

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/11/2020

Approved By: EPIC SYSTEM

<b>Part I: Summary</b>	
<b>PHA Name :</b> Housing Authority of the City of Pawtucket	<b>Locality (City/County &amp; State)</b>
<b>PHA Number:</b> 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 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021
	JOHN F KENNEDY HOUSING (RI002000003)	\$239,242.37	\$265,085.22	\$234,131.22	\$355,609.54	\$346,358.07
	JOHN E FOGARTY HOUSING (RI002000004)	\$216,221.09	\$390,786.45	\$307,790.73	\$400,689.93	\$388,554.55
	F ST GERMAIN MANOR (RI002000005)	\$57,041.45	\$25,440.00	\$85,597.00	\$69,840.00	\$69,440.00
	GALEGO COURT (RI002000002)	\$1,546,481.86	\$588,234.37	\$681,695.37	\$527,435.77	\$523,466.16
	BURNS MANOR (RI002000006)	\$471,723.25	\$76,117.46	\$150,804.68	\$106,443.76	\$132,200.22
	PROSPECT HEIGHTS (RI002000001)	\$135,529.00				

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2017</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)			\$239,242.37
ID0081	Dwelling structures(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrades to kitchen and bathrooms (24 apts.) repair sleeves for air conditioners 171 apts.		\$11,000.00
ID0126	A&E fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for Kitchen upgrades		\$5,000.00
ID0128	A&E fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for Bathroom upgraded		\$5,000.00
ID0004	debt service(Bond Debt Obligation (9001))	payment of debt to install a sprinkler system in three development Kennedy, Fogarty, Burns Manors, create 12 accessible units, accessible site improvements and stabilize exterior stairwells at 32 locations		\$84,372.60
ID0009	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To service management operations		\$35,632.00
ID0015	audit fees (Contract Administration (1480)-Other Fees and Costs)	Audit fees		\$735.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2017			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0025	Dwelling Structures-sanitary lines(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Replace sanitary lines 871 l.F.,		\$72,820.00
ID0127	A&E fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for sanitary lines		\$5,160.77
ID0041	General capital activity(Contract Administration (1480)-Other Fees and Costs)	A& E fees for exterior wall painting, caulking and for kitchen and bathroom upgrades		\$7,987.00
ID0149	air conditioner replacement community room(Preventing Coronavirus (1509))	to replace and upgrade the air conditioning system in the Kennedy Lobby due to COV-19 for residents		\$11,535.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$216,221.09
ID0083	contract administration(Contract Administration (1480)-Other Fees and Costs)	A& E fees for kitchen and bathrooms -		\$10,039.02
ID0003	debt service(Bond Debt Obligation (9001))	payment of debt to install a sprinkler system in three development Kennedy, Fogarty, Burns Manors, create 12 accessible units, accessible site improvements and stabilize exterior stairwells at 32 locations		\$124,013.18

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2017</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0010	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To service management operations		\$51,828.00
ID0016	Audit Fees (Contract Administration (1480)-Audit)	Audit fees		\$1,021.00
ID0024	Dwelling Structures sanitary lines(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace sanitary lines-560 L.F>		\$11,504.39
ID0129	A&E fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for sanitary lines		\$415.50
ID0150	Replace A/ system in community room(Preventing Coronavirus (1509))	to upgrade the Air conditioning in the Fogarty Manor community room for residents health and safety due to COVID-19		\$17,400.00
	F ST GERMAIN MANOR (RI002000005)			\$57,041.45
ID0084	contract administration(Contract Administration (1480)-Other Fees and Costs)	A& E fees for kitchen and bathrooms -		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2017</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0131	A &E fees(Contract Administration (1480)-Other Fees and Costs)	A+E fees for bathroom upgrade		\$2,000.00
ID0132	A &E fees(Contract Administration (1480)-Other Fees and Costs)	A+E fees for Parking lot upgrade		\$2,000.00
ID0011	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To service management operations		\$22,675.00
ID0130	Audit Fees (Contract Administration (1480)-Audit)	Audit fees		\$413.00
ID0049	Dwelling structuers(Dwelling Unit-Exterior (1480)-Exterior Doors,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)	replacement of unit flooring-six apts. Kitchen and bathroom upgrades- eight apts. exterior bldgs. doors- 4		\$3,972.00
ID0151	Handicap accessible doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	need to make entrance doors handicap accessible		\$20,981.45
	GALEGO COURT (RI002000002)			\$1,546,481.86

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2017	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0123	A&E fees(Contract Administration (1480)-Audit)	A&E fees for porch repair \$5,000		\$1,554.00
ID0124	A&E fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for repointing of exterior brick walls		\$5,000.00
ID0145	lead paint risk assessment(Contract Administration (1480)-Other)	risk assessment to be performed by a licensed risk assessor. In accordance to HUD lead rules as well as state and local codes in will include visual inspection and dust samples		\$36,750.00
ID0146	lead paint clearance inspection(Contract Administration (1480)-Other)	As each unit is abated a licensed lead paint inspector will do clearance inspection. The inspection to include an interpretation of the visual inspection results and dust sample results.		\$21,750.00
ID0147	lead paint abatement work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	a licensed abatement contractor will perform the abatement work. The abatement may include apartment windows, windows sills, interior and exterior doors, door jambs, interioe and exterior railings, walls, lintels, porches, and any painted friction surface that may contain lead based paint. Estimated cost \$6,000 per unit		\$941,500.00
ID0001	debt service(Bond Debt Obligation (9001))	payment of debt to system to create 12 accessible units, accessible site improvements and stabilize exterior stairwells at 32 locations		\$116,376.00
ID0006	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To service management operations		\$32,393.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2017</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0013	operations(Operations (1406))	to support developments operations		\$323,929.00
ID0014	Audit Fees (Contract Administration (1480)-Audit)	Audit fees		\$2,259.00
ID0023	Dwelling Structures- porch repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair 7 concrete porches,		\$64,970.86
	BURNS MANOR (RI002000006)			\$471,723.25
ID0005	debt service(Bond Debt Obligation (9001))	payment of debt to install a sprinkler system in three development Kennedy, Fogarty, Burns Manors, create 12 accessible units, accessible site improvements and stabilize exterior stairwells at 32 locations		\$38,913.22
ID0012	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	To service management operations		\$19,436.00
ID0018	Audit Fees(Contract Administration (1480)-Audit)	Audit of development financials		\$240.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2017			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0027	Dwelling Structures(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)	Bathroom upgrade 58 apts		\$358,755.00
ID0044	General capital activity(Contract Administration (1480)-Other Fees and Costs)	A& E fees for parking lot improvements		\$20,696.12
ID0085	contract administration(Contract Administration (1480)-Other Fees and Costs)	A& E fees for kitchen and bathrooms -		\$29,710.00
ID0051	dwelling structures(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)	unit flooring- four apts. upgraded to kitchen and bathrooms -nine apts.		\$3,972.91
	PROSPECT HEIGHTS (RI002000001)			\$135,529.00
ID0148	RAD CFP(RAD (1503))	Capital Fund Allocation for Prospect Heights		\$135,529.00
	Subtotal of Estimated Cost			\$2,666,239.02



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2018		
<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)			\$588,234.37
ID0029	debt service(Debt Service Bond Payment-Paid by HUD (9000))	Financing of handicap accessible units		\$160,792.37
ID0033	operations(Operations (1406))	to support financial operations of the development		\$277,699.00
ID0035	administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	to support the administration of the capital fund program at Galego Court		\$29,200.00
ID0040	General capital activity(Contract Administration (1480)-Other Fees and Costs)	A& E fees for repointing of exterior walls		\$8,000.00
ID0052	Dwelling structures-exterior(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	roof insulation and repointing of brick exterior - 8 buildings		\$107,543.00
ID0108	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY HOUSING (RI002000003)			\$265,085.22
ID0030	debt service(Debt Service Bond Payment-Paid by HUD (9000))	Financing of fire suppression- sprinkler system		\$116,807.22
ID0034	administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	to support the administration of the capital fund program at Kennedy Manor		\$32,121.00
ID0039	dwelling structures(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	replace electrical strikes for apt, entrances for emergency entrance and kitchen and bathroom upgrades. exterior wall painting and caulking		\$104,157.00
ID0046	Non dwelling (Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	to replace furnace system-1 unit		\$12,000.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$390,786.45
ID0031	debt service(Debt Service Bond Payment-Paid by HUD (9000))	Financing of fire suppression- sprinkler system		\$172,065.45

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2018		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0036	administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	to support the administration of the capital fund program at Fogarty Manor		\$46,721.00
ID0042	General capital activity(Contract Administration (1480)-Other Fees and Costs)	A& E fees for kitchen and bathroom upgrades		\$14,000.00
ID0047	Dwelling structures interior(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)-Tubs and Showers)	kitchen and bathroom upgrades- 28 apts.		\$138,000.00
ID0048	Non Dwelling equipment(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	replacement of hallway heating equipment - 10 units		\$20,000.00
	BURNS MANOR (RI002000006)			\$76,117.46
ID0032	debt service(Debt Service Bond Payment-Paid by HUD (9000))	Financing of fire suppression- sprinkler system		\$53,597.46
ID0038	administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	to support the administration of the capital fund program at Burns Manor		\$17,520.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2018</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0050	non dwelling site improvements(Non-Dwelling Construction - Mechanical (1480)-Other)	upgrade to security cameras (4)		\$5,000.00
	F ST GERMAIN MANOR (RI002000005)			\$25,440.00
ID0037	administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	to support the administration of the capital fund program at St. Germain Manor		\$20,440.00
ID0043	General capital activity(Contract Administration (1480)-Other Fees and Costs)	A& E fees for kitchen and bathroom upgrades		\$5,000.00
	Subtotal of Estimated Cost			\$1,345,663.50

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3	2019		
<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)			\$681,695.37
ID0053	operations(Operations (1406))	to support management operations		\$277,699.00
ID0054	adminstraton(Administration (1410)-Other,Administration (1410)-Salaries)	to support management of the capital fund program		\$29,200.00
ID0059	debt service(Debt Service Bond Payment-Paid by HUD (9000))	to finance the creation of 12 accessible units, accessible site improvements and stabilize exterior walls		\$160,796.37
ID0063	contract administratiønn(Contract Administration (1480)-Other Fees and Costs)	A&E fees for bathroom and kitchen upgrades and apt entrance doors		\$14,000.00
ID0080	Dwelling structures(Dwelling Unit-Interior (1480)-Appliances,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)-Tubs and Showers)	upgrades to kitchen and bathrooms -20 apts- new apartment entrance doors 16 apts		\$200,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$234,131.22

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0055	adminstraton(Administration (1410)-Other,Administration (1410)-Salaries)	to support management of the capital fund program		\$32,121.00
ID0060	debt service(Debt Service Bond Payment-Paid by HUD (9000))	to finance a fire suppression system		\$116,810.22
ID0152	A&E fee for air conditioner sleeve replacenet(Contract Administration (1480)-Other Fees and Costs)	The A/C sleeves are old and need replacement. Need A& E service to design proper sleeve for windows		\$8,000.00
ID0153	Airair conditioner sleeves in apt windows need replacemen(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	The a/c sleeves in windows are old and need replacement in 171 apts.		\$77,200.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$307,790.73
ID0056	adminstraton(Administration (1410)-Other,Administration (1410)-Salaries)	to support management of the capital fund program		\$46,721.00
ID0061	debt service(Debt Service Bond Payment-Paid by HUD (9000))	to finance a fire suppression system		\$172,069.73

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2019			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0082	Dwelling structures(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	kitchen and bathrooms -18 apts.		\$89,000.00
	F ST GERMAIN MANOR (RI002000005)			\$85,597.00
ID0057	adminstraton(Administration (1410)-Other,Administration (1410)-Salaries)	to support management of the capital fund program		\$20,440.00
ID0086	Dwelling structures(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	hallway flooring-4 buildings		\$65,157.00
	BURNS MANOR (RI002000006)			\$150,804.68
ID0058	adminstraton(Administration (1410)-Other,Administration (1410)-Salaries)	to support management of the capital fund program		\$17,520.00
ID0062	debt service(Debt Service Bond Payment-Paid by HUD (9000))	to finance a fire suppression system		\$53,598.68

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0087	Dwelling structures(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	kitchen and bathrooms -12 apts.		\$60,000.00
ID0088	Nondwelling structres- mechanical(Non-Dwelling Construction - Mechanical (1480)-Other)	upgrade to security systems- cameras and recorders 4 cameras and recorders		\$19,686.00
	Subtotal of Estimated Cost			\$1,460,019.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2020			
<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)			\$355,609.54
ID0065	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$11,367.00
ID0066	dwelling structures(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)-Plumbing)	replace cast iron sanitary pipes ( 1200 L.F). and upgrade to kitchens and bathrooms (10 apts)		\$75,500.00
ID0067	Non dwelling exterior mechanical(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)	replace 4 condensers replace 11 roof fans		\$120,000.00
ID0089	Debt service(Debt Service Bond Payment-Paid by HUD (9000))	financing for installation of fire suppression system		\$116,621.54
ID0092	administration(Administration (1410)-Other,Administration (1410)-Salaries)	for the administration of the capital fund program at Kennedy Manor		\$32,121.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$400,689.93

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 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>
ID0068	contract administration-other fees(Contract Administration (1480)-Other Fees and Costs)	A&E fees for bathroom and kitchen upgrades		\$12,000.00
ID0069	Dwelling structures(Contract Administration (1480)-Other Fees and Costs,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)-Plumbing)	bathroom and kitchen upgrades-20 apts hallway flooring replace cast iron sanitary pipes (310 L.F.)		\$165,177.00
ID0070	Non dwelling mechanical(Non-Dwelling Construction - Mechanical (1480)-Other)	upgrade to security cameras and recorders 2 cameras and recorders		\$5,000.00
ID0090	debt service(Debt Service Bond Payment-Paid by HUD (9000))	to finance a fire suppression system		\$171,791.93
ID0093	administration(Administration (1410)-Salaries,Administration (1410)-Other)	for the administration of the capital fund program at Fogarty Manor		\$46,721.00
	F ST GERMAIN MANOR (RI002000005)			\$69,840.00
ID0071	Non dwelling mechanical(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	upgrade to security cameras and recorders- 2 cameras and recorders		\$4,400.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0072	Contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for bathroom and kitchen upgrades		\$5,000.00
ID0073	Dwelling structures-interior(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	bathroom and kitchen upgrades to 8 apts.		\$40,000.00
ID0094	administration(Administration (1410)-Salaries,Administration (1410)-Other)	for the administration of the capital fund program at St. Germain Manor		\$20,440.00
	BURNS MANOR (RI002000006)			\$106,443.76
ID0074	Contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for bathroom and kitchen upgrades		\$5,000.00
ID0075	Dwelling structures-interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	bathroom and kitchen upgrades (5 apts.)		\$25,411.50
ID0076	Non dwelling structures-mechanical(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	upgrade to security systems 2 cameras and recorders		\$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> 5		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)			\$523,466.16
ID0098	operations(Operations (1406))	to assist in financing the management operations of the development		\$277,699.00
ID0099	Debt service(Debt Service Bond Payment-Paid by HUD (9000))	to create 12 accessible units, accessible site improvements, stabilize exterior 32 stairwell locations		\$161,567.16
ID0103	administration(Administration (1410)-Other,Administration (1410)-Salaries)	For the administration of the capital fund program at Galego Court		\$29,200.00
ID0113	dwelling structures- interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	bathroom and kitchen upgrade (9 apts.) kitchen stoves (25 apts.)		\$55,000.00
	JOHN F KENNEDY HOUSING (RI002000003)			\$346,358.07
ID0100	Debt service(Debt Service Bond Payment-Paid by HUD (9000))	financing for installation of fire suppression system		\$117,370.07

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0104	administration(Administration (1410)-Other,Administration (1410)-Salaries)	for the administration of the capital fund program at Kennedy Manor		\$32,121.00
ID0109	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$11,867.00
ID0115	dwelling structures(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)-Plumbing)	upgrade to kitchens and bathrooms (15 apts.)		\$75,000.00
ID0116	Non dwelling exterior mechanical(Non-Dwelling Construction - Mechanical (1480)-Other)	replace 11 roof fans		\$110,000.00
	JOHN E FOGARTY HOUSING (RI002000004)			\$388,554.55
ID0101	Debt service(Debt Service Bond Payment-Paid by HUD (9000))	financing for installation of fire suppression system		\$172,894.55
ID0105	administration(Administration (1410)-Salaries,Administration (1410)-Other)	for the administration of the capital fund program at Fogarty Manor		\$46,721.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0110	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$36,039.00
ID0117	Non dwelling mechanical(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	upgrade to security systems- 2 cameras and recorders		\$5,000.00
ID0118	Dwelling structures(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)-Plumbing)	bathroom and kitchen upgrades-( 17 apts.) replace cast iron sanitary pipes (310 L. F.)		\$107,900.00
ID0119	Non- Dwelling structures mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	one hot water boiler		\$20,000.00
	BURNS MANOR (RI002000006)			\$132,200.22
ID0102	Debt service(Debt Service Bond Payment-Paid by HUD (9000))	financing for installation of fire suppression system		\$53,855.72
ID0107	administration(Administration (1410)-Other,Administration (1410)-Salaries)	for the administration of the capital fund program at Burns Manor		\$17,520.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0112	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$6,000.00
ID0121	Dwelling structures(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)-Plumbing)	bathroom and kitchen upgrades- 8 apts.		\$54,824.50
	F ST GERMAIN MANOR (RI002000005)			\$69,440.00
ID0106	administration(Administration (1410)-Other,Administration (1410)-Salaries)	for the administration of the capital fund program at St.Germain Manor		\$20,440.00
ID0111	contract administration(Contract Administration (1480)-Other Fees and Costs)	A&E fees for kitchen and bathroom upgrades		\$4,000.00
ID0120	Dwelling structures(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)-Plumbing)	bathroom and kitchen upgrades- 10 apts.		\$45,000.00
	Subtotal of Estimated Cost			\$1,460,019.00