U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Status:	Draft Approval Date	e: Ap	proved By:			02/28/2022
Part	I: Summary					
РНА	Name : Boston Housing Authority	Locality (City/Co X Original 5-Ye	-	Revised 5-Year l	Plan (Revision No:)
PHA	Number: MA002					
А.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106	\$4,425,000.00	\$3,000,000.00	\$2,500,000.00		\$6,000,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)	\$440,000.00		\$825,000.00		\$450,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)	\$3,250,000.00				
	AUTHORITY-WIDE	\$19,822,503.00	\$20,937,503.00	\$21,140,003.00	\$21,919,803.0	\$15,729,935.00
	POND STREET (MA002000226)	\$340,000.00	\$2,050,000.00	\$400,000.00	\$1,226,200.00	
	HOLGATE APARTMENTS (MA002000229)	\$1,220,000.00	\$380,000.00	\$625,000.00	\$1,720,000.00	
	MLK TOWERS (MA002000240)	\$440,000.00	\$680,000.00	\$1,800,000.00	\$200,000.00	
	ROCKLAND TOWERS (MA002000250)	\$116,500.00	\$260,000.00			
	CODMAN APARTMENTS (MA002000251)	\$100,000.00	\$550,000.00	\$100,000.00	\$200,000.00	\$3,000,000.00
	ASHMONT STREET (MA002000228)	\$400,000.00			\$150,000.00	

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Status:	Draft	Approval Date:	Ар	proved By:			02/28/2022
Part	I: Summary						
	Name : Boston Housing Auth Number: MA002	nority	Locality (City/C X Original 5-Y	-	Revised 5-Year	Plan (Revision No:)
А.	Development Numb	per and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	GENERAL WARREN (MA00200	0247)	\$39,000.00	\$1,061,000.00	\$3,168,000.00	\$1,200,000.00	
	WASHINGTON STREET (MA00	2000235)	\$500,000.00	\$500,000.00			
	SPRING STREET (MA00200027))	\$200,000.00	\$739,000.00	\$550,000.00	\$2,392,000.00	\$712,000.00
	MARY ELLEN MCCORMACK (MA002000123)	\$100,000.00	\$850,000.00	\$670,000.00	\$540,000.00	\$800,000.00
	COMMONWEALTH (MA002000)182)	\$1,000,000.00	\$600,000.00		\$60,000.00	
	FRANKLIN FIELD (MA002000	189)	\$4,000,000.00	\$2,800,000.00	\$2,500,000.00		\$1,200,000.00
	GROVELAND (MA002000232)		\$20,000.00			\$45,000.00	
	FOLEY APARTMENTS (MA002	000230)		\$125,000.00		\$640,000.00	
	ROSLYN APARTMENTS (MA00)2000272)		\$570,000.00	\$500,000.00	\$1,045,000.00	\$250,000.00
	BELLFLOWER STREET (MA00	2000277)		\$180,000.00			

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Part	I: Summary						
РНА	Name : Boston Housing Authorit	ý	Locality (City/Co X Original 5-Yo	-	Revised 5-Year	Plan (Revision No:)
РНА	Number: MA002			-			
А.	Development Number a	nd Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	PEABODY SQUARE (MA002000283)			\$150,000.00		\$900,000.00	
	CHARLESTOWN (MA002000101)			\$350,000.00		\$650,000.00	\$2,000,000.00
	PASCIUCCO APARTMENTS (MA002	2000254)		\$200,000.00			
	TORRE UNIDAD (MA002000249)			\$100,000.00	\$100,000.00		
	HASSAN APARTMENTS (MA002000	262)		\$330,500.00		\$600,000.00	\$500,000.00
	DAVISON APARTMENTS (MA00200	0234)			\$235,000.00	\$400,000.00	
	FREDERICK DOUGLASS (MA00200	0244)			\$1,200,000.00	\$675,000.00	\$571,068.00
	HIGHLAND PARK (MA002000193)				\$100,000.00	\$500,000.00	
	MALONE APARTMENTS (MA00200	0290)				\$400,000.00	\$800,000.00
	HAMPTON HOUSE (MA002000298)					\$475,000.00	\$2,200,000.00

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Part	t I: Summary						
PHA	Name : Boston Housing Authority		Locality (City/Co X Original 5-Ye	-	Revised 5-Year F	Plan (Revision No-	
РНА	Number: MA002						,
А.	Development Number and	Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	WASHINGTON MANOR (MA00200029	9)				\$475,000.00	\$2,200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)								
Work Statement for Year 1 2024								
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost					
RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$4,425,000.00					
T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ruth Barkley		\$150,000.00					
T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$4,000,000.00					
1973-02 Replace Emergency Generator at Ruth Barkley(Dwelling Unit-Interior (1480)- Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Electrical @ Ruth Barkley		\$275,000.00					
ALICE HEYWOOD TAYLOR (MA002000114)			\$440,000.00					
T404 Exterior Stairs Townhouses at AHT(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Site/Grounds @ AHT		\$100,000.00					
T175-01 Fire Alarm Panels @ Low and Mid at AHT(Dwelling Unit-Interior (1480)- Electrical,Dwelling Unit-Interior (1480)-Mechanical)	A/E Electrical @ AHT		\$40,000.00					
	ment for Year 1 2024 Development Number/Name RUTH LILLIAN BARKLEY APARTMENTS (MA002000106) T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical) T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows) 1973-02 Replace Emergency Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Windows) ALICE HEYWOOD TAYLOR (MA002000114) T404 Exterior Stairs Townhouses at AHT(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) T175-01 Fire Alarm Panels @ Low and Mid at AHT(Dwelling Unit-Interior (1480)-	ment for Year 1 2024 Development Number/Name General Description of Major Work Categories RUTH LILLIAN BARKLEY APARTMENTS (MA002000106) Electrical @ Ruth Barkley T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical) Electrical @ Ruth Barkley T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows) Building Envelope @ Ruth Barkley 1973-02 Replace Emergency Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical @ Ruth Barkley Electrical @ Ruth Barkley ALICE HEYWOOD TAYLOR (MA002000114) Electrical @ Ruth Barkley T404 Exterior Stairs Townhouses at AHT(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) Site/Grounds @ AHT T175-01 Fire Alarm Panels @ Low and Mid at AHT(Dwelling Unit-Interior (1480)- ALE Electrical @ AHT	ment for Year 1 2024 Development Number/Name General Description of Major Work Categories Quantity RUTH LILLIAN BARKLEY APARTMENTS (MA002000106) Image: Comparison of Major Work Categories Quantity T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical) Electrical @ Ruth Barkley Image: Comparison of Major Work Categories Quantity T403 intercoms at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical) Electrical @ Ruth Barkley Image: Comparison of Major Work Categories Image: Comparison of Major Work Categories Quantity T300 Window Replacement at Ruth Barkley(Dwelling Unit-Interior (1480)-Windows) Building Envelope @ Ruth Barkley Image: Comparison of Major Work Categories Quantity T300 Window Replacement at Ruth Barkley(Dwelling Unit-Interior (1480)-Windows) Building Envelope @ Ruth Barkley Image: Comparison of Major Work Categories Image: Comparison of Major					

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work Statement for Year 1 2024								
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
ID0327	T175-02 Fire Alarm Panels @ Low and Mid at AHT(Dwelling Unit-Interior (1480)- Mechanical,Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$300,000.00				
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$3,250,000.00				
ID0028	T405 Fire Pumps at MCH(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MCH		\$600,000.00				
ID0030	T403 Intercoms at MCH(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)- Other)	Electrical @ MCH		\$250,000.00				
ID0246	T117-01 Mech vent @ WCs at MCH(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit- Interior (1480)-Other)	HVAC @ MCH		\$1,000,000.00				
ID0253	Elevator Modernization at MCH(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ MCH		\$400,000.00				
ID0328	T184 HW, CW Replacement at MCH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MCH		\$1,000,000.00				

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Work Statement for Year 1 2024								
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost					
AUTHORITY-WIDE (NAWASD)			\$19,822,503.00					
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$774,581.00					
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)- Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$815,000.00					
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$415,210.10					
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00					
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)	Design and construction for reasonable accomodations		\$120,000.00					
XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00					
	Development Number/Name AUTHORITY-WIDE (NAWASD) XCF Family Program Contingency(Contract Administration (1480)-Contingency) XSC Clerks Salaries (AW)(Contract Administration (1480)-Other, Contract Administration (1480)-Other Fees and Costs) XCE Eldery Program Contingency(Contract Administration (1480)-Contingency) EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other) 504 Resonable Accomodations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Tubs and Showers)	Development Number/Name General Description of Major Work Categories AUTHORITY-WIDE (NAWASD)	Development Number/Name General Description of Major Work Categories Quantity AUTHORITY-WIDE (NAWASD)					

ent for Year 1 2024									
	Work Statement for Year 1 2024								
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost						
Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,282,600.60						
Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,251,755.00						
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,641,300.30						
AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00						
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$362,056.00						
POND STREET (MA002000226)			\$340,000.00						
T502 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$140,000.00						
	Management Budget- Operations(Operations (1406)) Capital Bond Costs(Bond Debt Obligation (9001)) Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) AE Consulting Services(Contract Administration (1480)-Other) Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements) POND STREET (MA002000226)	Management Budget- Operations(Operations (1406)) Operating @ 20% of grant Capital Bond Costs(Bond Debt Obligation (9001)) Work at Charlestown, MEM, Old Colony et al Management Budget- admin(Administration (1410)-Other, Administration (1410)-Salaries) CCD admin 10% of Grant AE Consulting Services(Contract Administration (1480)-Other) As Needed Services Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements) Management Improvements @ Authority Wide POND STREET (MA002000226) English and additional additionadditional additionadditional additionadditionadditional additiona	Management Budget- Operations(Operations (1406)) Operating @ 20% of grant Capital Bond Costs(Bond Debt Obligation (9001)) Work at Charlestown, MEM, Old Colony et al Management Budget- admin(Administration (1410)-Other, Administration (1410)-Salaries) CCD admin 10% of Grant Management Budget- admin(Administration (1410)-Other, Administration (1410)-Salaries) CCD admin 10% of Grant AE Consulting Services(Contract Administration (1480)-Other) As Needed Services Management Improvements at Authority Wide(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvements @ Authority Wide POND STREET (MA002000226) Improvements (Interpreted to the security Improvements)						

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work Statement for Year 1 2024								
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
ID0351	T399 Supply and Waste at Pond Street(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Pond Street		\$200,000.00				
	HOLGATE APARTMENTS (MA002000229)			\$1,220,000.00				
ID0092	T398 Modernization at Holgate(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Holgate		\$400,000.00				
ID0478	T403 Intercoms at Holgate(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)- Mechanical)	Electrical @ Holgate		\$70,000.00				
ID0479	T399 Supply and Waste at Holgate(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Holgate		\$750,000.00				
	MLK TOWERS (MA002000240)			\$440,000.00				
ID0131	T396 Switchgear at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$120,000.00				
ID0131	T396 Switchgear at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK						

Part II: Supporting Pages - Physical Needs Work Statements (s)					
ement for Year 1 2024					
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
T415 Fire Alarm at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$170,000.00		
T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MLK		\$80,000.00		
T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MLK		\$70,000.00		
ROCKLAND TOWERS (MA002000250)			\$116,500.00		
T396 Switchgear at Rockland(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Rockland		\$116,500.00		
CODMAN APARTMENTS (MA002000251)			\$100,000.00		
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		\$100,000.00		
	ment for Year 1 2024 Development Number/Name T415 Fire Alarm at MLK(Dwelling Unit-Interior (1480)-Electrical) T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical) T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Plumbing) ROCKLAND TOWERS (MA002000250) T396 Switchgear at Rockland(Dwelling Unit-Interior (1480)-Electrical) CODMAN APARTMENTS (MA002000251) 1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports -Surface	ment for Year 1 2024 Development Number/Name General Description of Major Work Categories T415 Fire Alarn at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Plumbing) Plumbing @ MLK ROCKLAND TOWERS (MA002000250) Electrical @ Rockland T396 Switchgear at Rockland(Dwelling Unit-Interior (1480)-Electrical) Electrical @ Rockland CODMAN APARTMENTS (MA002000251) Electrical @ Rockland 1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports-Surface Envelope @ Codman	ment for Year 1 2024 Development Number/Name General Description of Major Work Categories Quantity T415 Fire Alarm at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK Image: Comparison of Major Work Categories Quantity T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK Image: Comparison of Major Work Categories Quantity T416 Intercom at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK Image: Comparison of Major Work Categories Image: Comparison of Major Work Categories Quantity T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MLK Image: Comparison of Major Work Categories Quantity T395 Replace DHW at MLK(Dwelling Unit-Interior (1480)-Electrical) Plumbing @ MLK Image: Comparison of Major Work Categories Image: Compariso		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1 2024						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	ASHMONT STREET (MA002000228)			\$400,000.00		
ID0235	T409 Replace Roof at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ashmont		\$400,000.00		
	GENERAL WARREN (MA002000247)			\$39,000.00		
ID0249	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$39,000.00		
	WASHINGTON STREET (MA002000235)			\$500,000.00		
ID0273	1655-02 Boiler Upgrades at Washington Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Washington Street		\$500,000.00		
	SPRING STREET (MA002000270)			\$200,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	ement for Year 1 2024					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0289	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$200,000.00		
	MARY ELLEN MCCORMACK (MA002000123)			\$100,000.00		
ID0338	Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)- Siding)	Building Envelope @ MEM		\$100,000.00		
	COMMONWEALTH (MA002000182)			\$1,000,000.00		
ID0344	T186 Envelope Upgrade PH2 at Commonwealth Family(Dwelling Unit-Exterior (1480)- Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit- Exterior (1480)-Exterior Paint and Caulking)	Building Envelope @ Commonwealth Family		\$1,000,000.00		
	FRANKLIN FIELD (MA002000189)			\$4,000,000.00		
ID0346	1968-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,000,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 1 2024						
Work State							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0472	1945-02 Decentralize Heating Loop #3 at Franklin Field(Dwelling Unit-Interior (1480)- Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$1,600,000.00			
ID0473	1995-02 Bathroom/Apt. Ventilation at Franklin Field(Dwelling Unit-Interior (1480)- Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Apartments @ Franklin Field		\$1,400,000.00			
	GROVELAND (MA002000232)			\$20,000.00			
ID0474	T621 Replace Intercom at Grovland(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Groveland		\$20,000.00			
	Subtotal of Estimated Cost			\$36,413,003.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	ement for Year 2 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	FRANKLIN FIELD (MA002000189)			\$2,800,000.00		
ID0061	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,300,000.00		
ID0347	1968-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,500,000.00		
	POND STREET (MA002000226)			\$2,050,000.00		
ID0079	T197 Supply and Waste at Pond Street(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Pond Street		\$550,000.00		
ID0353	1550-02 Roofs at Pond Street(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Pond Street		\$1,500,000.00		
	FOLEY APARTMENTS (MA002000230)			\$125,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 2 2025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0099	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$125,000.00		
	WASHINGTON STREET (MA002000235)			\$500,000.00		
ID0108	1655-02 Boiler Upgrades at Washington Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Washington Street		\$500,000.00		
	MLK TOWERS (MA002000240)			\$680,000.00		
ID0255	T300 Elevator Door Controllers at MLK(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ MLK		\$80,000.00		
ID0367	T510 Sprinklers head replacement at MLK(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit- Interior (1480)-Plumbing)	Fire Protection @ MLK		\$100,000.00		
ID0480	T205 Boiler replacement at MLK(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	HVAC @ MLK		\$500,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 2 2025					
Work State						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MARY ELLEN MCCORMACK (MA002000123)			\$850,000.00		
ID0261	1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00		
ID0263	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$400,000.00		
ID0339	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ MEM		\$350,000.00		
	ROSLYN APARTMENTS (MA002000272)			\$570,000.00		
ID0291	T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$500,000.00		
ID0292	T211 Elevator Controllers at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$70,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 2 2025					
Work State						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	BELLFLOWER STREET (MA002000277)			\$180,000.00		
ID0293	T519 Masnry Restoration @ Bellflower(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	T519 Envelope @ Bellflower		\$100,000.00		
ID0294	T211 Elevator Modernization at Bellflower(Dwelling Unit-Interior (1480)-Mechanical)	T211 Elevators @ Bellflower		\$80,000.00		
	PEABODY SQUARE (MA002000283)			\$150,000.00		
ID0295	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$150,000.00		
	AUTHORITY-WIDE (NAWASD)			\$20,937,503.00		
ID0298	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,190,428.00		

Part II: Suj	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year22025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0299	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$920,710.10		
ID0300	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00		
ID0301	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00		
ID0302	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		
ID0303	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00		
ID0304	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)	Design and construction for reasonable accomodations		\$120,000.00		
ID0305	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)- Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$815,000.00		

			Part II: Supporting Pages - Physical Needs Work Statements (s)						
nent for Year 2 2025									
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost						
XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00						
Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,282,600.60						
Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,251,408.00						
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,641,300.30						
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$362,056.00						
CHARLESTOWN (MA002000101)			\$350,000.00						
1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$350,000.00						
	Development Number/Name XSR Relocation(Contract Administration (1480)-Relocation) Management Budget- Operations(Operations (1406)) Capital Bond Costs(Bond Debt Obligation (9001)) Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements) CHARLESTOWN (MA002000101)	Development Number/Name General Description of Major Work Categories XSR Relocation(Contract Administration (1480)-Relocation) labor, hotels, etc. Management Budget- Operations(Operations (1406)) Operating @ 20% of grant Capital Bond Costs(Bond Debt Obligation (9001)) Work at Charlestown, MEM, Old Colony et al Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) CCD admin 10% of Grant Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Socurity Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements (1408)-System Improvement (1408)-System Impro	Development Number/Name General Description of Major Work Categories Quantity XSR Relocation(Contract Administration (1480)-Relocation) labor, hotels, etc. []] Management Budget- Operations(Operations (1406)) Operating @ 20% of grant []] Capital Bond Costs(Bond Debt Obligation (9001)) Work at Charlestown, MEM, Old Colony et al []] Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) CCD admin 10% of Grant []] Management Improvements at Authority Wide/Management Improvement (1408)-Obter,Management Improvements @ Authority Wide []] []] CILARLESTOWN (MA002000101) []] []] []] []]						

Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 2 2025					
\$380,000.00					
\$380,000.00					
\$200,000.00					
\$200,000.00					
\$739,000.00					
\$200,000.00					
\$539,000.00					
-					

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	ement for Year 2 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	CODMAN APARTMENTS (MA002000251)			\$550,000.00		
ID0402	1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Envelope @ Codman		\$100,000.00		
ID0485	T523 Retaining Wall at Codman(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Codman		\$450,000.00		
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$3,000,000.00		
ID0429	T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$2,000,000.00		
ID0475	1992-02 Masonry & Window Sill Repair at Ruth Barkley(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit- Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$1,000,000.00		
	COMMONWEALTH (MA002000182)			\$600,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year22025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0476	Revis Envelope Upgrade at Commonwealth Family(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)- Exterior Paint and Caulking)	Building Envelope @ Commonwealth Family		\$600,000.00		
	GENERAL WARREN (MA002000247)			\$1,061,000.00		
ID0481	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$336,000.00		
ID0482	T206-02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$725,000.00		
	ROCKLAND TOWERS (MA002000250)			\$260,000.00		
ID0483	T206-02 Roofs at Rockland(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Rockland		\$260,000.00		
	TORRE UNIDAD (MA002000249)			\$100,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	Work Statement for Year 2 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0484	T513 Fire Alarms at Torre Unidad(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Torre Unidad		\$100,000.00		
	HASSAN APARTMENTS (MA002000262)			\$330,500.00		
ID0486	T508 Roof Replacement at Hassan(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Hassan		\$330,500.00		
	Subtotal of Estimated Cost			\$36,413,003.00		

Part II: Suj	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 3 2026						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	FRANKLIN FIELD (MA002000189)			\$2,500,000.00		
ID0062	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,000,000.00		
ID0348	1968-02 Replace Roofs at Franklin Field(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Franklin Field		\$1,500,000.00		
	DAVISON APARTMENTS (MA002000234)			\$235,000.00		
ID0106	T507 Entry Doors at Davison(Dwelling Unit-Exterior (1480)-Exterior Doors)	Building Envelope @ Davison		\$50,000.00		
ID0362	T509 Comm Bldg Windows at Davison(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Davison		\$35,000.00		
ID0363	T508 Roof Replacement at Davison(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Davison		\$150,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 3 2026						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	GENERAL WARREN (MA002000247)			\$3,168,000.00		
ID0142	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit- Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)- Tubs and Showers)	Apartments @ General Warren		\$3,168,000.00		
	MARY ELLEN MCCORMACK (MA002000123)			\$670,000.00		
ID0262	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00		
ID0341	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$500,000.00		
ID0366	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Building Envelope @ MEM		\$100,000.00		
	FREDERICK DOUGLASS (MA002000244)			\$1,200,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2026						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$300,000.00			
T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$900,000.00			
ALICE HEYWOOD TAYLOR (MA002000114)			\$825,000.00			
T398 Replace Elevator Pistons @ Hydralic at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$250,000.00			
T516 Replace Emergancy Generator at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$200,000.00			
T518 Replace Plumbing Vertical Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ AHT		\$300,000.00			
T517 Replace Fire Pump Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Fire Protection @ AHT		\$75,000.00			
	ment for Year 3 2026 Development Number/Name T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows) T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs) ALICE HEYWOOD TAYLOR (MA002000114) T398 Replace Elevator Pistons @ Hydralic at AHT(Dwelling Unit-Interior (1480)-Mechanical) T516 Replace Elevator Pistons @ Hydralic at AHT(Dwelling Unit-Interior (1480)-Electrical) T518 Replace Plumbing Vertical Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing) T517 Replace Fire Pump Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows) Envelope @ Frederick Douglass T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Roofs) Elevators @ Frederick Douglass ALICE HEYWOOD TAYLOR (MA002000114) Elevators @ Frederick Douglass T398 Replace Elevator Pistons @ Hydralic at AHT(Dwelling Unit-Interior (1480)-Mechanical) Elevators @ AHT T516 Replace Emergancy Generator at AHT(Dwelling Unit-Interior (1480)-Electrical) Elevators @ AHT T518 Replace Plumbing Vertical Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing) Plumbing @ AHT T517 Replace Fire Pump Controllers at AHT(Dwelling Unit-Interior (1480)-Plumbing) Fire Protection @ AHT	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories Quantity 7300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows) Envelope @ Frederick Douglass Quantity 7300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Rootis) Elevators @ Frederick Douglass Quantity 7300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Rootis) Elevators @ Frederick Douglass Quantity 7300 Filevator Pistons @ Hydralic at AHT(Dwelling Unit-Interior (1480)-Mechanical) Elevators @ AHT Quantity 7516 Replace Energancy Generator at AHT(Dwelling Unit-Interior (1480)-Plaumbing) Elevators @ AHT Quantity 7518 Replace Plumbing Vertical Stacks at AHT(Dwelling Unit-Interior (1480)-Plaumbing) Plumbing @ AHT Controllers at AHT(Dwelling Unit-Interior (1480)-Plaumbing) 7517 Replace Fire Pump Controllers at AHT(Dwelling Unit-Interior (1480)-Plaumbing) Fire Protection @ AHT Controllers at AHT(Dwelling Unit-Interior (1480)-Plaumbing)			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2026							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	MLK TOWERS (MA002000240)			\$1,800,000.00			
ID0340	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		\$900,000.00			
ID0365	T399 Supply and Waste at MLK(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Plumbing @ MLK		\$900,000.00			
	AUTHORITY-WIDE (NAWASD)			\$21,140,003.00			
ID0350	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,261,028.00			
ID0386	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$920,210.10			
ID0387	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$20,000.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2026							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0388	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$100,000.00			
ID0389	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			
ID0390	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$114,000.00			
ID0391	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)-Coher,Dwelling Unit-Interior (1480)-Tubs and Showers)	Design and construction for reasonable accomodations		\$120,000.00			
ID0392	XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)- Other Fees and Costs)	Salaries for BHA in-House Project Representatives		\$950,000.00			
ID0393	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$40,000.00			
ID0394	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,248,808.00			

ent for Year 3 2026 Development Number/Name			
Development Number/Name		1	
-	General Description of Major Work Categories	Quantity	Estimated Cost
Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,282,600.60
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,641,300.30
Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvements @ Authority Wide		\$362,056.00
POND STREET (MA002000226)			\$400,000.00
T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$400,000.00
HOLGATE APARTMENTS (MA002000229)			\$625,000.00
T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$625,000.00
1	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other) POND STREET (MA002000226) T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows) HOLGATE APARTMENTS (MA002000229)	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) CCD admin 10% of Grant Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Management Improvements @ Authority Wide POND STREET (MA002000226) Food Street(Dwelling Unit-Exterior (1480)-Windows) Building Envelope @ Pond Street HOLGATE APARTMENTS (MA002000229) Food Street(Dwelling Unit-Exterior (1480)-Windows) Building Envelope @ Pond Street	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) CCD admin 10% of Grant Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other) Management Improvements @ Authority Wide POND STREET (MA002000226) Englishing Envelope @ Pond Street Englishing Envelope @ Pond Street HOLGATE APARTMENTS (MA002000229) Englishing Envelope @ Pond Street Englishing Envelope @ Pond Street

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2026						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
SPRING STREET (MA002000270)			\$550,000.00			
T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$200,000.00			
T625 Flooring Subfloor Repair at Spring Street(Dwelling Unit-Interior (1480)-Flooring (non routine))	T625 Apartments (Floors) @ Spring Street		\$350,000.00			
ROSLYN APARTMENTS (MA002000272)			\$500,000.00			
T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$500,000.00			
TORRE UNIDAD (MA002000249)			\$100,000.00			
T505 Replace Cooling Center Units at Torre Unidad(Dwelling Unit-Interior (1480)- Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC @ Torre Unidad		\$100,000.00			
	ment for Year 3 2026 Development Number/Name SPRING STREET (MA002000270) T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding) T625 Flooring Subfloor Repair at Spring Street(Dwelling Unit-Interior (1480)-Flooring (non routine)) ROSLYN APARTMENTS (MA002000272) T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) TORRE UNIDAD (MA002000249) T505 Replace Cooling Center Units at Torre Unidad(Dwelling Unit-Interior (1480)-	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories SPRING STREET (MA002000270)	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories Quantity SPRING STREET (MA002000270) Image: Categories Image: Categories Quantity T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding) Envelope @ Spring Street Image: Categories <			

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year32026						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$2,500,000.00			
T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Ruth Barkley		\$2,000,000.00			
T402 Roof Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ruth Barkley		\$500,000.00			
HIGHLAND PARK (MA002000193)			\$100,000.00			
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			
CODMAN APARTMENTS (MA002000251)			\$100,000.00			
1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	1290-01 Envelope @ Codman		\$100,000.00			
	ment for Year 3 2026 Development Number/Name RUTH LILLIAN BARKLEY APARTMENTS (MA002000106) T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows) T402 Roof Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs) HIGHLAND PARK (MA002000193) T614-01 Study/Survey Fire Escape at Highland Park(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) CODMAN APARTMENTS (MA002000251) 1290-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports -Surface	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	ment for Year 3 2026 Development Number/Name General Description of Major Work Categories Quantity RUTH LILLIAN BARKLEY APARTMENTS (MA002000106) Image: Categories Quantity T300 Window Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Windows) Building Envelope @ Ruth Barkley Image: Categories T402 Roof Replacement at Ruth Barkley(Dwelling Unit-Exterior (1480)-Roofs) Roofs @ Ruth Barkley Image: Categories HIGHLAND PARK (MA002000193) Image: Categories Tof14-01 Envelope AE @ Highland Park Image: Categories CODMAN APARTMENTS (MA002000251) Image: Codman(Dwelling Unit-Exterior (1480)-Stairwells - Fire Tof14-01 Envelope AE @ Highland Park Image: Categories 1200-01 Carport Ceiling at Codman(Dwelling Unit-Exterior (1480)-Carports -Stafrae Ipo0-01 Envelope @ Codman Image: Categories			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Stater	Work Statement for Year 3 2026						
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost		
	Subtotal of Estimated Cost				\$36,413,003.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 4 2027						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
AUTHORITY-WIDE (NAWASD)			\$21,919,803.00			
Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$362,056.00			
Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,282,600.60			
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,641,300.30			
AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00			
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00			
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			
	Development Number/Name AUTHORITY-WIDE (NAWASD) Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements) Management Budget- Operations(Operations (1406)) Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries) AE Consulting Services(Contract Administration (1480)-Other) EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	Development Number/Name General Description of Major Work Categories AUTHORITY-WIDE (NAWASD)	Development Number/Name General Description of Major Work Categories Quantity AUTHORITY-WIDE (NAWASD)			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work Statement for Year 4 2027								
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
ID0424	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$120,000.00				
ID0425	504 Resonable 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)	Design and construction for reasonable accomodations		\$120,000.00				
ID0426	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				
ID0427	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$100,000.00				
ID0428	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,389,085.00				
ID0442	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,500,000.00				
ID0471	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,129,761.10				

Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work Statement for Year 4 2027							
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
CHARLESTOWN (MA002000101)			\$650,000.00				
1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Charlestown		\$350,000.00				
1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Charlestown		\$300,000.00				
MARY ELLEN MCCORMACK (MA002000123)			\$540,000.00				
T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$140,000.00				
1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00				
T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	T519 Building Envelope @ MEM		\$100,000.00				
	ment for Year 4 2027 Development Number/Name CHARLESTOWN (MA002000101) 1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs) 1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other) MARY ELLEN MCCORMACK (MA002000123) T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing) 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior	nent for Year 4 2027 Development Number/Name General Description of Major Work Categories CHARLESTOWN (MA002000101) 1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs) Roofs @ Charlestown 1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Other) Stairhalls @ Charlestown Stairhalls @ Charlestown MARY ELLEN MCCORMACK (MA002000123) Plumbing @ MEM 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) Stairhalls @ MEM 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) Stairhalls @ MEM 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) Stairhalls @ MEM	nent for Year 4 2027 Development Number/Name General Description of Major Work Categories Quantity CHARLESTOWN (MA002000101) [] [] [] 1589-02 Roofing Repairs at Charlestown(Dwelling Unit-Exterior (1480)-Roofs) Roofs @ Charlestown [] 1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other) Stairhalls @ Charlestown [] MARY ELLEN MCCORMACK (MA002000123) [] [] [] [] 1400 DHW at MEM(Dwelling Unit-Interior (1480)-Stairwells - Fire Escapes) [] Stairhalls @ MEM [] 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) [] Stairhalls @ MEM [] 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) [] [] [] 1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) [] [] [] [] 1919 Matomy Restoration @ MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) [] [] [] [] 1919 Matomy Restoration @ MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes) [] [] [] [] []				

ent for Year 4 2027							
	Work Statement for Year 4 2027						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$200,000.00				
COMMONWEALTH (MA002000182)			\$60,000.00				
T520-01 Survey Electrical Requirements at Commonwealth Family(Dwelling Unit-Interior (1480)- Electrical)	T520-01 AE Electrical @ Commonwealth Family		\$60,000.00				
HIGHLAND PARK (MA002000193)			\$500,000.00				
T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$500,000.00				
POND STREET (MA002000226)			\$1,226,200.00				
T506 Windows at Pond Street(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Pond Street		\$960,000.00				
	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical) COMMONWEALTH (MA002000182) T520-01 Survey Electrical Requirements at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical) HIGHLAND PARK (MA002000193) T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows) POND STREET (MA002000226)	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MEM COMMONWEALTH (MA002000182) T520-01 Survey Electrical Requirements at Commonwealth Family(Dwelling Unit-Interior (1480)- Electrical) T520-01 AE Electrical @ Commonwealth Family HIGHLAND PARK (MA002000193) T520-01 AE Electrical @ Commonwealth Family T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows) Envelope @ Highland Park	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical) Electrical @ MEM COMMONWEALTH (MA002000182)				

Part II: Suj	pporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0444	T601 Bathroom/ AP. Ventilation at Pond Street(Dwelling Unit-Interior (1480)-Other)	T601 Apartments (Ventilation) @ Pond Street		\$266,200.00	
	ASHMONT STREET (MA002000228)			\$150,000.00	
ID0445	T610 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$150,000.00	
	HOLGATE APARTMENTS (MA002000229)			\$1,720,000.00	
ID0446	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$1,200,000.00	
ID0447	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$520,000.00	
	FOLEY APARTMENTS (MA002000230)			\$640,000.00	

ent for Year 4 2027 Development Number/Name T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	General Description of Major Work Categories	Quantity	
	General Description of Major Work Categories	Ouantity	
T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)			Estimated Cost
	Building Envelope @ Foley		\$150,000.00
T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$250,000.00
T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$240,000.00
GROVELAND (MA002000232)			\$45,000.00
T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$45,000.00
DAVISON APARTMENTS (MA002000234)			\$400,000.00
T508 Roof Replacement at Davison(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Davison		\$400,000.00
	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs) GROVELAND (MA002000232) T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding) DAVISON APARTMENTS (MA002000234)	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs) Roofs @ Foley GROVELAND (MA002000232) T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding) T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding) T620 Envelope @ Groveland DAVISON APARTMENTS (MA002000234) Image: Content of the second secon	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs) Roofs @ Foley GROVELAND (MA002000232) Image: Comparison of the compariso

Part II: Sup	oporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MLK TOWERS (MA002000240)			\$200,000.00
ID0454	T604 Ventilation of Trash Chute at MLK(Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$200,000.00
	FREDERICK DOUGLASS (MA002000244)			\$675,000.00
ID0455	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$475,000.00
ID0489	T300 Elevator Controllers at Frederick Douglass(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit- Interior (1480)-Mechanical)	Elevators @ Frederick Douglass		\$200,000.00
	GENERAL WARREN (MA002000247)			\$1,200,000.00
ID0456	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

Part II: Suj	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	ement for Year 4 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0457	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ General Warren		\$600,000.00		
	CODMAN APARTMENTS (MA002000251)			\$200,000.00		
ID0458	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$100,000.00		
ID0459	T616 Maaonry at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$100,000.00		
	HASSAN APARTMENTS (MA002000262)			\$600,000.00		
ID0460	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$600,000.00		
	SPRING STREET (MA002000270)			\$2,392,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 4 2027					
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$300,000.00		
T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T623 HVAC @ Spring Street		\$1,150,000.00		
T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T624 Electrical @ Spring Street		\$42,000.00		
T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$900,000.00		
ROSLYN APARTMENTS (MA002000272)			\$1,045,000.00		
T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$680,000.00		
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		
	ment for Year 4 2027 Development Number/Name T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding) T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T300 Window Replacement at Spring Street(Dwelling Unit-Exterior (1480)-Electrical) ROSLYN APARTMENTS (MA002000272) T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) T625 Patio Fencing/Dumpster Encl at Roslyn(Dwelling Unit-Site Work (1480)-Dumpsters and	ment for Year 4 2027 Development Number/Name General Description of Major Work Categories T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding) Envelope @ Spring Street T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T623 HVAC @ Spring Street T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T624 Electrical @ Spring Street T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows) Envelope @ Spring Street ROSLYN APARTMENTS (MA002000272) T308 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) T625 Patio Fencing/Dumpster Encl at Roslyn(Dwelling Unit-Exterior (1480)-Dumpsters and Site Grounds @ Roslyn	ment for Year 4 2027 Development Number/Name General Description of Major Work Categories Quantity T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding) Envelope @ Spring Street Image: Spring Street T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T623 HVAC @ Spring Street Image: Spring Street T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical) T624 Electrical @ Spring Street Image: Spring Street T300 Window Replacement at Spring Street(Dwelling Unit-Interior (1480)-Electrical) Envelope @ Spring Street Image: Spring Street ROSLYN APARTMENTS (MA002000272) Image: Spring Street Image: Spring Street Image: Spring Street T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) Roofing @ Roslyn Image: Spring Street Image: Spring Street T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) Roofing @ Roslyn Image: Spring Street Image: Spring Street T525 Paino Fencing/Dumpster Encl at Roslyn(Dwelling Unit-Exterior (1480)-Dumpsters and Site Grounds @ Roslyn Image: Spring Street		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 4 2027						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	PEABODY SQUARE (MA002000283)			\$900,000.00		
ID0467	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$900,000.00		
	MALONE APARTMENTS (MA002000290)			\$400,000.00		
ID0468	T607 Emergency Pull Cords at Malone(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	T607 Apartments (Electrical) @ Malone		\$200,000.00		
ID0490	T608 Load Centers at Malone(Dwelling Unit-Interior (1480)-Electrical)	T607 Apartments (Electrical) @ Malone		\$200,000.00		
	HAMPTON HOUSE (MA002000298)			\$475,000.00		
ID0469	T300 Windows (Atrium) @ Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$475,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work State	Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	WASHINGTON MANOR (MA002000299)			\$475,000.00	
ID0470	T300 Windows (Atrium) @ Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$475,000.00	
	Subtotal of Estimated Cost			\$36,413,003.00	

Part II: Suj	pporting Pages - Physical Needs Work Statements (s)			
Work State	ement for Year 5 2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MALONE APARTMENTS (MA002000290)			\$800,000.00
ID0491	T608 Load Centers at Malone(Dwelling Unit-Interior (1480)-Electrical)	T607 Apartments (Electrical) @ Malone		\$800,000.00
	CHARLESTOWN (MA002000101)			\$2,000,000.00
ID0493	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$2,000,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$6,000,000.00
ID0494	Elevator Controllers at Ruth Barkley(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Ruth Barkley		\$6,000,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$450,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			

Part II: Su	pporting Pages - Physical Needs Work Statements (s)			
Work State	ement for Year 5 2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0495	T518 Replace Plumbing Vertical Stacks at AHT(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ AHT		\$450,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$800,000.00
ID0496	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$800,000.00
	FRANKLIN FIELD (MA002000189)			\$1,200,000.00
ID0497	T189 Foundation Phase 3 at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Foundation @ Franklin Field		\$1,200,000.00
	AUTHORITY-WIDE (NAWASD)			\$15,729,935.00
ID0498	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,497,824.00
ID0498	XCF Family Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,497

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work State	ment for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0509	XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	Contingency		\$929,080.10	
ID0511	Management Budget- admin(Administration (1410)-Salaries,Administration (1410)-Other)	CCD admin 10% of Grant		\$3,641,300.30	
ID0512	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00	
ID0513	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$25,000.00	
ID0514	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00	
ID0515	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	
ID0516	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00	

Part II: Sup	oporting Pages - Physical Needs Work Statements (s)			
Work State	ment for Year 5 2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0517	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)	Design and construction for reasonable accomodations		\$240,000.00
ID0518	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
ID0519	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,282,600.60
ID0520	Management Improvements at Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements @ Authority Wide		\$364,130.00
ID0521	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$180,000.00
	FREDERICK DOUGLASS (MA002000244)			\$571,068.00
ID0499	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$571,068.00

Part II: Suj	pporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	CODMAN APARTMENTS (MA002000251)			\$3,000,000.00	
ID0500	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$1,000,000.00	
ID0501	T616 Maaonry at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$2,000,000.00	
	HASSAN APARTMENTS (MA002000262)			\$500,000.00	
ID0502	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00	
	SPRING STREET (MA002000270)			\$712,000.00	
ID0503	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$712,000.00	

pporting Pages - Physical Needs Work Statements (s)			
ement for Year 5 2028			
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ROSLYN APARTMENTS (MA002000272)			\$250,000.00
T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs)	Roofing @ Roslyn		\$250,000.00
HAMPTON HOUSE (MA002000298)			\$2,200,000.00
T300 Elevator Door Controllers at Hampton House(Dwelling Unit-Interior (1480)-Mechanical,Non- Dwelling Exterior (1480)-Roofs)	Elevators @ Hampton House		\$1,800,000.00
T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$400,000.00
WASHINGTON MANOR (MA002000299)			\$2,200,000.00
T300 Elevator Door Controllers at Washington Manor(Dwelling Unit-Interior (1480)- Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Washington Manor		\$1,800,000.00
	ment for Year 5 2028 Development Number/Name ROSLYN APARTMENTS (MA002000272) 1 T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) 1 HAMPTON HOUSE (MA002000298) 1 T300 Elevator Door Controllers at Hampton House(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs) 1 T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Mechanical,Non-Dwelling Unit-Exterior (1480)-Windows) T300 Elevator Door Controllers at Washington Manor(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Unit-Interior (1480)-Windows)	ment for Year 5 2028 Development Number/Name General Description of Major Work Categories ROSLYN APARTMENTS (MA002000272)	ment for Year 5 2028 Development Number/Name General Description of Major Work Categories Quantity ROSLYN APARTMENTS (MA002000272) Image: Comparison of Major Work Categories Quantity T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) Roofing @ Roslyn Image: Comparison of Major Work Categories Quantity T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) Roofing @ Roslyn Image: Comparison of Major Work Categories Image: Comparison of Major Work Categories Image: Comparison of Major Work Categories Quantity T508 Roof Replacement at Roslyn(Dwelling Unit-Exterior (1480)-Roofs) Roofing @ Roslyn Image: Comparison of Major Work Categories Image: Comparison of Major Work Categories

Part II: Sup	porting Pages - Physical Needs Work Statements (s)			
Work State	ment for Year 5 2028		_	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0508	T300 Window Replacement at Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$400,000.00
	Subtotal of Estimated Cost			\$36,413,003.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$774,581.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$415,210.10
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
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)	\$120,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Budget- Operations(Operations (1406))	\$7,282,600.60
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,251,755.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,641,300.30
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
Management Improvements at Authority Wide(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard- non-physical), Management Improvement (1408)-System Improvements)	\$362,056.00
Subtotal of Estimated Cost	\$19,822,503.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,190,428.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$920,710.10
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
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
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$815,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
Management Budget- Operations(Operations (1406))	\$7,282,600.60
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,251,408.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,641,300.30
Management Improvements at Authority Wide(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard- non-physical), Management Improvement (1408)-System Improvements)	\$362,056.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 2	2025	
Development Number/Name General Description of Major Work Categ	ories	Estimated Cost
Subtotal of Estimated Cost		\$20,937,503.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,261,028.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$920,210.10
AE Consulting Services(Contract Administration (1480)-Other)	\$20,000.00
EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	\$100,000.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year32026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$120,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$950,000.00
XSR Relocation(Contract Administration (1480)-Relocation)	\$40,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,248,808.00
Management Budget- Operations(Operations (1406))	\$7,282,600.60
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,641,300.30
Management Improvements at Authority Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-System Improvements, Management Improvement (1408)-Other)	\$362,056.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 3 2	2026	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$21,140,003.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements at Authority Wide(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard- non-physical), Management Improvement (1408)-System Improvements)	\$362,056.00
Management Budget- Operations(Operations (1406))	\$7,282,600.60
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,641,300.30
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 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 Resonable 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)	\$1,500,000.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$1,129,761.10

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 4 2027		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Subtotal of Estimated Cost	\$21,919,803.00	

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2028	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
XCF Family Program Contingency(Contract Administration (1480)-Contingency)	\$1,497,824.00
XCE Eldery Program Contingency(Contract Administration (1480)-Contingency)	\$929,080.10
Management Budget- admin(Administration (1410)-Salaries,Administration (1410)-Other)	\$3,641,300.30
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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5 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))	\$7,282,600.60	
Management Improvements at Authority Wide(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard- non-physical), Management Improvement (1408)-System Improvements)	\$364,130.00	
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5 2028		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Subtotal of Estimated Cost	\$15,729,935.00	