

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Hudson Housing Authority		Locality (City/County & State)				
PHA Number: MA091		<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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	NORMA OLIVER VILLAGE (MA091000001)	\$244,923.00	\$244,923.00	\$244,923.00	\$244,923.00	\$244,923.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORMA OLIVER VILLAGE (MA091000001)			\$244,923.00
ID0000278	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of gas boilers and water heaters development wide		\$100.00
ID0000279	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$100.00
ID0000280	Fees and costs - Interior Door Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for interior entry door replacement project		\$10,000.00
ID0000281	Community Center Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	installation of generator for community center		\$100.00
ID0000282	Common hallway HVAC System upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Upgrade and maintenance on common hallway HVAC system, including air handlers		\$100.00
ID0000283	Fees and Costs - Common hallway HVAC system upgrade(Contract Administration (1480)-Other Fees and Costs)	Fees and bidding costs associated with Common Hallways HVAC system upgrade		\$100.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000284	Handicap unit upgrades(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)	Upgrades to current ADA code for handicap bathrooms		\$100.00
ID0000285	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$100.00
ID0000286	Exterior building light upgrade(Non-Dwelling Exterior (1480)-Lighting)	Replace and upgrade exterior lights on all buildings		\$10,000.00
ID0000287	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Update landscaping around complex including trees, shrubs, plants, grass, etc.		\$100.00
ID0000288	Fees & Costs - Landscaping(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for landscaping project		\$100.00
ID0000289	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, drainage repair		\$141,623.00
ID0000290	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$30,000.00

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<b>Work Statement for Year</b> 1		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000291	Tree work(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous site tree work		\$100.00
ID0000292	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$10,000.00
ID0000293	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$20,000.00
ID0000294	Interior Common Area Door Replacement(Non-Dwelling Interior (1480)-Doors)	Replace and upgrade doorways in common hallways from entrance and stairwells, plus emergency fire doors, n 6 resident buildings		\$20,000.00
ID0000295	Interior common area Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Update interior light fixtures and emergency lights to energy efficient fixtures and/or bulbs		\$100.00
ID0000296	Fees & costs: Interior common area lighting(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding interior common area lighting project		\$100.00
ID0000297	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$100.00

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<b>Work Statement for Year 1 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000298	Fees & Costs: Fire Alarm Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for fire alarm upgrade project		\$100.00
ID0000299	Insulation Upgrade(Dwelling Unit-Interior (1480)-Other)	Add and upgrade insulation in tenant apartments		\$100.00
ID0000300	Fees and Costs - Insulation Upgrade Project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding insulation upgrade project		\$100.00
ID0000301	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$100.00
ID0000302	Gutter and Downspout Upgrade(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace and upgrade gutter and downspouts/drains on exterior of all buildings on property		\$100.00
ID0000303	Fees & Costs - Gutter and Downspouts Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer and bidding fees and costs for gutter and downspout upgrade project		\$100.00
ID0000305	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$100.00

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<b>Work Statement for Year</b> 1		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000320	Fees and Costs - Exterior Building Light Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for exterior building light upgrade project		\$100.00
ID0000322	Common Stairway Upgrade(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,Non-Dwelling Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint, light fixtures		\$100.00
ID0000324	Window Replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows in 6 dwelling buildings and community center, including crank-out, triple window living room windows		\$100.00
ID0000325	Fees and Costs - Window Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$100.00
ID0000326	Fees and Costs - Boiler Circulator Pump Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for boiler circulator pump replacement project		\$100.00
ID0000327	Antifreeze for Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Antifreeze in heat pumps in 6 tenant buildings and 1 community building		\$100.00
ID0000328	Fees and Costs - Antifreeze for Heat Pumps(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding antifreeze for heat pumps project		\$100.00

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<b>Work Statement for Year</b>				
1		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000332	Boiler Circulator Pump Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace boiler circulator pumps in 6 tenant buildings and 1 community building- approximately 8 per building		\$100.00
ID0000404	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$100.00
ID0000405	Common Hallway Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of carpet in common hallways in 6 resident buildings		\$100.00
ID0000406	Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace front and back exterior doors in 6 tenant buildings and 1 community building		\$100.00
ID0000407	Fees and Costs - Exterior Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding exterior door replacement project		\$100.00
ID0000410	Fees & Costs - Common Hallway Carpet Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for common area carpet replacement in 6 resident buildings		\$100.00
	Subtotal of Estimated Cost			\$244,923.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORMA OLIVER VILLAGE (MA091000001)			\$244,923.00
ID0000333	Interior Common Area Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Interior (1480)-Doors)	Replace and update interior doors to common hallways and stairways from main building entrances, and emergency fire doors, in (6) buildings		\$100.00
ID0000334	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$100.00
ID0000335	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$100.00
ID0000336	Handicap unit upgrades(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)	Upgrades to current ADA code in units including handicap bathrooms and kitchens		\$100.00
ID0000337	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$100.00
ID0000338	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, drainage repair		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000339	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$5,000.00
ID0000340	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of gas boilers and water heaters development wide		\$100.00
ID0000341	Tree work(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous site tree work		\$10,000.00
ID0000342	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Update landscaping around complex including trees, shrubs, plants, grass, etc.		\$10,000.00
ID0000343	Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace front and back exterior doors in 6 tenant buildings and 1 community building		\$100.00
ID0000344	Fees and Costs - Exterior Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding exterior door replacement project		\$100.00
ID0000345	Fees & Costs - Landscaping(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for landscaping project		\$1,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000346	Fees and Costs - Interior Common Area Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for interior 1st and 2nd floor hallway door upgrade project		\$100.00
ID0000347	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$100.00
ID0000348	Fees & Costs: Fire Alarm Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for fire alarm upgrade project		\$100.00
ID0000349	Interior common area Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Update interior light fixtures and emergency lights to energy efficient fixtures and/or bulbs		\$90,423.00
ID0000350	Fees & costs: Interior common area lighting(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding interior common area lighting project		\$25,000.00
ID0000351	Gutter and Downspout Upgrade(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace and upgrade gutter and downspouts/drains on exterior of all buildings on property		\$100.00
ID0000352	Fees & Costs - Gutter and Downspouts Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer and bidding fees and costs for gutter and downspout upgrade project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000353	Common Hallway Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of carpet in common hallways in 6 resident buildings		\$100.00
ID0000354	Fees & Costs - Common Hallway Carpet Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for common area carpet replacement in 6 resident buildings		\$100.00
ID0000419	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$100.00
ID0000420	Common hallway HVAC System upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Upgrade and maintenance on common hallway HVAC system, including air handlers		\$100.00
ID0000421	Fees and Costs - Common hallway HVAC system upgrade(Contract Administration (1480)-Other Fees and Costs)	Fees and bidding costs associated with Common Hallways HVAC system upgrade		\$100.00
ID0000422	Exterior building light upgrade(Non-Dwelling Exterior (1480)-Lighting)	Replace and upgrade exterior lights on all buildings		\$100.00
ID0000423	Fees and Costs - Exterior Building Light Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for exterior building light upgrade project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000424	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$100.00
ID0000425	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$100.00
ID0000426	Insulation Upgrade(Dwelling Unit-Interior (1480)-Other)	Add and upgrade insulation in tenant apartments		\$100.00
ID0000427	Fees and Costs - Insulation Upgrade Project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding insulation upgrade project		\$100.00
ID0000428	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$100.00
ID0000429	Common Stairway Upgrade(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,Non-Dwelling Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint, light fixtures		\$100.00
ID0000430	Window Replacement(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	Replace all windows in 6 dwelling buildings and community center, including crank-out, triple window living room windows		\$100.00

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<b>Work Statement for Year</b> 2		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000431	Fees and Costs - Window Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$100.00
ID0000472	Fees and Costs - Boiler Circulator Pump Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for boiler circulator pump replacement project		\$100.00
ID0000473	Antifreeze for Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Antifreeze in heat pumps in 6 tenant buildings and 1 community building		\$100.00
ID0000474	Boiler Circulator Pump Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace boiler circulator pumps in 6 tenant buildings and 1 community building-approximately 8 per building		\$100.00
ID0000475	Fees and Costs - Antifreeze for Heat Pumps(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding antifreeze for heat pumps project		\$100.00
ID0000476	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Kitchen upgrade to 92 apartments in 6 resident buildings. New cabinets, countertops, fixtures.		\$100.00
ID0000477	Fees and Costs for Kitchen Renovations(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for kitchen renovation project		\$100.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORMA OLIVER VILLAGE (MA091000001)			\$244,923.00
ID0000323	Fees & costs: Interior common area lighting(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding interior common area lighting project		\$5,000.00
ID0000355	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$100.00
ID0000356	Tree work(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous site tree work		\$100.00
ID0000357	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of gas boilers and water heaters development wide		\$100.00
ID0000358	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$100.00
ID0000359	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000360	Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace front and back exterior doors in 6 tenant buildings and 1 community building		\$100.00
ID0000361	Handicap unit upgrades(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)	Upgrades to current ADA code in units including handicap bathrooms and kitchens		\$100.00
ID0000362	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$100.00
ID0000363	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, drainage repair		\$100.00
ID0000364	Fees and Costs - Exterior Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding exterior door replacement project		\$100.00
ID0000365	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$10,000.00
ID0000366	Fees & Costs: Fire Alarm Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for fire alarm upgrade project		\$2,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000367	Gutter and Downspout Upgrade(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace and upgrade gutter and downspouts/drains on exterior of all buildings on property		\$165,000.00
ID0000368	Fees & Costs - Gutter and Downspouts Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer and bidding fees and costs for gutter and downspout upgrade project		\$30,000.00
ID0000369	Common Hallway Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of carpet in common hallways in 6 resident buildings		\$100.00
ID0000370	Fees & Costs - Common Hallway Carpet Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for common area carpet replacement in 6 resident buildings		\$100.00
ID0000371	Maintenance Garage Plumbing(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)	Add plumbing and sewer to maintenance garage to install bathroom/toilet		\$100.00
ID0000372	Fees & Costs - Maintenance Garage Plumbing(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs associated with maintenance garage plumbing project		\$100.00
ID0000415	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Kitchen upgrade to 92 apartments in 6 resident buildings. New cabinets, countertops, fixtures.		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000416	Fees and Costs for Kitchen Renovations(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for kitchen renovation project		\$100.00
ID0000432	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$100.00
ID0000433	Interior Common Area Door Replacement(Non-Dwelling Interior (1480)-Doors)	Replace and upgrade doorways in common hallways from entrance and stairwells, plus emergency fire doors, n 6 resident buildings		\$100.00
ID0000434	Fees and costs - Interior Door Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for interior entry door replacement project		\$100.00
ID0000435	Common hallway HVAC System upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Upgrade and maintenance on common hallway HVAC system, including air handlers		\$100.00
ID0000436	Fees and Costs - Common hallway HVAC system upgrade(Contract Administration (1480)-Other Fees and Costs)	Fees and bidding costs associated with Common Hallways HVAC system upgrade		\$19,623.00
ID0000437	Exterior building light upgrade(Non-Dwelling Exterior (1480)-Lighting)	Replace and upgrade exterior lights on all buildings		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000438	Fees and Costs - Exterior Building Light Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for exterior building light upgrade project		\$100.00
ID0000439	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Update landscaping around complex including trees, shrubs, plants, grass, etc.		\$100.00
ID0000440	Fees & Costs - Landscaping(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for landscaping project		\$100.00
ID0000441	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$100.00
ID0000442	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$100.00
ID0000443	Interior common area Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Update interior light fixtures and emergency lights to energy efficient fixtures and/or bulbs		\$10,000.00
ID0000444	Insulation Upgrade(Dwelling Unit-Interior (1480)-Other)	Add and upgrade insulation in tenant apartments		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000445	Fees and Costs - Insulation Upgrade Project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding insulation upgrade project		\$100.00
ID0000446	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$100.00
ID0000447	Common Stairway Upgrade(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,Non-Dwelling Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint, light fixtures		\$100.00
ID0000448	Window Replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows in 6 dwelling buildings and community center, including crank-out, triple window living room windows		\$100.00
ID0000449	Fees and Costs - Window Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$100.00
ID0000479	Community Center Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	installation of generator for community center		\$100.00
	Subtotal of Estimated Cost			\$244,923.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORMA OLIVER VILLAGE (MA091000001)			\$244,923.00
ID0000373	Handicap unit upgrades(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)	Upgrades to current ADA code in units including handicap bathrooms and kitchens		\$100.00
ID0000374	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$100.00
ID0000375	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, drainage repair		\$100.00
ID0000376	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$100.00
ID0000377	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$100.00
ID0000378	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000379	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$100.00
ID0000380	Tree work(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous site tree work		\$100.00
ID0000381	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replacement of gas boilers and water heaters development wide		\$100.00
ID0000382	Fees and Costs - Fire Alarm Upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for fire alarm upgrade project		\$100.00
ID0000383	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Update landscaping around complex including trees, shrubs, plants, grass, etc.		\$100.00
ID0000384	Fees & Costs - Landscaping(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for landscaping project		\$100.00
ID0000385	Exterior building light upgrade(Non-Dwelling Exterior (1480)-Lighting)	Replace and upgrade exterior lights on all buildings		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000386	Interior Common Area Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Interior (1480)-Doors)	Replace and update interior doors to common hallways and stairways from main building entrances, and mid-hallway fire doors, in (6) buildings		\$100.00
ID0000387	Fees & Costs - Gutter and Downspouts Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer and bidding fees and costs for gutter and downspout upgrade project		\$100.00
ID0000389	Common Hallway Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of carpet in common hallways in 6 resident buildings		\$56,423.00
ID0000390	Fees & Costs - Common Hallway Carpet Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for common area carpet replacement in 6 resident buildings		\$30,000.00
ID0000391	Maintenance Garage Plumbing(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)	Add plumbing and sewer to maintenance garage to install bathroom/toilet		\$100.00
ID0000392	Fees & Costs - Maintenance Garage Plumbing(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs associated with maintenance garage plumbing project		\$100.00
ID0000394	Gutter and Downspout Upgrade(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace and upgrade gutter and downspouts/drains on exterior of all buildings on property		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2029			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000395	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$100.00
ID0000397	Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace front and back exterior doors in 6 tenant buildings and 1 community building		\$100.00
ID0000398	Fees and Costs - Exterior Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding exterior door replacement project		\$100.00
ID0000399	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$100.00
ID0000400	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$100.00
ID0000401	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Kitchen upgrade to 92 apartments in 6 resident buildings. New cabinets, countertops, fixtures.		\$100.00
ID0000402	Fees and Costs for Kitchen Renovations(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for kitchen renovation project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000403	Fees & costs: Interior common area lighting(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding interior common area lighting project		\$100.00
ID0000450	Fees and Costs - Exterior Building Light Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for exterior building light upgrade project		\$100.00
ID0000451	Interior common area Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Update interior light fixtures and emergency lights to energy efficient fixtures and/or bulbs		\$100.00
ID0000452	Insulation Upgrade(Dwelling Unit-Interior (1480)-Other)	Add and upgrade insulation in tenant apartments		\$100.00
ID0000453	Fees and Costs - Insulation Upgrade Project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding insulation upgrade project		\$100.00
ID0000454	Common Stairway Upgrade(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint, light fixtures		\$100.00
ID0000455	Window Replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows in 6 dwelling buildings and community center, including crank-out, triple window living room windows		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000456	Fees and Costs - Window Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$100.00
ID0000457	Common hallway HVAC System upgrades(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Upgrade and maintenance on common hallway HVAC system, including air handlers		\$150,000.00
ID0000459	Fees and Costs - Common hallway HVAC system upgrade(Contract Administration (1480)-Other Fees and Costs)	Fees and bidding costs associated with Common Hallways HVAC system upgrade		\$5,000.00
ID0000469	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$100.00
ID0000471	Fees and costs - Interior Door Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for interior entry door replacement project		\$100.00
	Subtotal of Estimated Cost			\$244,923.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2030</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NORMA OLIVER VILLAGE (MA091000001)			\$244,923.00
ID0000304	Interior common area Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Update interior light fixtures and emergency lights to energy efficient fixtures and/or bulbs		\$100.00
ID0000306	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$100.00
ID0000307	Tree work(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous site tree work		\$100.00
ID0000308	Fees & Costs: Fire Alarm Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for fire alarm upgrade project		\$100.00
ID0000309	Handicap unit upgrades(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)	Upgrades to current ADA code in units including handicap bathrooms and kitchens		\$100.00
ID0000310	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000311	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, drainage repair		\$100.00
ID0000312	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$100.00
ID0000313	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of gas boilers and water heaters development wide		\$100.00
ID0000314	Insulation Upgrade(Dwelling Unit-Interior (1480)-Other)	Add and upgrade insulation in tenant apartments		\$100.00
ID0000315	Fees and Costs - Insulation Upgrade Project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding insulation upgrade project		\$100.00
ID0000316	Fees & costs: Interior common area lighting(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding interior common area lighting project		\$100.00
ID0000317	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Update landscaping around complex including trees, shrubs, plants, grass, etc.		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000318	Fees & Costs - Landscaping(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for landscaping project		\$100.00
ID0000319	Exterior building light upgrade(Non-Dwelling Exterior (1480)-Lighting)	Replace and upgrade exterior lights on all buildings		\$100.00
ID0000321	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$100.00
ID0000329	Fees and Costs - Exterior Building Light Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for exterior building light upgrade project		\$100.00
ID0000330	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$100.00
ID0000331	Fees and costs - Interior Common Area Door Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for interior entry door replacement project		\$100.00
ID0000388	Fees & Costs - Gutter and Downspouts Upgrade(Contract Administration (1480)-Other Fees and Costs)	Designer and bidding fees and costs for gutter and downspout upgrade project		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000408	Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace front and back exterior doors in 6 tenant buildings and 1 community building		\$100.00
ID0000409	Fees and Costs - Exterior Door Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding exterior door replacement project		\$100.00
ID0000411	Common Hallway Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of carpet in common hallways in 6 resident buildings		\$60,000.00
ID0000412	Fees & Costs - Common Hallway Carpet Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for common area carpet replacement in 6 resident buildings		\$100.00
ID0000413	Maintenance Garage Plumbing(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)	Add plumbing and sewer to maintenance garage to install bathroom/toilet		\$100.00
ID0000414	Fees & Costs - Maintenance Garage Plumbing(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs associated with maintenance garage plumbing project		\$100.00
ID0000417	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Kitchen upgrade to 92 apartments in 6 resident buildings. New cabinets, countertops, fixtures.		\$131,323.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000418	Fees and Costs for Kitchen Renovations(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for kitchen renovation project		\$50,000.00
ID0000458	Common hallway HVAC System upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Upgrade and maintenance on common hallway HVAC system, including air handlers		\$100.00
ID0000460	Fees and Costs - Common hallway HVAC system upgrade(Contract Administration (1480)-Other Fees and Costs)	Fees and bidding costs associated with Common Hallways HVAC system upgrade		\$100.00
ID0000461	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$100.00
ID0000462	Gutter and Downspout Upgrade(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace and upgrade gutter and downspouts/drains on exterior of all buildings on property		\$100.00
ID0000463	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$100.00
ID0000464	Window Replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows in 6 dwelling buildings and community center, including crank-out, triple window living room windows		\$100.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000465	Fees and Costs - Window Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$100.00
ID0000466	Common Stairway Upgrade(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,Non-Dwelling Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint, light fixtures		\$100.00
ID0000467	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$100.00
ID0000468	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$100.00
ID0000470	Interior Common Area Door Replacement(Non-Dwelling Interior (1480)-Doors)	Replace and upgrade doorways in common hallways from entrance and stairwells, plus emergency fire doors, n 6 resident buildings		\$100.00
	Subtotal of Estimated Cost			\$244,923.00