

Capital Fund Program - Five-Year Action Plan

<b>Part I: Summary</b>						
<b>PHA Name :</b> Fall River Housing Authority		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> MA006		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>		
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2017</b>	<b>Work Statement for Year 2 2018</b>	<b>Work Statement for Year 3 2019</b>	<b>Work Statement for Year 4 2020</b>	<b>Work Statement for Year 5 2021</b>
	AUTHORITY-WIDE	\$864,572.00	\$864,572.00	\$864,572.00	\$864,572.00	\$864,572.00
	SUNSET HILL (MA006000001)	\$260,157.00	\$221,152.00	\$138,012.00	\$57,726.00	\$166,763.00
	HERITAGE HEIGHTS (MA006000002)	\$107,815.00	\$83,377.00	\$92,006.00	\$86,256.00	\$80,500.00
	FATHER DIAFERIO VILLAGE (MA006000003)	\$460,288.00	\$335,628.00	\$319,856.00	\$414,000.00	\$385,250.00
	BENNIE COSTA PLAZA (MA006000004)	\$184,002.00	\$166,752.00	\$155,754.00	\$69,010.00	\$111,550.00
	HOLMES APTS (MA006000005)	\$126,792.00	\$244,875.00	\$232,938.00	\$281,756.00	\$189,750.00
	MITCHELL HGTS. (MA006000006)	\$126,792.00	\$169,875.00	\$220,518.00	\$281,756.00	\$204,125.00
	CARDINAL MEDEIROS TOWERS (MA006000007)	\$97,752.00	\$165,250.00	\$183,500.00	\$230,006.00	\$267,950.00
	FRANCIS J. BARRESI HEIGHTS (MA006000008)	\$172,502.00	\$74,002.00	\$76,000.00	\$106,960.00	\$83,950.00
	EDWARD F. DOOLAN APARTMENTS (MA006000009)	\$100,067.00	\$100,089.00	\$100,089.00	\$5,220.00	\$92,000.00

<b>Part I: Summary</b>						
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<b>PHA Number:</b> MA006		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:        )</b>		
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2017</b>	<b>Work Statement for Year 2 2018</b>	<b>Work Statement for Year 3 2019</b>	<b>Work Statement for Year 4 2020</b>	<b>Work Statement for Year 5 2021</b>
	PLEASANT VIEW (MA006000010)	\$103,494.00	\$103,494.00	\$142,500.00	\$103,504.00	\$101,200.00
	BATES AND TOWER APARTMENTS (MA006000011)	\$11,500.00	\$86,667.00	\$89,988.00	\$114,967.00	\$68,123.00





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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking)		\$35,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$5,250.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Columns and Porches)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
basement waterproofing(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
window sash replacement(Dwelling Unit-Exterior (1480)-Windows)		\$33,750.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$5,063.00
FATHER DIAFERIO VILLAGE (MA006000003)		
site improvements(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$89,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$13,350.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$45,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
BENNIE COSTA PLAZA (MA006000004)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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)-Plumbing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
interior door replacement(Dwelling Unit-Interior (1480)-Interior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
hvac/baseboard upgrades(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
HOLMES APTS (MA006000005)		

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
window replacements(Dwelling Unit-Exterior (1480)-Windows)		\$20,250.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,038.00
elevator limited upgrades(Non-Dwelling Construction - Mechanical (1480)-Elevator)		\$30,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building access improvements(Dwelling Unit-Exterior (1480)-Exterior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
security/lighting improvements(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
MITCHELL HGTS. (MA006000006)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$30,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
building access improvements(Non-Dwelling Exterior (1480)-Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
security/lighting improvements(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Security)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
CARDINAL MEDEIROS TOWERS (MA006000007)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00





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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
EDWARD F. DOOLAN APARTMENTS (MA006000009)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)		\$2,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$375.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
balcony/railing improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)		\$40,000.00





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<b>Work Statement for Year</b>	1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$42,495.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,374.00
floor replacements(Dwelling Unit-Interior (1480)-Flooring (non routine))		\$7,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,125.00
BATES AND TOWER APARTMENTS (MA006000011)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$5,000.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
SUNSET HILL (MA006000001)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$59,959.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$8,994.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$105,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$15,570.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
common area building entry(Dwelling Unit-Exterior (1480)-Exterior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
dwelling unit entry(Dwelling Unit-Exterior (1480)-Exterior Doors)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00
porch/stoop replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)		\$12,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,875.00
HERITAGE HEIGHTS (MA006000002)		

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<b>Work Statement for Year</b>	2	2018
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site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
basement waterproofing(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Non-Dwelling Interior (1480)-Storage Area)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
window replacements(Dwelling Unit-Exterior (1480)-Windows)		\$22,500.00

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<b>Work Statement for Year</b>	2	2018
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a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,375.00
FATHER DIAFERIO VILLAGE (MA006000003)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$44,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,675.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$60,000.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
BENNIE COSTA PLAZA (MA006000004)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
interior door replacement(Dwelling Unit-Interior (1480)-Interior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
hvac/baseboard upgrades(Dwelling Unit-Interior (1480)-Mechanical)		\$45,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,750.00
HOLMES APTS (MA006000005)		

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<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
site improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$22,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,375.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$60,000.00

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<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
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)-Plumbing)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$12,000.00
MITCHELL HGTS. (MA006000006)		
site improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00

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<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$22,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,375.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$30,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$6,000.00
CARDINAL MEDEIROS TOWERS (MA006000007)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$10,000.00
FRANCIS J. BARRESI HEIGHTS (MA006000008)		
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding)		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>2</b>	<b>2018</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
bath 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)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$5,000.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$1.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>2</b>	<b>2018</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
EDWARD F. DOOLAN APARTMENTS (MA006000009)		
common area building entry/balconies(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Balconies and Railings)		\$5,209.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$2,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$375.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings)		\$40,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>2</b>	<b>2018</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
balcony/railing improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
bath 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)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Interior Painting (non routine),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)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
PLEASANT VIEW (MA006000010)		
site improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$42,495.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,374.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
floor replacements(Dwelling Unit-Interior (1480)-Flooring (non routine))		\$7,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,125.00
BATES AND TOWER APARTMENTS (MA006000011)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
bath 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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$6,167.00
Subtotal of Estimated Cost		\$1,751,161.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
SUNSET HILL (MA006000001)		
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$15,007.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,251.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$105,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$15,750.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
common area building entry(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
HERITAGE HEIGHTS (MA006000002)		
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
window replacements(Dwelling Unit-Exterior (1480)-Windows)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
FATHER DIAFERIO VILLAGE (MA006000003)		



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$43,375.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,806.00
building exterior improvements(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)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)		\$44,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,675.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
window replacements(Dwelling Unit-Exterior (1480)-Windows)		\$45,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
bath upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
interior door replacement(Dwelling Unit-Interior (1480)-Interior Doors)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$12,000.00
HOLMES APTS (MA006000005)		
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)		\$30,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$11,250.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,688.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$13,000.00
MITCHELL HGTS. (MA006000006)		
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$450.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$68.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$13,000.00
CARDINAL MEDEIROS TOWERS (MA006000007)		

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
fire suppression pump(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
kitchen upgrades(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)-Plumbing)		\$50,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$11,000.00
FRANCIS J. BARRESI HEIGHTS (MA006000008)		
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$7,000.00
EDWARD F. DOOLAN APARTMENTS (MA006000009)		
water heater upgrade(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$5,209.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$2,500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$375.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
balcony/railing improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00
bath 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)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
PLEASANT VIEW (MA006000010)		
site improvements(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$75,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$11,250.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$16,000.00
BATES AND TOWER APARTMENTS (MA006000011)		
site improvements(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)		\$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>	3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
kitchen upgrades(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$9,488.00
Subtotal of Estimated Cost		\$1,751,161.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
SUNSET HILL (MA006000001)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		\$50,190.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,528.00
common area building entry(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
HERITAGE HEIGHTS (MA006000002)		
basement waterproofing(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Interior (1480)-Storage Area)		\$75,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$11,250.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
common area improvements(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)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
FATHER DIAFERIO VILLAGE (MA006000003)		

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
hvac/dhw replacements(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$100,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
building access improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)		\$100,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
exterior lighting improvement(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$50,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
security/ lighting improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
BENNIE COSTA PLAZA (MA006000004)		
community room improvements(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Plumbing)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
laundry room improvements(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Security)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
heating energy management(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
playground equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
interior door replacement(Dwelling Unit-Interior (1480)-Interior Doors)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
exterior lighting improvement(Dwelling Unit-Site Work (1480)-Lighting)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
HOLMES APTS (MA006000005)		
elevator modernization(Non-Dwelling Construction - Mechanical (1480)-Elevator)		\$200,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$30,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building access improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other)		\$25,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
security/ lighting improvements(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Exterior Lighting)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
MITCHELL HGTS. (MA006000006)		
elevator modernization(Non-Dwelling Construction - Mechanical (1480)-Elevator)		\$200,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$30,000.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building access improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
security/ lighting improvements(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Exterior Lighting)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
CARDINAL MEDEIROS TOWERS (MA006000007)		
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
elevator modernization(Non-Dwelling Construction - Mechanical (1480)-Elevator)		\$200,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$30,000.00
FRANCIS J. BARRESI HEIGHTS (MA006000008)		
dwelling unit load centers(Dwelling Unit-Interior (1480)-Electrical)		\$93,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$13,950.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
parking lot improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
community room improvements(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
laundry room improvements(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
EDWARD F. DOOLAN APARTMENTS (MA006000009)		
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$5,210.00
community room improvements(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
heating energy management(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
common area painting(Non-Dwelling Interior (1480)-Common Area Painting)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Interior Painting (non routine),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)-Plumbing)		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
PLEASANT VIEW (MA006000010)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$11,250.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	4	2020
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$75,000.00
appliances(Dwelling Unit-Interior (1480)-Appliances)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00
BATES AND TOWER APARTMENTS (MA006000011)		
building entry improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings)		\$1.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1.00
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)		\$1.00





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>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
SUNSET HILL (MA006000001)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape)		\$25,011.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$20,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
FATHER DIAFERIO VILLAGE (MA006000003)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$150,000.00



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>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
BENNIE COSTA PLAZA (MA006000004)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$2,250.00
domestic hot water tanks(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$7,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,050.00



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>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
building exterior improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$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>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
MITCHELL HGTS. (MA006000006)		
site improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
building exterior improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$30,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
windows (Dwelling Unit-Exterior (1480)-Windows)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
roof replacements(Dwelling Unit-Exterior (1480)-Roofs)		\$60,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$9,000.00
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$7,500.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,125.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	5	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
CARDINAL MEDEIROS TOWERS (MA006000007)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
site improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
window replacements(Dwelling Unit-Exterior (1480)-Windows)		\$50,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$7,500.00
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$3,000.00

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>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$450.00
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
EDWARD F. DOOLAN APARTMENTS (MA006000009)		
site improvements(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing)		\$10,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
mechanical system upgrade(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$30,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$4,500.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$25,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,750.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	5	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
PLEASANT VIEW (MA006000010)		
site improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
laundry room conversion(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other)		\$40,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$6,000.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
floor replacements(Dwelling Unit-Interior (1480)-Flooring (non routine))		\$5,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$750.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$3,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$450.00
hvac/dhw replacements(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)		\$10,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>5</b>	<b>2021</b>
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
BATES AND TOWER APARTMENTS (MA006000011)		
site improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
building exterior improvement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)		\$10,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$1,500.00
fire protection upgrade(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$3,000.00

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>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$450.00
bath upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$20,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,000.00
kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		\$15,000.00
a/e fees(Contract Administration (1480)-Other Fees and Costs)		\$3,673.00
Subtotal of Estimated Cost		\$1,751,161.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2017
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
administration(Administration (1410)-Salaries)	\$261,572.00
operations(Operations (1406))	\$603,000.00
Subtotal of Estimated Cost	\$864,572.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
administration(Administration (1410)-Salaries)	\$261,572.00
operations(Operations (1406))	\$603,000.00
Subtotal of Estimated Cost	\$864,572.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
administration(Administration (1410)-Salaries)	\$261,572.00
operations(Operations (1406))	\$603,000.00
Subtotal of Estimated Cost	\$864,572.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
administration(Administration (1410)-Salaries)	\$261,572.00
operations(Operations (1406))	\$603,000.00
Subtotal of Estimated Cost	\$864,572.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
administration(Administration (1410)-Salaries)	\$261,572.00
operations(Operations (1406))	\$603,000.00
Subtotal of Estimated Cost	\$864,572.00