

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Boston Housing Authority		Locality (City/County & State)				
PHA Number: MA002		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	DAVISON APARTMENTS (MA002000234)	\$25,000.00	\$10,000.00	\$50,000.00		
	MARY ELLEN MCCORMACK (MA002000123)	\$820,000.00	\$420,000.00	\$1,020,000.00	\$1,550,000.00	\$1,000,000.00
	FREDERICK DOUGLASS (MA002000244)	\$775,000.00	\$1,075,000.00	\$300,000.00	\$200,000.00	\$200,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)	\$750,000.00	\$50,000.00	\$2,050,000.00	\$800,000.00	\$4,400,000.00
	MLK TOWERS (MA002000240)	\$350,000.00	\$6,360,000.00			
	FRANKLIN FIELD (MA002000189)	\$8,000,000.00			\$2,000,000.00	\$2,000,000.00
	AUTHORITY-WIDE	\$20,089,204.00	\$20,414,204.00	\$14,829,204.00	\$14,677,204.0	\$14,546,204.00
	POND STREET (MA002000226)	\$750,000.00	\$650,000.00	\$650,000.00	\$1,660,000.00	\$300,000.00
	SPRING STREET (MA002000270)	\$550,000.00	\$1,050,000.00	\$2,000,000.00		
	TORRE UNIDAD (MA002000249)	\$100,000.00		\$225,000.00		

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A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	\$2,550,000.00	\$50,000.00			\$1,350,000.00
	HIGHLAND PARK (MA002000193)	\$300,000.00		\$300,000.00	\$740,000.00	
	COMMONWEALTH (MA002000182)	\$750,000.00	\$100,000.00	\$660,000.00	\$500,000.00	\$2,000,000.00
	ANNAPOLIS STREET (MA002000227)	\$150,000.00	\$150,000.00	\$1,000,000.00	\$1,000,000.00	
	ASHMONT STREET (MA002000228)	\$50,000.00	\$50,000.00	\$550,000.00	\$2,075,000.00	\$750,000.00
	DORIS BUNTE APARTMENTS (MA002000242)	\$25,000.00				
	FOLEY APARTMENTS (MA002000230)		\$640,000.00		\$4,400,000.00	\$1,500,000.00
	CHARLESTOWN (MA002000101)		\$50,000.00	\$2,000,000.00	\$2,000,000.00	\$650,000.00
	GROVELAND (MA002000232)		\$45,000.00		\$122,000.00	\$180,000.00
	ROSLYN APARTMENTS (MA002000272)		\$1,445,000.00	\$350,000.00		

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	HAMPTON HOUSE (MA002000298)		\$550,000.00	\$2,100,000.00		
	WASHINGTON MANOR (MA002000299)		\$475,000.00	\$2,200,000.00		
	MALONE APARTMENTS (MA002000290)		\$700,000.00		\$260,000.00	
	HOLGATE APARTMENTS (MA002000229)		\$1,200,000.00		\$1,000,000.00	\$1,120,000.00
	GENERAL WARREN (MA002000247)		\$50,000.00		\$900,000.00	\$3,325,000.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)		\$500,000.00			
	PASCIUCCO APARTMENTS (MA002000254)			\$1,200,000.00		
	HASSAN APARTMENTS (MA002000262)			\$1,450,000.00	\$500,000.00	
	PEABODY SQUARE (MA002000283)			\$900,000.00	\$900,000.00	
	CODMAN APARTMENTS (MA002000251)			\$1,700,000.00	\$700,000.00	\$653,000.00

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	AUSONIA HOMES (MA002000261)			\$500,000.00		
	MILDRED C. HAILEY APARTMENTS (MA002107119)				\$50,000.00	\$550,000.00
	WASHINGTON STREET (MA002000235)					\$275,000.00
	BELLFLOWER STREET (MA002000277)					\$700,000.00
	ROCKLAND TOWERS (MA002000250)					\$260,000.00
	WEST NINTH STREET (MA002000236)					\$225,000.00
	MEADE APARTMENTS (MA002000238)					\$50,000.00

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Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DAVISON APARTMENTS (MA002000234)			\$25,000.00
ID0001223	Access aond Comm at Davison(Dwelling Unit-Exterior (1480)-Other)	Access and Communication @ Davison		\$25,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$820,000.00
ID0001225	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00
ID0001230	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$500,000.00
ID0001238	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Building Envelope @ MEM		\$100,000.00
ID0001468	1623-03 Site Grounds @ MEM(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Grounds @ MEM		\$150,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK DOUGLASS (MA002000244)			\$775,000.00
ID0001226	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$175,000.00
ID0001259	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$600,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$750,000.00
ID0001227	T398 Replace Elevator Pistons @ Hydraulic at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$550,000.00
ID0001261	T516 Replace Emergency Generator at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$200,000.00
	MLK TOWERS (MA002000240)			\$350,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001229	T204 Window replacement and Curtain Wall @ MLK(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ MLK		\$200,000.00
ID0001237	T399 Supply and Waste at MLK(Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Plumbing @ MLK		\$100,000.00
ID0001290	T510 Sprinklers head replacement at MLK(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Roofs)	Fire Protection @ MLK		\$50,000.00
	FRANKLIN FIELD (MA002000189)			\$8,000,000.00
ID0001231	2236-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$4,000,000.00
ID0001474	2236-02 HVAC at Franklin Field(Dwelling Unit-Interior (1480)-Other)	HVAC @ Franklin Field		\$4,000,000.00
	AUTHORITY-WIDE (NAWASD)			\$20,089,204.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001232	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,050,791.00
ID0001242	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$200,000.00
ID0001245	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$80,000.00
ID0001246	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00
ID0001248	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$945,002.00
ID0001249	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00
ID0001250	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,248,808.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001251	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,206,841.00
ID0001276	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00
ID0001277	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001280	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$120,000.00
ID0001285	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,603,420.00
ID0001295	Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Outdoor Amenities @ Authority Wide		\$360,342.00
	POND STREET (MA002000226)			\$750,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001233	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$600,000.00
ID0001313	T403 Intercom Replacement at Pond Street(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Pond Street		\$150,000.00
	SPRING STREET (MA002000270)			\$550,000.00
ID0001239	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$200,000.00
ID0001257	T625 Flooring Subfloor Repair at Spring Street(Dwelling Unit-Interior (1480)-Flooring (non routine))	T625 Apartments (Floors) @ Spring Street		\$350,000.00
	TORRE UNIDAD (MA002000249)			\$100,000.00
ID0001241	T505 Replace Cooling Center Units at Torre Unidad(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Torre Unidad		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$2,550,000.00
ID0001254	2056-02 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$1,500,000.00
ID0001258	T402 Roof Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ruth Barkley		\$500,000.00
ID0001260	T512 Repair Stair Pans at Ruth Barkley(Dwelling Unit-Interior (1480)-Other)	Stair Halls @ Ruth Barkley		\$500,000.00
ID0001458	T403 Intercom Replacement at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Ruth Barkley		\$50,000.00
	HIGHLAND PARK (MA002000193)			\$300,000.00
ID0001255	T614-01 Study/Survey Fire Escape at Highland Park(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	T614-01 Envelope AE @ Highland Park		\$100,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001476	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$200,000.00
	COMMONWEALTH (MA002000182)			\$750,000.00
ID0001298	Envelope Upgrade at Commonwealth Family(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Commonwealth Family		\$600,000.00
ID0001310	T212 Intercoms at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Commonwealth Family		\$150,000.00
	ANNAPOLIS STREET (MA002000227)			\$150,000.00
ID0001371	Replace Intercoms at Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$150,000.00
	ASHMONT STREET (MA002000228)			\$50,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001484	Replace Intercoms at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$50,000.00
	DORIS BUNTE APARTMENTS (MA002000242)			\$25,000.00
ID0001501	Access aond Comm at Doris Bunte(Dwelling Unit-Exterior (1480)-Other)	Access and Communication @ Doris Bunte		\$25,000.00
	Subtotal of Estimated Cost			\$36,034,204.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FOLEY APARTMENTS (MA002000230)			\$640,000.00
ID0001264	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$240,000.00
ID0001490	T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$150,000.00
ID0001491	T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$250,000.00
	MLK TOWERS (MA002000240)			\$6,360,000.00
ID0001266	T300 Elevator Door Controllers at MLK(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ MLK		\$800,000.00
ID0001299	T205 Boiler replacement at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ MLK		\$4,000,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001349	T604 Ventilation of Trash Chute at MLK(Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$200,000.00
ID0001497	T510 Sprinklers head replacement at MLK(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Roofs)	Fire Protection @ MLK		\$60,000.00
ID0001498	T399 Supply and Waste at MLK(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Plumbing @ MLK		\$600,000.00
ID0001499	T204 Window replacement and Curtain Wall @ MLK(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Other)	Building Envelope @ MLK		\$700,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$420,000.00
ID0001267	1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00
ID0001334	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001336	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	T519 Building Envelope @ MEM		\$100,000.00
ID0001369	Intercoms at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$100,000.00
ID0001469	1623-03 Site Grounds @ MEM(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Grounds @ MEM		\$50,000.00
	SPRING STREET (MA002000270)			\$1,050,000.00
ID0001293	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	T300 Envelope @ Spring Street		\$700,000.00
ID0001356	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$300,000.00
ID0001358	T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T624 Electrical @ Spring Street		\$50,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN (MA002000101)			\$50,000.00
ID0001307	Intercoms at Charlestown(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Charlestown		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$20,414,204.00
ID0001321	Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Outdoor Amenities @ Authority Wide		\$360,342.00
ID0001322	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,206,841.00
ID0001323	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,603,420.00
ID0001324	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001325	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001326	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001327	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$120,000.00
ID0001328	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$120,000.00
ID0001329	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0001330	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$100,000.00
ID0001331	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,389,085.00

Form HUD-50075.2(4/2008)

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	FREDERICK DOUGLASS (MA002000244)			\$1,075,000.00
ID0001350	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$575,000.00
ID0001367	T300 Elevator Controllers at Frederick Douglass(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Frederick Douglass		\$500,000.00
	ROSLYN APARTMENTS (MA002000272)			\$1,445,000.00
ID0001360	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$680,000.00
ID0001361	T625 Patio Fencing/Dumpster Encl at Roslyn(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing)	Site Grounds @ Roslyn		\$365,000.00
ID0001376	T211 Elevator Modernization at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$400,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001378	Siding at Malone(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Malone		\$250,000.00
ID0001409	Windows at Malone(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Malone		\$250,000.00
	ASHMONT STREET (MA002000228)			\$50,000.00
ID0001370	Replace Intercoms at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$50,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$50,000.00
ID0001459	T403 Intercom Replacement at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Ruth Barkley		\$50,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001460	Intercoms at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$50,000.00
	COMMONWEALTH (MA002000182)			\$100,000.00
ID0001473	T212 Intercoms at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Commonwealth Family		\$100,000.00
	ANNAPOLIS STREET (MA002000227)			\$150,000.00
ID0001481	Replace Intercoms at Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$150,000.00
	HOLGATE APARTMENTS (MA002000229)			\$1,200,000.00
ID0001489	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$1,200,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DAVISON APARTMENTS (MA002000234)			\$10,000.00
ID0001494	Access aond Comm at Davison(Dwelling Unit-Exterior (1480)-Other)	Access and Communication @ Davison		\$10,000.00
	GENERAL WARREN (MA002000247)			\$50,000.00
ID0001503	Intercoms at Gen Warren(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Gen Warren		\$50,000.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$500,000.00
ID0001507	HVAC @ Commonwealth Elderly(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Commonwealth Elderly		\$250,000.00
ID0001508	Envelope @ Commonwealth Elderly(Dwelling Unit-Exterior (1480)-Other)	Envelope @ Commonwealth Elderly		\$250,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001303	Windows at Torre Unidad(Dwelling Unit-Exterior (1480)-Windows)	Building Exterior @ Torre Unidad		\$125,000.00
ID0001504	T505 Replace Cooling Center Units at Torre Unidad(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Torre Unidad		\$100,000.00
	HASSAN APARTMENTS (MA002000262)			\$1,450,000.00
ID0001305	T508 Roof Replacement at Hassan(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Hassan		\$350,000.00
ID0001387	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$1,100,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$1,020,000.00
ID0001308	Roofs at MEM(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ MEM		\$750,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001424	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$200,000.00
ID0001466	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00
	COMMONWEALTH (MA002000182)			\$660,000.00
ID0001311	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$500,000.00
ID0001338	T520-01 Survey Electrical Requirements at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	T520-01 AE Electrical @ Commonwealth Family		\$60,000.00
ID0001472	T212 Intercoms at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Commonwealth Family		\$100,000.00
	HIGHLAND PARK (MA002000193)			\$300,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001339	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$300,000.00
	POND STREET (MA002000226)			\$650,000.00
ID0001342	T601 Bathroom/ AP. Ventilation at Pond Street(Dwelling Unit-Interior (1480)-Other)	T601 Apartments (Ventilation) @ Pond Street		\$250,000.00
ID0001478	T403 Intercom Replacement at Pond Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pond Street		\$150,000.00
ID0001479	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$250,000.00
	ASHMONT STREET (MA002000228)			\$550,000.00
ID0001343	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$500,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001485	Replace Intercoms at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$50,000.00
	SPRING STREET (MA002000270)			\$2,000,000.00
ID0001357	T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T623 HVAC @ Spring Street		\$1,100,000.00
ID0001359	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$900,000.00
	PEABODY SQUARE (MA002000283)			\$900,000.00
ID0001362	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$900,000.00
	CHARLESTOWN (MA002000101)			\$2,000,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001379	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$2,000,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,829,204.00
ID0001383	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$482,400.00
ID0001394	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,161,201.00
ID0001395	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,603,420.00
ID0001396	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001397	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001398	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001399	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001400	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0001401	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$240,000.00
ID0001402	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0001403	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,206,841.00
ID0001405	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001512	Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Outdoor Amenities @ Authority Wide		\$360,342.00
	FREDERICK DOUGLASS (MA002000244)			\$300,000.00
ID0001384	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$300,000.00
	CODMAN APARTMENTS (MA002000251)			\$1,700,000.00
ID0001385	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$600,000.00
ID0001386	T616 Maaonry at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$1,100,000.00
	HAMPTON HOUSE (MA002000298)			\$2,100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001390	T300 Elevator Door Controllers at Hampton House(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Hampton House		\$1,800,000.00
ID0001392	T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$300,000.00
	WASHINGTON MANOR (MA002000299)			\$2,200,000.00
ID0001391	T300 Elevator Door Controllers at Washington Manor(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Washington Manor		\$1,800,000.00
ID0001393	T300 Window Replacement at Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$400,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$2,050,000.00
ID0001406	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$1,500,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLGATE APARTMENTS (MA002000229)			\$1,000,000.00
ID0001289	T399 Supply and Waste at Holgate(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Holgate		\$350,000.00
ID0001373	Switchgear at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$150,000.00
ID0001441	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$500,000.00
	GENERAL WARREN (MA002000247)			\$900,000.00
ID0001300	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$300,000.00
ID0001351	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartments @ General Warren		\$600,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ASHMONT STREET (MA002000228)			\$2,075,000.00
ID0001372	T190 Replace Entry Doors Trim at Ashmont(Dwelling Unit-Exterior (1480)-Exterior Doors)	Envelope @ Ashmont		\$500,000.00
ID0001437	Interior Stairs at Ashmont(Dwelling Unit-Interior (1480)-Other)	Stair Halls @ Ashmont		\$650,000.00
ID0001438	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$625,000.00
ID0001439	T409 Roof Replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	roofs @ Ashmont		\$300,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$1,550,000.00
ID0001381	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$800,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001467	Roofs at MEM(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ MEM		\$750,000.00
	FRANKLIN FIELD (MA002000189)			\$2,000,000.00
ID0001382	T519 Masonry at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Envelope @ Franklin Field		\$2,000,000.00
	POND STREET (MA002000226)			\$1,660,000.00
ID0001411	T502 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$1,000,000.00
ID0001436	T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$660,000.00
	FOLEY APARTMENTS (MA002000230)			\$4,400,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001412	T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$1,500,000.00
ID0001413	T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$2,300,000.00
ID0001443	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$600,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,677,204.00
ID0001414	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,206,841.00
ID0001415	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,603,420.00
ID0001426	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$611,200.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001427	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,096,401.00
ID0001428	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001429	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00
ID0001430	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00
ID0001431	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001432	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001433	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001434	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$24,000.00
ID0001435	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$1,000,000.00
ID0001513	Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Outdoor Amenities @ Authority Wide		\$360,342.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$800,000.00
ID0001416	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$300,000.00
ID0001462	T518 Vert Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ AHT		\$500,000.00
	CHARLESTOWN (MA002000101)			\$2,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001417	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$2,000,000.00
	HIGHLAND PARK (MA002000193)			\$740,000.00
ID0001425	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$350,000.00
ID0001452	T615 Apartment Floor Finish Upgrade at Highland Park(Dwelling Unit-Interior (1480)-Flooring (non routine))	Apartment @ Highland Park		\$390,000.00
	GROVELAND (MA002000232)			\$122,000.00
ID0001445	T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$100,000.00
ID0001446	T621 Intercom Replacement at Groveland(Dwelling Unit-Interior (1480)-Electrical)	T621 Electrical @ Groveland		\$22,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CODMAN APARTMENTS (MA002000251)			\$700,000.00
ID0001448	T300 Elevator Controllers at Codman(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Codman		\$700,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00
ID0001449	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00
	PEABODY SQUARE (MA002000283)			\$900,000.00
ID0001450	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$900,000.00
	MALONE APARTMENTS (MA002000290)			\$260,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001451	T300 Windows at Malone(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Malone		\$260,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$50,000.00
ID0001464	Envelope @ MCH(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Envelope at MCH		\$50,000.00
	COMMONWEALTH (MA002000182)			\$500,000.00
ID0001470	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$500,000.00
	ANNAPOLIS STREET (MA002000227)			\$1,000,000.00
ID0001483	T194-02 DHW @ Annapolis(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Annapolis		\$1,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK DOUGLASS (MA002000244)			\$200,000.00
ID0001502	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$200,000.00
	Subtotal of Estimated Cost			\$36,034,204.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GENERAL WARREN (MA002000247)			\$3,325,000.00
ID0001224	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Apartments @ General Warren		\$2,000,000.00
ID0001301	T206-02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$725,000.00
ID0001352	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Electrical @ General Warren		\$600,000.00
	AUTHORITY-WIDE (NAWASD)			\$14,546,204.00
ID0001243	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00
ID0001244	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001247	504 Reasonable Accommodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accommodations		\$24,000.00
ID0001252	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,603,420.00
ID0001274	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$956,000.00
ID0001275	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$755,601.00
ID0001278	LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00
ID0001279	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0001281	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$1,000,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001282	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$15,000.00
ID0001509	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,206,841.00
ID0001510	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00
ID0001514	Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Outdoor Amenities @ Authority Wide		\$360,342.00
	WASHINGTON STREET (MA002000235)			\$275,000.00
ID0001265	1655-02 Boiler Upgrades at Washington Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ Washington Street		\$25,000.00
ID0001314	T300 Roofs/Patios at Washington Street(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Washington Street		\$250,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BELLFLOWER STREET (MA002000277)			\$700,000.00
ID0001271	T519 Masrny Restoration @ Bellflower(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Envelope @ Bellflower		\$200,000.00
ID0001272	T211 Elevator Modernization at Bellflower(Dwelling Unit-Interior (1480)-Mechanical)	T211 Elevators @ Bellflower		\$300,000.00
ID0001317	Windows @ Bellflower(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Bellflower		\$200,000.00
	CODMAN APARTMENTS (MA002000251)			\$653,000.00
ID0001294	1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Envelope @ Codman		\$200,000.00
ID0001304	Horizontals Above Carport at Codman(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Codman		\$453,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROCKLAND TOWERS (MA002000250)			\$260,000.00
ID0001302	T206-02 Roofs at Rockland(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Rockland		\$260,000.00
	WEST NINTH STREET (MA002000236)			\$225,000.00
ID0001315	T020 Entry Doors and Trim at Pond Street(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Building Envelope @ Pond Street		\$200,000.00
ID0001316	1784-02 Replace Intercoms at Pond Street(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Pond Street		\$25,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$1,000,000.00
ID0001337	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$1,000,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$1,350,000.00
ID0001380	Tripping Hazards at Ruth Barkley(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site/Grounds @ Ruth Barkley		\$500,000.00
ID0001418	1617-05 HazMat LBP Removal at Ruth Barkley(Dwelling Unit-Development (1480)-Other)	Lead Paint Removal @ Ruth Barkley		\$100,000.00
ID0001419	Security Cameras at Ruth Barkley(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Ruth Barkley		\$50,000.00
ID0001421	1638-03 DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$300,000.00
ID0001422	1973-02 Replace Emergency Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ruth Barkley		\$300,000.00
ID0001457	T510 Fire Pumps/Sprinklers at Ruth Barkley(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	T510 Fire Protection @ Ruth Barkley		\$100,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLGATE APARTMENTS (MA002000229)			\$1,120,000.00
ID0001440	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$600,000.00
ID0001488	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$520,000.00
	GROVELAND (MA002000232)			\$180,000.00
ID0001444	T397 Apartment Unit Entry Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment @ Groveland		\$80,000.00
ID0001493	T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$100,000.00
	FREDERICK DOUGLASS (MA002000244)			\$200,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001447	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$200,000.00
	CHARLESTOWN (MA002000101)			\$650,000.00
ID0001455	1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Charlestown		\$300,000.00
ID0001456	1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$350,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$4,400,000.00
ID0001461	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$4,000,000.00
ID0001463	T518 Vert Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ AHT		\$400,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$550,000.00
ID0001465	Envelope @ MCH(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Envelope at MCH		\$550,000.00
	COMMONWEALTH (MA002000182)			\$2,000,000.00
ID0001471	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$2,000,000.00
	FRANKLIN FIELD (MA002000189)			\$2,000,000.00
ID0001475	T519 Masonry at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Envelope @ Franklin Field		\$2,000,000.00
	POND STREET (MA002000226)			\$300,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001480	T502 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$300,000.00
	ASHMONT STREET (MA002000228)			\$750,000.00
ID0001486	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$150,000.00
ID0001487	T409 Roof Replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	roofs @ Ashmont		\$600,000.00
	FOLEY APARTMENTS (MA002000230)			\$1,500,000.00
ID0001492	T301 Plumbing @ Foley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Foley		\$1,500,000.00
	MEADE APARTMENTS (MA002000238)			\$50,000.00

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Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,050,791.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$200,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$80,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$114,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$945,002.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00

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Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,248,808.00
Management Budget- Operations(Operations (1406))	\$7,206,841.00
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,603,420.00
Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	\$360,342.00

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Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$360,342.00
Management Budget- Operations(Operations (1406))	\$7,206,841.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,603,420.00
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00

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Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$120,000.00
504 Reasonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$120,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$100,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,389,085.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$53,600.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$1,185,916.00

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Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$482,400.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$1,161,201.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,603,420.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00

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Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$240,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$1,000,000.00
Management Budget- Operations(Operations (1406))	\$7,206,841.00
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00
Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	\$360,342.00

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Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Budget- Operations(Operations (1406))	\$7,206,841.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,603,420.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$611,200.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$1,096,401.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00

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Development Number/Name General Description of Major Work Categories	Estimated Cost
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$24,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	\$360,342.00

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$14,677,204.00

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
AE Consulting Services(Contract Administration (1480)-Other)	\$25,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$150,000.00
504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$24,000.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,603,420.00
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$956,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$755,601.00

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Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPC AW LBP Consultant Tester(Dwelling Unit-Development (1480)-Other)	\$100,000.00
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$15,000.00
Management Budget- Operations(Operations (1406))	\$7,206,841.00
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00
Open Space Amenities at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	\$360,342.00

