

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/12/2020

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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	JOHN F KENNEDY HOUSING (RI002000003)	\$862,286.80	\$436,418.50	\$403,242.20	\$371,412.90	\$501,798.60
	F ST GERMAIN MANOR (RI002000005)	\$162,581.00	\$129,485.00	\$339,485.00	\$234,485.00	\$129,485.00
	BURNS MANOR (RI002000006)	\$251,157.42	\$63,953.50	\$139,278.51	\$270,859.46	\$204,172.85
	JOHN E FOGARTY HOUSING (RI002000004)	\$448,866.28	\$636,665.50	\$785,303.29	\$500,183.64	\$672,168.55
	GALEGO COURT (RI002000002)	\$783,745.50	\$657,802.50	\$438,774.00	\$729,142.00	\$598,458.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY HOUSING (RI002000003)			\$862,286.80
ID0067	Bathroom upgrade(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrades to Bathrooms- Walk in shower, sinks, faucets, toilet, plumbing, flooring 24 apartments		\$120,000.00
ID0030	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$84,163.80
ID0034	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$43,341.00
ID0077	Roof replacement - (Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs on one building		\$180,000.00
ID0106	operations(Operations (1406))	to support financial operations of the development		\$130,024.00
ID0111	Electric panel Switchgear(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	The switchgear in the electric panel needs to be replaced		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0137	A&E fees for roof replacement(Contract Administration (1480)-Other)	A&E services needed for replacement of roofs		\$20,000.00
ID0140	A&E fees for bathroom upgrade at Kennedy Manor(Contract Administration (1480)-Other)	A&E services needed for upgrade to bathroom at Kennedy		\$15,000.00
ID0167	A&E fees for air conditioner replacement for Kennedy(Preventing Coronavirus (1509))	The sleeves for the air conditioners are failing and need to be replaced on an emergency basis for the summer for health and safety of residents who need to stay in place during COVID-19		\$8,000.00
ID0169	air conditioner sleeves replacement(Preventing Coronavirus (1509))	The sleeves for holding air conditioners need replacement-171 sleeves emergency basis due to them starting to fail. health and safety for residents due to COVID-19		\$181,758.00
	F ST GERMAIN MANOR (RI002000005)			\$162,581.00
ID0071	Bathroom upgrade(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrades to bathrooms, walk in showers, toilets, vanities, faucets, flooring plumbing. 24 apartments		\$120,000.00
ID0036	Administration-St Germain(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$27,581.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	A&E fees for bathroom upgrade-St.Germain(Contract Administration (1480)-Other Fees and Costs)	A& E services needed for bathroom upgrade-design and monitoring work		\$15,000.00
	BURNS MANOR (RI002000006)			\$251,157.42
ID0074	Bathroom upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrades to bathrooms- new vanities, sinks, Tubs, faucets and plumbing 40 apartments		\$188,700.00
ID0032	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,816.42
ID0037	Administration-Burns Manor(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$23,641.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$448,866.28
ID0135	Sanitary Line Replacement Fogarty(Non-Dwelling Interior (1480)-Plumbing)	To replace sanitary lines at Fogarty 1,200 L.F. cost \$83.33		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	debt service -(Bond Debt Obligation (9001))	financing for installation of a fire suppression- sprinkler system		\$123,706.28
ID0035	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$63,042.00
ID0070	Bathrom upgrade(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrades to bathrooms-new walk in showers, toilets, vanities, faucets, plumbing, flooring 43 apartments		\$25,242.00
ID0097	exterior masonry- waterproofing, caulking and repointing(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	The exterior masonry walls need waterproofing, caulking and repointing. one building and all sides		\$109,876.00
ID0136	A&E fees for exterior waterproofing and repointing(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for repointing and waterproofing of building exterior		\$12,000.00
ID0155	A&E fees for Bathrooms-Fogarty(Contract Administration (1480)-Other Fees and Costs)	A&E fees to design and oversee bathroom upgrades		\$15,000.00
	GALEGO COURT (RI002000002)			\$783,745.50

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0029	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		\$116,088.50
ID0033	Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$39,401.00
ID0105	operations(Operations (1406))	to support financial operations of the development		\$263,988.00
ID0109	refrigerators(Dwelling Unit-Interior (1480)-Appliances)	to replace refrigerators in all 161 units estimated cost \$500		\$80,500.00
ID0110	stoves(Dwelling Unit-Interior (1480)-Appliances)	to replace stoves in all 161 units estimated cost \$400		\$64,400.00
ID0115	replace sewer pipe(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	to Replace 50,000 square feet of sewer pipe \$2.80 per square ft.		\$154,958.50
ID0116	A&E fees for sewer line replacement(Contract Administration (1480)-Other Fees and Costs)	A&E fees needed for replacement of sewer lines in several parts of the development		\$16,800.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GALEGO COURT (RI002000002)			\$657,802.50
ID0003	operations(Operations (1406))	to support financial operations of the development		\$280,000.00
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		\$42,122.00
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
ID0152	A&E fees for kithen upgrade Galego court(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Kitchen upgade		\$20,000.00
ID0168	roadway and parking lot upgrades- Galego Court(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	To upgrade and repair driveways and five parking lots 206,000 square feet		\$100,000.50

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY HOUSING (RI002000003)			\$436,418.50
ID0020	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 28 apartments including automatic cooktop fire suppressor		\$140,000.00
ID0039	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$83,868.50
ID0051	Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$46,334.00
ID0075	Replace Four condensers(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace 4 cooling condensers in the building		\$15,000.00
ID0107	operations(Operations (1406))	to support financial operations of the development		\$141,216.00
ID0160	A&E fees for Kitchen Upgrade-Kennedy(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Kitchen upgrade at Kennedy		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$25,273.00
	F ST GERMAIN MANOR (RI002000005)			\$129,485.00
ID0053	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$29,485.00
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
	Subtotal of Estimated Cost			\$1,924,325.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 24 apartments		\$120,000.00
ID0084	Window replacement (Dwelling Unit-Exterior (1480)-Windows)	Replace 200 windows		\$180,000.00
ID0098	Balcony door replacement(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors)	Balcony doors need replacement- 14 floors		\$21,000.00
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		\$23,662.00
ID0145	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		\$210,000.00
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		\$20,000.00
ID0162	A&E fees needed for Kitchen upgrade at Fogarty(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for Kitchen upgrade at Fogarty		\$19,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY HOUSING (RI002000003)			\$403,242.20
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		\$46,334.00
ID0085	Bathroom upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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		\$90,214.50
ID0108	Operations(Operations (1406))	to support financial operations of the development		\$141,121.00
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		\$32,000.00
ID0158	A&E fees needed bathroom upgrade Kennedy(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for bathroom upgrade		\$9,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BURNS MANOR (RI002000006)			\$139,278.51
ID0045	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$39,005.51
ID0059	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$25,273.00
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
ID0163	A&E fees for Kitchen upgrade at Burns(Contract Administration (1480)-Other Fees and Costs)	A&E services for kitchen upgrade at Burns Manor		\$5,000.00
	F ST GERMAIN MANOR (RI002000005)			\$339,485.00
ID0058	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$29,485.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GALEGO COURT (RI002000002)			\$729,142.00
ID0005	Opertions(Operations (1406))	to support financial operations of the development		\$280,000.00
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		\$42,122.00
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 38 apartments		\$130,000.00
ID0120	Opertions(Operations (1406))	to support financial operations of the development		\$141,216.00
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$67,394.00
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
ID0099	Hallway flooring replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	The hallway flooring needs replacement- one floor		\$45,000.00
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		\$209,386.00
ID0164	A&E fees for hallway flooring upgrade Fogarty(Contract Administration (1480)-Other Fees and Costs)	A&E services for hallway flooring upgrade at Fogarty		\$5,000.00
	BURNS MANOR (RI002000006)			\$270,859.46
ID0049	Debt service(Bond Debt Obligation (9001))	Financing for the installation of a fire suppression sprinkler system.		\$38,722.96

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$25,273.00
ID0089	Kitchen upgrade(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),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 12 apartments- including automatic cooktop fire suppressor		\$61,863.50
ID0090	Bathroom upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)- Bathroom Counters and Sinks)	to upgrade bathrooms in 13 apartments		\$65,000.00
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		\$70,000.00
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		\$10,000.00
	F ST GERMAIN MANOR (RI002000005)			\$234,485.00
ID0063	Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$29,485.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GALEGO COURT (RI002000002)			\$598,458.00
ID0065	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)	Upgrades to kitchen cabinets and countertops, sinks, and plumbing 80 apartments		\$160,000.00
ID0119	operations(Operations (1406))	to support financial operations of the development		\$280,000.00
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		\$116,336.00
ID0129	Administration-Galego Court(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	To support administration of the Capital fund Program		\$42,122.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$501,798.60
ID0121	Operations(Operations (1406))	to support financial operations of the development		\$141,121.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	To support administration of the Capital fund Program		\$46,334.00
ID0149	A&E Fees for window replacemet at Kennedy Manor(Contract Administration (1480)-Other Fees and Costs)	A&E services needed for window replacement at Kennedy Manor		\$30,000.00
ID0153	Window replacement Kennedy(Dwelling Unit-Exterior (1480)-Windows)	Replace 200 windows at Kennedy Manor		\$200,000.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$672,168.55
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)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	To support administration of the Capital fund Program		\$67,394.00

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Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0134	Window replacement Kennedy(Dwelling Unit-Exterior (1480)-Windows)	Replace 300 windows		\$300,000.00
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		\$160,804.00
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
	BURNS MANOR (RI002000006)			\$204,172.85
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		\$25,273.00
ID0146	Kitchen upgrade at Burns Manor(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),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		\$140,000.00

