

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 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	FOLEY APARTMENTS (MA002000230)	\$640,000.00		\$4,400,000.00	\$1,500,000.00	\$640,000.00
	MLK TOWERS (MA002000240)	\$2,660,000.00				\$700,000.00
	MARY ELLEN MCCORMACK (MA002000123)	\$355,000.00	\$1,075,000.00	\$1,550,000.00	\$1,000,000.00	
	SPRING STREET (MA002000270)	\$1,050,000.00	\$2,000,000.00			\$1,000,000.00
	CHARLESTOWN (MA002000101)	\$50,000.00	\$1,000,000.00	\$2,000,000.00	\$650,000.00	\$1,000,000.00
	AUTHORITY-WIDE	\$22,965,285.00	\$17,682,804.00	\$17,688,285.00	\$17,510,285.0	\$17,420,285.00
	ROSLYN APARTMENTS (MA002000272)	\$765,000.00	\$650,000.00	\$380,000.00		
	FREDERICK DOUGLASS (MA002000244)	\$500,000.00	\$300,000.00	\$200,000.00	\$700,000.00	\$2,350,000.00
	MALONE APARTMENTS (MA002000290)	\$200,000.00	\$250,000.00	\$310,000.00	\$100,000.00	\$200,000.00
	ASHMONT STREET (MA002000228)	\$25,000.00	\$500,000.00	\$1,825,000.00	\$750,000.00	

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

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A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)	\$50,000.00			\$850,000.00	
	ALICE HEYWOOD TAYLOR (MA002000114)	\$50,000.00	\$1,550,000.00	\$800,000.00	\$4,500,000.00	\$500,000.00
	COMMONWEALTH (MA002000182)	\$50,000.00	\$560,000.00	\$500,000.00	\$2,000,000.00	
	POND STREET (MA002000226)	\$25,000.00				
	ANNAPOLIS STREET (MA002000227)	\$525,000.00	\$1,000,000.00	\$1,000,000.00		
	DAVISON APARTMENTS (MA002000234)	\$10,000.00	\$50,000.00			
	GENERAL WARREN (MA002000247)	\$50,000.00		\$600,000.00	\$2,000,000.00	\$2,600,000.00
	GROVELAND (MA002000232)	\$45,000.00		\$122,000.00	\$200,000.00	
	FRANKLIN FIELD (MA002000189)	\$4,000,000.00	\$1,172,481.00	\$2,000,000.00	\$200,000.00	
	WASHINGTON STREET (MA002000235)	\$1,500,000.00			\$350,000.00	\$1,000,000.00

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	HOLGATE APARTMENTS (MA002000229)	\$1,000,000.00		\$1,000,000.00	\$1,150,000.00	\$1,500,000.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)		\$350,000.00	\$150,000.00		
	PASCIUCCO APARTMENTS (MA002000254)		\$1,200,000.00			
	TORRE UNIDAD (MA002000249)		\$225,000.00			
	HASSAN APARTMENTS (MA002000262)		\$850,000.00	\$500,000.00	\$500,000.00	\$100,000.00
	HIGHLAND PARK (MA002000193)		\$300,000.00	\$740,000.00		
	CODMAN APARTMENTS (MA002000251)		\$1,700,000.00	\$700,000.00		\$700,000.00
	HAMPTON HOUSE (MA002000298)		\$1,800,000.00		\$500,000.00	\$1,850,000.00
	WASHINGTON MANOR (MA002000299)		\$1,800,000.00		\$450,000.00	\$1,875,000.00
	AUSONIA HOMES (MA002000261)		\$500,000.00			

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	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$50,000.00	\$600,000.00	
	PEABODY SQUARE (MA002000283)				\$380,000.00	\$1,620,000.00
	BELLFLOWER STREET (MA002000277)				\$300,000.00	\$200,000.00
	WEST NINTH STREET (MA002000236)				\$225,000.00	\$1,000,000.00
	MEADE APARTMENTS (MA002000238)				\$100,000.00	
	ROCKLAND TOWERS (MA002000250)					\$260,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FOLEY APARTMENTS (MA002000230)			\$640,000.00
ID0001851	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$240,000.00
ID0001897	T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$150,000.00
ID0001898	T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$250,000.00
	MLK TOWERS (MA002000240)			\$2,660,000.00
ID0001852	T300 Elevator Door Controllers at MLK(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ MLK		\$800,000.00
ID0001855	T205 Boiler replacement at MLK(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ MLK		\$1,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001873	T604 Ventilation of Trash Chute at MLK(Dwelling Unit-Interior (1480)-Other)	HVAC @ MLK		\$200,000.00
ID0001900	T510 Sprinklers head replacement at MLK(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Roofs)	Fire Protection @ MLK		\$60,000.00
ID0001901	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
	MARY ELLEN MCCORMACK (MA002000123)			\$355,000.00
ID0001853	1909-02 Stairpan Replacement at MEM(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairhalls @ MEM		\$100,000.00
ID0001868	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$70,000.00
ID0001869	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Building Envelope @ MEM		\$85,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001884	Intercoms at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$100,000.00
	SPRING STREET (MA002000270)			\$1,050,000.00
ID0001854	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	T300 Envelope @ Spring Street		\$700,000.00
ID0001875	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$300,000.00
ID0001876	T624 Replace Intercom at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T624 Electrical @ Spring Street		\$50,000.00
	CHARLESTOWN (MA002000101)			\$50,000.00
ID0001856	Intercoms at Charlestown(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Charlestown		\$50,000.00

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	AUTHORITY-WIDE (NAWASD)			\$22,965,285.00
ID0001857	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		\$365,153.00
ID0001858	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,303,057.00
ID0001859	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,651,528.50
ID0001860	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$800,000.00
ID0001861	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0001862	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001863	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$120,000.00
ID0001864	504 Reasonable 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		\$20,000.00
ID0001865	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
ID0001866	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001867	Capital Bond Costs(Bond Debt Obligation (9001))	Work at Charlestown, MEM, Old Colony et al		\$6,389,085.00
ID0001870	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$963,980.50
ID0001940	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$252,481.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002112	Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site @ Authority Wide		\$1,200,000.00
ID0002124	Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	Force Account		\$500,000.00
	ROSLYN APARTMENTS (MA002000272)			\$765,000.00
ID0001878	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
ID0001886	T211 Elevator Modernization at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$400,000.00
	FREDERICK DOUGLASS (MA002000244)			\$500,000.00
ID0001882	T300 Elevator Controllers at Frederick Douglass(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Frederick Douglass		\$500,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MALONE APARTMENTS (MA002000290)			\$200,000.00
ID0001883	T608 Load Centers at Malone(Dwelling Unit-Interior (1480)-Electrical)	T607 Apartments (Electrical) @ Malone		\$150,000.00
ID0001887	Intercoms at Malone(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Malone		\$50,000.00
	ASHMONT STREET (MA002000228)			\$25,000.00
ID0001885	Replace Intercoms at Ashmont(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ashmont		\$25,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$50,000.00
ID0001890	T403 Intercom Replacement at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Ruth Barkley		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ALICE HEYWOOD TAYLOR (MA002000114)			\$50,000.00
ID0001891	Intercoms at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$50,000.00
	COMMONWEALTH (MA002000182)			\$50,000.00
ID0001893	T212 Intercoms at Commonwealth Family(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Commonwealth Family		\$50,000.00
	POND STREET (MA002000226)			\$25,000.00
ID0001894	T403 Intercom Replacement at Pond Street(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Electrical @ Pond Street		\$25,000.00
	ANNAPOLIS STREET (MA002000227)			\$525,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001895	Replace Intercoms at Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$25,000.00
ID0002079	Electrical @ Annapolis(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Annapolis		\$250,000.00
ID0002080	HVAC @ Annapolis(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Annapolis		\$250,000.00
	DAVISON APARTMENTS (MA002000234)			\$10,000.00
ID0001899	Access aond Comm at Davison(Dwelling Unit-Exterior (1480)-Other)	Access and Communication @ Davison		\$10,000.00
	GENERAL WARREN (MA002000247)			\$50,000.00
ID0001903	Intercoms at Gen Warren(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Gen Warren		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GROVELAND (MA002000232)			\$45,000.00
ID0001989	T621 Intercom Replacement at Groveland(Dwelling Unit-Interior (1480)-Electrical)	T621 Electrical @ Groveland		\$45,000.00
	FRANKLIN FIELD (MA002000189)			\$4,000,000.00
ID0002056	2236-02 HVAC @ Franklin Field(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Franklin Field		\$4,000,000.00
	WASHINGTON STREET (MA002000235)			\$1,500,000.00
ID0002076	Heat Pumps at Washington Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Washington Street		\$500,000.00
ID0002078	Electrical @ Washington Street(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Washington Street		\$1,000,000.00

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	HOLGATE APARTMENTS (MA002000229)			\$1,000,000.00
ID0002081	Electrical @ Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$500,000.00
ID0002082	HVAC @ Holgate(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Holgate		\$500,000.00
	Subtotal of Estimated Cost			\$36,515,285.00

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Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MALONE APARTMENTS (MA002000290)			\$250,000.00
ID0001889	Windows at Malone(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Malone		\$250,000.00
	COMMONWEALTH ELDERLY-FIDELIS WAY (MA002000295)			\$350,000.00
ID0001905	Envelope @ Commonwealth Elderly(Dwelling Unit-Exterior (1480)-Other)	Envelope @ Commonwealth Elderly		\$250,000.00
ID0002099	HVAC @ Commonwealth Elderly(Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Commonwealth Elderly		\$100,000.00
	ROSLYN APARTMENTS (MA002000272)			\$650,000.00
ID0001906	T211 Elevator Controllers at Roslyn(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Roslyn		\$100,000.00

Form HUD-50075.2(4/2008)

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001946	T406 DHW at MEM(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ MEM		\$100,000.00
ID0002055	T519 Masonry Restoration @ MEM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	T519 Building Envelope @ MEM		\$25,000.00
	COMMONWEALTH (MA002000182)			\$560,000.00
ID0001911	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$500,000.00
ID0001912	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)			\$300,000.00
ID0001913	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$300,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ASHMONT STREET (MA002000228)			\$500,000.00
ID0001915	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$500,000.00
	SPRING STREET (MA002000270)			\$2,000,000.00
ID0001916	T623 Apartment Ventilation at Spring Street(Dwelling Unit-Interior (1480)-Electrical)	T623 HVAC @ Spring Street		\$1,100,000.00
ID0001917	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Spring Street		\$900,000.00
	CHARLESTOWN (MA002000101)			\$1,000,000.00
ID0001919	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$1,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK DOUGLASS (MA002000244)			\$300,000.00
ID0001921	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
ID0001922	T616 Windows at Codman(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Codman		\$600,000.00
ID0001923	T616 Maaonry at Codman(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Codman		\$1,100,000.00
	HAMPTON HOUSE (MA002000298)			\$1,800,000.00
ID0001926	T300 Elevator Door Controllers at Hampton House(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Hampton House		\$1,800,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WASHINGTON MANOR (MA002000299)			\$1,800,000.00
ID0001927	T300 Elevator Door Controllers at Washington Manor(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Washington Manor		\$1,800,000.00
	AUTHORITY-WIDE (NAWASD)			\$17,682,804.00
ID0001931	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,651,528.50
ID0001932	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0001933	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$1,000,000.00
ID0001934	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 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001935	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
ID0001936	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0001937	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		\$20,000.00
ID0001938	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
ID0001939	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,303,057.00
ID0001956	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		\$365,153.00
ID0001976	CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	Physical Needs Assessment Services		\$200,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002111	Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Site @ Authority Wide		\$1,200,000.00
ID0002120	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,373,065.50
ID0002125	Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	Force Account		\$1,000,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$1,550,000.00
ID0001941	Elevator Controllers at AHT(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ AHT		\$1,000,000.00
ID0001943	Intercoms at AHT(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ AHT		\$150,000.00
ID0002071	Stairwells at AHT(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairwells @ AHT		\$400,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ANNAPOLIS STREET (MA002000227)			\$1,000,000.00
ID0001950	T194-02 DHW @ Annapolis(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Annapolis		\$1,000,000.00
	DAVISON APARTMENTS (MA002000234)			\$50,000.00
ID0001952	Safety at Davison(Dwelling Unit-Interior (1480)-Other)	Safety @ Davison		\$50,000.00
	AUSONIA HOMES (MA002000261)			\$500,000.00
ID0001954	Electrical @ Ausonia(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ausonia		\$250,000.00
ID0001955	Roofs @ Ausonia(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Ausonia		\$250,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARK (MA002000193)			\$740,000.00
ID0001942	Fire Escape at Highland Park(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairwells @ Highland Park		\$50,000.00
ID0001971	T300 Window Replacement at Highland Park(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Highland Park		\$300,000.00
ID0001994	T615 Apartment Floor Finish Upgrade at Highland Park(Dwelling Unit-Interior (1480)-Flooring (non routine))	Apartment @ Highland Park		\$390,000.00
	HOLGATE APARTMENTS (MA002000229)			\$1,000,000.00
ID0001957	T399 Supply and Waste at Holgate(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site / Grounds @ Holgate		\$350,000.00
ID0001986	Elevators at Holgate(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Holgate		\$600,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001984	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$625,000.00
ID0001985	T409 Roof Replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	roofs @ Ashmont		\$300,000.00
	MARY ELLEN MCCORMACK (MA002000123)			\$1,550,000.00
ID0001962	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$800,000.00
ID0001997	Roofs at MEM(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ MEM		\$750,000.00
	FRANKLIN FIELD (MA002000189)			\$2,000,000.00
ID0001963	T519 Masonry at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Envelope @ Franklin Field		\$2,000,000.00

Work Statement for Year	3	2029
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CODMAN APARTMENTS (MA002000251)			\$700,000.00
ID0001990	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
ID0001991	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00
	COMMONWEALTH (MA002000182)			\$500,000.00
ID0001998	T211 Elevator Controllers at Commonwealth Family(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Commonwealth Family		\$500,000.00
	ANNAPOLIS STREET (MA002000227)			\$1,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001999	T194-02 DHW @ Annapolis(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Annapolis		\$1,000,000.00
	FREDERICK DOUGLASS (MA002000244)			\$200,000.00
ID0002000	T300 Elevator Controllers at Frederick Douglass(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Exterior (1480)-Roofs)	Elevators @ Frederick Douglass		\$200,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$50,000.00
ID0002068	Intercoms at MCH(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MCH		\$50,000.00
	Subtotal of Estimated Cost			\$36,515,285.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PEABODY SQUARE (MA002000283)			\$380,000.00
ID0001918	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$380,000.00
	MILDRED C. HAILEY APARTMENTS (MA002107119)			\$600,000.00
ID0001996	Envelope @ MCH(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Envelope at MCH		\$100,000.00
ID0002069	Elevator Modenization at MCH(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ MCH		\$500,000.00
	AUTHORITY-WIDE (NAWASD)			\$17,510,285.00
ID0002003	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$1,000,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002004	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0002005	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		\$20,000.00
ID0002006	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,651,528.50
ID0002012	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
ID0002013	LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	Contracting services for remediation of lead base paint, Authority Wide		\$170,000.00
ID0002014	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
ID0002015	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002049	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,303,057.00
ID0002051	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		\$365,153.00
ID0002114	Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Site Utilities)	Site @ Authority Wide		\$1,200,000.00
ID0002122	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$1,400,546.50
ID0002126	Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	Force Account		\$1,000,000.00
	WASHINGTON STREET (MA002000235)			\$350,000.00
ID0002007	Heat Pumps at Washington Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Washington Street		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002020	T300 Roofs/Patios at Washington Street(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Washington Street		\$250,000.00
	BELLFLOWER STREET (MA002000277)			\$300,000.00
ID0002009	T211 Elevator Modernization at Bellflower(Dwelling Unit-Interior (1480)-Mechanical)	T211 Elevators @ Bellflower		\$300,000.00
	GENERAL WARREN (MA002000247)			\$2,000,000.00
ID0002017	T206-02 Roofs at General Warren(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ General Warren		\$800,000.00
ID0002025	T418 Load Center at General Warren(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Electrical @ General Warren		\$600,000.00
ID0002087	Sewer Lines at Gen Warren(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Plumbing @ Gen Warren		\$600,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEST NINTH STREET (MA002000236)			\$225,000.00
ID0002021	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
ID0002022	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
ID0002024	T045 Switchgear at MEM(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ MEM		\$1,000,000.00
	RUTH LILLIAN BARKLEY APARTMENTS (MA002000106)			\$850,000.00
ID0002028	Security Cameras at Ruth Barkley(Dwelling Unit-Site Work (1480)-Other)	Site/Grounds @ Ruth Barkley		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002029	1638-03 DHW at Ruth Barkley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Ruth Barkley		\$100,000.00
ID0002030	1973-02 Replace Emergancy Generator at Ruth Barkley(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Ruth Barkley		\$100,000.00
ID0002036	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
ID0002066	Elevator Modenization at Ruth Barkley(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Ruth Barkley		\$500,000.00
	HOLGATE APARTMENTS (MA002000229)			\$1,150,000.00
ID0002031	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$600,000.00
ID0002045	T602 Replace Load Centers at Holgate(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Holgate		\$550,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GROVELAND (MA002000232)			\$200,000.00
ID0002032	T397 Apartment Unit Entry Doors at Groveland(Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment @ Groveland		\$100,000.00
ID0002047	T620 Siding Replacement at Groveland(Dwelling Unit-Exterior (1480)-Siding)	T620 Envelope @ Groveland		\$100,000.00
	FREDERICK DOUGLASS (MA002000244)			\$700,000.00
ID0002033	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$700,000.00
	CHARLESTOWN (MA002000101)			\$650,000.00
ID0002034	1630-02 Stairpan Replacement at Charlestown(Dwelling Unit-Interior (1480)-Other)	Stairhalls @ Charlestown		\$300,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002041	T519 Masonry at Franklin Field(Non-Dwelling Exterior (1480)-Foundation)	Envelope @ Franklin Field		\$150,000.00
ID0002070	Intercoms at Franklin Field(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Franklin Field		\$50,000.00
	ASHMONT STREET (MA002000228)			\$750,000.00
ID0002043	T619 Replace Windows at Ashmont(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Ashmont		\$150,000.00
ID0002044	T409 Roof Replacement at Ashmont(Dwelling Unit-Exterior (1480)-Roofs)	roofs @ Ashmont		\$600,000.00
	FOLEY APARTMENTS (MA002000230)			\$1,500,000.00
ID0002046	T301 Plumbing @ Foley(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Foley		\$500,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002073	Elevator Modernization at Foley(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Foley		\$1,000,000.00
	MEADE APARTMENTS (MA002000238)			\$100,000.00
ID0002048	Envelope @ JJ Mead(Dwelling Unit-Exterior (1480)-Other)	Envelope @ JJ Mead		\$50,000.00
ID0002084	Intercoms at Meade(Dwelling Unit-Interior (1480)-Electrical)	Electrical @ Meade		\$50,000.00
	HASSAN APARTMENTS (MA002000262)			\$500,000.00
ID0002089	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$500,000.00
	MALONE APARTMENTS (MA002000290)			\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002096	Siding at Malone(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Malone		\$100,000.00
	HAMPTON HOUSE (MA002000298)			\$500,000.00
ID0002118	T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$500,000.00
	WASHINGTON MANOR (MA002000299)			\$450,000.00
ID0002119	300 Windows (Atrium) @ Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$450,000.00
	Subtotal of Estimated Cost			\$36,515,285.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK DOUGLASS (MA002000244)			\$2,350,000.00
ID0001874	T300 Windows (Atrium) @ Frederick Douglass(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Frederick Douglass		\$600,000.00
ID0002064	Apartment Interior at Frederick Douglass(Dwelling Unit-Interior (1480)-Other)	Apartments @ Frederick Douglass		\$750,000.00
ID0002065	DHW @ Frederick Douglass(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Frederick Douglass		\$1,000,000.00
	HAMPTON HOUSE (MA002000298)			\$1,850,000.00
ID0001879	DHW @ Hampton House(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Hampton House		\$1,000,000.00
ID0001928	T300 Window Replacement at Hampton House(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Hampton House		\$850,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WASHINGTON MANOR (MA002000299)			\$1,875,000.00
ID0001880	T300 Windows (Atrium) @ Washington Manor(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Washington Manor		\$875,000.00
ID0001929	DHW at Washington Manor(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Washington Manor		\$1,000,000.00
	MLK TOWERS (MA002000240)			\$700,000.00
ID0001902	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		\$700,000.00
	PEABODY SQUARE (MA002000283)			\$1,620,000.00
ID0001992	T300 Window Replacement at Peabody(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Peabody		\$620,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002094	Elevator Controllers at Peabody(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Peabody		\$1,000,000.00
	GENERAL WARREN (MA002000247)			\$2,600,000.00
ID0002002	T500 Kitchen & Bathroom Replacement at General Warren(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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		\$2,600,000.00
	CODMAN APARTMENTS (MA002000251)			\$700,000.00
ID0002016	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
ID0002019	Horizonals Above Carport at Codman(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing @ Codman		\$500,000.00
	ROCKLAND TOWERS (MA002000250)			\$260,000.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002018	T206-02 Roofs at Rockland(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Rockland		\$260,000.00
	BELLFLOWER STREET (MA002000277)			\$200,000.00
ID0002023	Windows @ Bellflower(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ Bellflower		\$200,000.00
	CHARLESTOWN (MA002000101)			\$1,000,000.00
ID0002052	T300 Window Replacement at Charlestown(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Charlestown		\$1,000,000.00
	HOLGATE APARTMENTS (MA002000229)			\$1,500,000.00
ID0002058	T300 Window Replacement at Holgate(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Holgate		\$1,500,000.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FOLEY APARTMENTS (MA002000230)			\$640,000.00
ID0002059	T011-01 BE skin-Ph3 Masonry Repairs at Foley(Dwelling Unit-Exterior (1480)-Siding)	Building Envelope @ Foley		\$150,000.00
ID0002060	T300 Window Replacement at Foley(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Foley		\$250,000.00
ID0002061	T411 Roofing Repairs at Foley(Dwelling Unit-Exterior (1480)-Roofs)	Roofs @ Foley		\$240,000.00
	WASHINGTON STREET (MA002000235)			\$1,000,000.00
ID0002062	Heat Pumps at Washington Street(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ Washington Street		\$500,000.00
ID0002075	Elevator Controllers at Washington Street(Dwelling Unit-Interior (1480)-Mechanical)	Elevators @ Washington Street		\$500,000.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEST NINTH STREET (MA002000236)			\$1,000,000.00
ID0002063	Boiler Upgrades at W. Ninth Street(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC @ W. Ninth Street		\$1,000,000.00
	ALICE HEYWOOD TAYLOR (MA002000114)			\$500,000.00
ID0002067	Windows @ AHT(Dwelling Unit-Exterior (1480)-Windows)	Envelope @ AHT		\$500,000.00
	HASSAN APARTMENTS (MA002000262)			\$100,000.00
ID0002090	T300 Window Replacement at Hassan(Dwelling Unit-Exterior (1480)-Windows)	Building Envelope @ Hassan		\$100,000.00
	SPRING STREET (MA002000270)			\$1,000,000.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002092	T211 Siding @ Spring Street(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Spring Street		\$300,000.00
ID0002093	T300 Window Replacement at Sping Street(Dwelling Unit-Exterior (1480)-Windows)	T300 Envelope @ Spring Street		\$700,000.00
	MALONE APARTMENTS (MA002000290)			\$200,000.00
ID0002097	Siding at Malone(Dwelling Unit-Exterior (1480)-Siding)	Envelope @ Malone		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$17,420,285.00
ID0002100	Management Budget- Operations(Operations (1406))	Operating @ 20% of grant		\$7,303,057.00
ID0002101	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 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002103	AE Consulting Services(Contract Administration (1480)-Other)	As Needed Services		\$1,000,000.00
ID0002104	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		\$20,000.00
ID0002105	EnvC AW Environmental Consulting Services(Contract Administration (1480)-Other)	As needed services for management of haz mat issues across the portfolio		\$150,000.00
ID0002106	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
ID0002108	XSR Relocation(Contract Administration (1480)-Relocation)	labor, hotels, etc.		\$150,000.00
ID0002109	Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	CCD admin 10% of Grant		\$3,651,528.50
ID0002110	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		\$365,153.00

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Work Statement for Year	12027
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBP GC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$120,000.00
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)	\$20,000.00
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)	\$150,000.00
Capital Bond Costs(Bond Debt Obligation (9001))	\$6,389,085.00
Contingency(Contract Administration (1480)-Contingency)	\$963,980.50
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$252,481.00

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Work Statement for Year 1 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	\$1,200,000.00
Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	\$500,000.00
Subtotal of Estimated Cost	\$22,965,285.00

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Work Statement for Year 2 2028	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,651,528.50
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$1,000,000.00
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

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Work Statement for Year 2	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$20,000.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$1,000,000.00
Management Budget- Operations(Operations (1406))	\$7,303,057.00
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)	\$365,153.00
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$200,000.00
Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$1,200,000.00
Contingency(Contract Administration (1480)-Contingency)	\$1,373,065.50

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Work Statement for Year 3	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Budget- Operations(Operations (1406))	\$7,303,057.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,651,528.50
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$950,000.00
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 3	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
LBPGC AW LBP Contractor(Dwelling Unit-Development (1480)-Other)	\$170,000.00
504 Reasonable Accomodations(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,Dwelling Unit-Interior (1480)-Appliances)	\$20,000.00
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)	\$365,153.00
CPNA or Similar at Authority Wide(Contract Administration (1480)-Other)	\$180,000.00
Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	\$1,200,000.00
Contingency(Contract Administration (1480)-Contingency)	\$1,448,546.50

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Work Statement for Year 4	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
AE Consulting Services(Contract Administration (1480)-Other)	\$1,000,000.00
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)	\$20,000.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,651,528.50
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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$150,000.00
Management Budget- Operations(Operations (1406))	\$7,303,057.00
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)	\$365,153.00
Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Site Utilities)	\$1,200,000.00
Contingency(Contract Administration (1480)-Contingency)	\$1,400,546.50
Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	\$1,000,000.00

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Work Statement for Year 5	2031
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Budget- Operations(Operations (1406))	\$7,303,057.00
XSC Clerks Salaries (AW)(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
AE Consulting Services(Contract Administration (1480)-Other)	\$1,000,000.00
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)	\$20,000.00
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 5	2031
Development Number/Name General Description of Major Work Categories	Estimated Cost
XSR Relocation(Contract Administration (1480)-Relocation)	\$150,000.00
Management Budget- admin(Administration (1410)-Other,Administration (1410)-Salaries)	\$3,651,528.50
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)	\$365,153.00
Site Repairs/Green Infrastructure at Authority Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	\$1,200,000.00
Contingency(Contract Administration (1480)-Contingency)	\$1,480,546.50
Force Account for Unit Turnover(Dwelling Unit-Development (1480)-Other)	\$1,000,000.00
Subtotal of Estimated Cost	\$17,420,285.00