID0179	A&E fees for two doors automatic entry community room(Contract Administration (1480)-Other Fees and Costs)	A&E services for designing two automatic door for the community room		\$1,000.00
ID0180	Automatic doors for community rooms(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	two doors in the community room to be made for automatic entry for access in an out of the community room		\$5,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0191	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0215	Replace trash compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	The trash compactor for the building needs to be replaced		\$15,000.00
ID0227	call for aide upgrade(Contract Administration (1480)-Other Fees and Costs)	A&E fees for upgrading the call for aide system in the development		\$4,600.00
ID0230	upgrade elevator system(Non-Dwelling Construction - Mechanical (1480)-Elevator)	to upgrade the mechanic system for the two elevators		\$50,000.00
	BURNS MANOR (RI002000006)			\$148,484.50
ID0042	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,680.50
ID0054	Administration-Burns Manor(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$22,644.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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 14 apartments		\$70,000.00
ID0201	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0220	refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators have passed their useful life and need to be replaced 92 apartments at \$ 700		\$2,000.00
ID0224	repair and wrapping of columns on apt.porches(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches)	The apartment porches need to be repaired. The work is to do wrapping of the columns and repair concrete base an repaint trim if needed. 112 apartments		\$10,000.00
ID0229	call for aide upgrade(Contract Administration (1480)-Other Fees and Costs)	A&E fees for upgrading the call for aide system in the development		\$4,600.00
	F ST GERMAIN MANOR (RI002000005)			\$143,672.00
ID0053	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$26,419.00

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
ID0157	kitchen upgrades-St.Germain(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 18 apartments including automatic cooktop fire suppressor		\$90,000.00
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		\$10,000.00
ID0196	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
ID0218	refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators have passed their useful life and need to be replaced apartments at \$ 900		\$2,000.00
ID0223	repair and wrapping of columns on apt.porches(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches)	The apartment porches need to be repaired. The work is to do wrapping of siding and repair concrete base an repaint trim if needed. 112 apartments		\$10,000.00
ID0228	call for aide upgrade(Contract Administration (1480)-Other Fees and Costs)	A&E fees for upgrading the call for aide system in the development		\$4,600.00
	Subtotal of Estimated Cost			\$2,920,977.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GALEGO COURT (RI002000002)			\$598,496.00
ID0004	Operations(Operations (1406))	to support financial operations of the development		\$265,311.00
ID0043	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		\$116,652.00
ID0055	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$39,599.00
ID0182	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0237	A&E for exterior brick repointing and waterproofing(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for the repointing and waterproofing of the exterior brickwork 8 buildings		\$16,000.00
ID0238	exterior brickwork repointing, waterproofing and insulation(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	The exterior brickwork needs, repointing, waterproofing and insulation upgrade		\$160,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JOHN E FOGARTY HOUSING (RI002000004)			\$484,159.88
ID0040	debt service -(Bond Debt Obligation (9001))	financing for installation of a fire suppression- sprinkler system		\$124,307.29
ID0057	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$63,358.00
ID0080	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		\$120,000.00
ID0192	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0221	exterior masonry repointing and caulking(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	the exterior masonry needs repointing and caulking four sides		\$100,000.59
ID0233	upgrade call for aide system(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	call for aide system is beyond useful life and needs to be upgraded.		\$75,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JOHN F KENNEDY HOUSING (RI002000003)			\$429,373.20
ID0044	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$84,572.70
ID0056	Administration-Kennedy(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	To support administration of the Capital fund Program		\$43,559.00
ID0085	Bathroom upgrade(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrades to bathrooms- new vanities, sinks, Tubs, faucets and plumbing 20 apartments		\$300,214.50
ID0187	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,027.00
	BURNS MANOR (RI002000006)			\$131,203.92
ID0045	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$39,005.51

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0059	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$23,759.00
ID0202	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
ID0236	upgrade call for aide system(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	call for aide system is beyond useful life and needs to be upgraded.		\$67,879.41
	F ST GERMAIN MANOR (RI002000005)			\$336,704.00
ID0058	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$27,719.00
ID0081	bathroom upgrades(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	to upgrade bathrooms in 40 apartments		\$203,332.00
ID0139	A&E fees bathroom upgade- St.Germain(Contract Administration (1480)-Other)	A&E services needed for bathroom upgrade at St. Germain Manor		\$30,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GALEGO COURT (RI002000002)			\$534,448.00
ID0005	Opertions(Operations (1406))	to support financial operations of the development		\$265,311.00
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		\$39,599.00
ID0083	Kitchen upgrades-Galego Court(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)-Other,Dwelling Unit-Interior (1480)-Plumbing)	to upgrade Kitchen in 16 apartments		\$112,800.00
ID0183	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$359,219.90







Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0064	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$23,759.00
ID0089	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 12 apartments-including automatic cooktop fire suppressor		\$169,474.40
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		\$100,000.00
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
	F ST GERMAIN MANOR (RI002000005)			\$233,372.00
ID0063	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$27,719.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0121	Operations(Operations (1406))	to support financial operations of the development		\$130,676.00
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		\$43,559.00
ID0189	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,027.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$864,958.55
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		\$63,358.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0134	Window replacement Kennedy(Dwelling Unit-Exterior (1480)-Windows)	Replace 300 windows		\$400,000.00
ID0154	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		\$256,136.00
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
ID0194	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
	BURNS MANOR (RI002000006)			\$233,218.85
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		\$23,759.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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		\$170,000.00
ID0204	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
	F ST GERMAIN MANOR (RI002000005)			\$128,372.00
ID0132	Administration-St Germain(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$27,719.00
ID0166	Kitchen upgrade St. Germain(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 20 apartments		\$100,000.00
ID0199	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
	Subtotal of Estimated Cost			\$1,979,937.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GALEGO COURT (RI002000002)			\$720,892.00
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		\$265,311.00
ID0173	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$39,599.00
ID0185	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$934.00
ID0212	replace exterior fencing-Galego Court(Dwelling Unit-Site Work (1480)-Fencing)	Replace fencing around exterior of the development 2,500 linear feet		\$300,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$418,671.80

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0168	Operations(Operations (1406))	to support financial operations of the development		\$130,676.00
ID0170	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$83,409.80
ID0174	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$43,559.00
ID0190	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,027.00
ID0213	Balconies need leveling and relocation of drain if needed(Non-Dwelling Exterior (1480)-Balconies and Railings)	The 8 balcony floors become flooded during wind driven rain storm flooding balcony and nearby walkway		\$160,000.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$749,213.03
ID0171	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$122,598.03

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0175	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$63,358.00
ID0195	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$1,494.00
ID0216	replace elevators cables(Non-Dwelling Construction - Mechanical (1480)-Elevator)	The elevator cables need to be replaced based on age		\$40,000.00
ID0217	replace tile flooring in 11 laundry rooms (Non-Dwelling Interior (1480)-Common Area Flooring)	The flooring in the laundry rooms need to be replaced- 11 rooms		\$241,763.00
ID0225	Balconies need leveling and relocation of drain if needed(Non-Dwelling Exterior (1480)-Balconies and Railings)	The 14 balcony floors become flooded during wind driven rain storm flooding balcony		\$280,000.00
	BURNS MANOR (R1002000006)			\$62,788.17
ID0172	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,469.17

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0177	Administration-Burns Manor(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	To support administration of the Capital fund Program		\$23,759.00
ID0205	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$560.00
	F ST GERMAIN MANOR (RI002000005)			\$28,372.00
ID0176	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$27,719.00
ID0200	audit fee(Contract Administration (1480)-Audit)	audit fee of the capital fund program		\$653.00
	Subtotal of Estimated Cost			\$1,979,937.00