

2022-2025

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

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Woonsocket Housing Authority		Locality (City/County & State)				
PHA Number: RI003		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$372,586.00	\$372,586.00	\$372,586.00	\$372,686.00	\$447,686.00
	MORIN HEIGHTS (RI003000001)	\$749,410.00	\$1,549,197.00	\$1,590,345.00	\$1,368,692.00	\$1,694,326.00
	PARKVIEW MANOR (RI003000003)	\$351,540.00	\$172,500.00	\$60,000.00	\$126,000.00	\$10.00
	JOHN F KENNEDY MANOR (RI003000004)	\$154,332.00	\$472,500.00	\$432,937.00	\$198,000.00	\$10.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000005)	\$375,000.00	\$172,500.00		\$153,000.00	\$30.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)	\$1,570,000.00	\$172,500.00		\$153,000.00	\$30.00
	VETERANS MEMORIAL (RI003000002)	\$153,000.00	\$814,085.00	\$1,270,000.00	\$1,354,490.00	\$1,583,776.00

2-22-23

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$372,586.00
ID0009	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$372,586.00
	MORIN HEIGHTS (RI0030000001)			\$749,410.00
ID0035	Debt Service(Bond Debt Obligation (9001))	Bond Debt Payment		\$596,410.00
ID0205	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	282 Fire, smoke & carbon monoxide detector update, repair & replace		\$153,000.00
	PARKVIEW MANOR (RI0030000003)			\$351,540.00
ID0037	Site work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/Replace Site work including sidewalks, walkways, driveways and parking areas 11,379 SF of sidewalks and 33,054 SF of parking areas		\$111,540.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0038	A&E Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for site work		\$10,000.00
ID0124	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$30,000.00
ID0125	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement		\$200,000.00
	JOHN F KENNEDY MANOR (R1003000004)			\$154,332.00
ID0041	A&E Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for site work		\$10,000.00
ID0042	Site work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/Replace Site work including sidewalks, walkways, driveways and parking areas 11,890 SF sidewalks and 39,134 SF parking areas		\$111,543.00
ID0126	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$32,789.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	CREPEAU CT & ST GERMAIN MANOR (R1003000005)			\$375,000.00
ID0046	A&E Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for site work		\$20,000.00
ID0046	Site work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/ Replacement Site work including sidewalks, walkways, driveways and parking areas 5,564 SF sidewalks and 34,254 SF parking areas		\$75,000.00
ID0118	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$30,000.00
ID0119	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement		\$250,000.00
	CREPEAU CT & ST GERMAIN MANOR (R1003000006)			\$1,570,000.00
ID0049	A&E Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for site work		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0050	Site work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/Replace Site work including sidewalks, walkways, driveways and parking areas 5,564 SF sidewalks and 34,254 SF parking areas		\$95,000.00
ID0052	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	2 Elevator Reliab		\$1,175,000.00
ID0120	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$30,000.00
ID0121	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement		\$250,000.00
	VETERANS MEMORIAL (R1003000002)			\$153,000.00
ID0206	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	300 Fire, smoke & carbon monoxide detector update, repair & replace		\$153,000.00
	Subtotal of Estimated Cost			\$3,725,868.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$372,586.00
ID0034	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$372,586.00
	MORIN HEIGHTS (RI0030000001)			\$1,549,197.00
ID0036	Debt Service(Bond Debt Obligation (9001))	Bond Debt Payment		\$596,620.00
ID0053	A&E: Kitchen Repair & Replacement Services(Contract Administration (1480)-Other Fees and Costs)	A&E Kitchen repair & replacement services		\$50,000.00
ID0055	Kitchen Repairs & Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine)),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	50 Kitchen Repairs & Replacement of counters, cabinets, plumbing, sink, faucets, and flooring		\$538,077.00
ID0057	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	282 Replacement of stove and refrigerator appliances		\$282,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0059	A&E: Bathroom Repairs & Replacement Services(Contract Administration (1480)-Other Fees and Costs)	A&E Bathroom repairs & replacement services		\$10,000.00
ID0061	Bathroom Repairs & Replacements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 Bathroom repairs & replacements of tub, tub surround, sinks, vanity, faucets, toilet, lighting, ceiling, medicine cabinet and flooring		\$42,500.00
ID0150	A&E Services for Electrical Improvements for New Appliances(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Electrical Improvements for New Appliances		\$5,000.00
ID0151	Electrical Improvements to Accommodate New Electronic Ignition Stoves(Dwelling Unit-Interior (1480)-Electrical)	300 Electrical Improvements to Accommodate New Electronic Ignition Stoves		\$25,000.00
	VETERANS MEMORIAL (R003000002)			\$814,085.00
ID0054	A&E: Kitchen Repair & Replacement Services(Contract Administration (1480)-Other Fees and Costs)	A&E Kitchen repair & replacement services		\$50,000.00
ID0056	Kitchen Repairs & Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	50 Kitchen Repairs & Replacement of counters, cabinets, plumbing, sink, faucets, and flooring		\$544,074.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0058	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	137 Replacement of kitchen stove and refrigerator appliances		\$137,511.00
ID0060	A&E: Bathroom Repairs & Replacement Services(Contract Administration (1480)-Other Fees and Costs)	A&E Bathroom repairs & replacement services		\$10,000.00
ID0062	Bathroom Repairs & Replacements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	4 Bathroom repairs & replacements of tub, tub surround, sinks, vanity, faucets, toilet, lighting, ceiling, medicine cabinet and flooring		\$42,500.00
ID0122	A&E Services for Electrical Improvements for New Appliances(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Electrical Improvements for New Appliances		\$5,000.00
ID0123	Electrical Improvements to Accommodate New Electronic Ignition Stoves(Dwelling Unit-Interior (1480)-Electrical)	300 Electrical Improvements to Accommodate New Electronic Ignition Stoves		\$25,000.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000005)			\$172,500.00
ID0065	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Services for the Sanitary Sewer Lateral Line Service		\$2,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0069	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$50,000.00
ID0081	A&E: Hot/Cold Potable Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for hot/cold potable water distribution service		\$2,500.00
ID0085	Repair/Replace Hot/Cold Potable Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace hot/cold potable water distribution for 1 main lateral line		\$65,000.00
ID0089	A&E: Heat/Hydronic Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for heat/hydronic water distribution services		\$2,500.00
ID0093	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution with 7 lateral lines		\$50,000.00
	CREPEAU CT & ST GERMAIN MANOR (R1003000006)			\$172,500.00
ID0066	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Services for the Sanitary Sewer Lateral Line Service		\$2,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0070	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$50,000.00
ID0082	A&E: Hot/Cold Potable Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for hot/cold potable water distribution service		\$2,500.00
ID0086	Repair/Replace Hot/Cold Potable Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace hot/cold potable water distribution for 1 main lateral line		\$65,000.00
ID0090	A&E: Heat/Hydronic Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for heat/hydronic water distribution services		\$2,500.00
ID0094	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution system with 7 lateral lines		\$50,000.00
	PARKVIEW MANOR (R1003000003)			\$172,500.00
ID0071	A&E Domestic Hot Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for domestic hot water distribution services		\$2,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0075	Domestic Hot Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace domestic hot water distribution of 1 main lateral line and/or 1 recirculating lateral line		\$50,000.00
ID0079	A&E: Hot/Cold Potable Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for hot/cold potable water distribution service		\$2,500.00
ID0083	Repair/Replace Hot/Cold Potable Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace hot/cold potable water distribution of 1 main lateral line		\$65,000.00
ID0087	A&E: Heat/Hydronic Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for heat/hydronic water distribution services		\$2,500.00
ID0091	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution system of 2 main lateral lines		\$50,000.00
	JOHN F KENNEDY MANOR (R1003000004)			\$472,500.00
ID0072	A&E Domestic Hot Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for domestic hot water distribution services		\$2,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0076	Domestic Hot Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace domestic hot water distribution of 1 main lateral line and/or 1 recirculation line		\$50,000.00
ID0080	A&E: Hot/Cold Potable Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for hot/cold potable water distribution service		\$2,500.00
ID0084	Repair/Replace Hot/Cold Potable Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace hot/cold potable water distribution with 1 main lateral line		\$65,000.00
ID0088	A&E: Heat/Hydronic Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for heat/hydronic water distribution services		\$2,500.00
ID0092	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution with 7 main lateral lines		\$50,000.00
ID0127	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement		\$300,000.00
	Subtotal of Estimated Cost			\$3,725,868.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	PARKVIEW MANOR (R1003000003)			\$60,000.00
ID0063	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Services for the Sanitary Sewer Lateral Line Service		\$10,000.00
ID0067	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$50,000.00
	JOHN F KENNEDY MANOR (R1003000004)			\$432,937.00
ID0064	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Services for the Sanitary Sewer Lateral Line Service		\$10,000.00
ID0068	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 22 sanitary sewer lateral lines		\$50,000.00
ID0148	A&E Services for Reconditioning Porch Decks(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Reconditioning Porch Decks * Aluminum Glass Railings		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0149	Reconditioning Porch Decks and Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	198 Reconditioning Porch Decks and Aluminum Glass Railing System		\$347,937.00
	AUTHORITY-WIDE (NAWASD)			\$372,586.00
ID0128	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$372,586.00
	MORIN HEIGHTS (RI0030000001)			\$1,590,345.00
ID0133	Debt Service(Bond Debt Obligation (9001))	Bond Debt Payment		\$595,345.00
ID0134	A&E Services for Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Site Work		\$75,000.00
ID0135	Repair/Replace Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair/Replace site work including sidewalks, walkways, driveways and parking areas 9,426 SF of sidewalks and 68,337 SF of parking areas, concrete, retaining walls, etc.		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0136	A&E Services for Basketball/Recreational Area(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Basketball/Recreational Area		\$10,000.00
ID0137	Refurbish Basketball/Recreational Area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Refurbish Basketball/Recreational Area		\$50,000.00
ID0138	A&E Services for Roof Repairs(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Roof Repairs		\$60,000.00
ID0139	Repair/Replace Roofs(Dwelling Unit-Exterior (1480)-Roofs)	6 Repairs/Replace Roofs		\$600,000.00
	VETERANS MEMORIAL (R1003000002)			\$1,270,000.00
ID0140	A&E Services for Site Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Site Work		\$75,000.00
ID0141	Repair/Replace Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Repair/Replace Site Work including sidewalks, walkways, driveways and parking areas 164,623 SF of sidewalks and 88,320 SF parking areas, concrete aprons, stairs, etc		\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0142	A&E Services for Boiler Room Renovations(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Boiler Room Renovations		\$50,000.00
ID0143	Boiler Room Renovations(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Boiler Room Renovations on exhaust vent/stack elimination, roof & ceiling repairs		\$175,000.00
ID0144	A&E Services for Roof Project(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Roof Project		\$60,000.00
ID0145	Roof Repair/Replacements(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	4 Roof Repair/Replacements, soffits and fascia boards		\$600,000.00
ID0146	A&E Services for Basketball/Recreational Area(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Basketball/Recreational Area		\$10,000.00
ID0147	Installation of Basketball/Recreational Area(Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Installation of Basketball/Recreational Area		\$50,000.00
	Subtotal of Estimated Cost			\$3,725,868.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MORIN HEIGHTS (RJ0030000001)			\$1,368,692.00
ID0020	Debt Service(Bond Debt Obligation (9001))	Bond Debt Payment		\$595,345.00
ID0096	A&E Services for Concrete Stairs and Handrailings(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Concrete Stairs and Handrailings		\$20,000.00
ID0097	Repair/Replace Concrete Stairs and Handrails(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	100 units Repair/Replace Concrete Stairs and Handrails		\$102,125.00
ID0102	A&E Services for Masonry Repairs(Contract Administration (1480)-Other Fees and Costs)	A&E Services for masonry repairs		\$15,000.00
ID0103	Masonry Repairs and Repair/Replace Metal Hand Railings(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other)	25 units Repair masonry work and associated metal hand railings		\$50,000.00
ID0106	A&E Services for Hot & Cold Water & Heat Distribution(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Hot & Cold Water & Heat Distribution		\$15,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0107	Hot & Cold Water & Heat Distributions Systes(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	282 units Hot & Cold Water and Heat Distributions Systems and associated piping and valves		\$100,000.00
ID0156	A&E Services-Siding Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Siding Repair/Replacement		\$10,000.00
ID0157	Siding Repair/Replacement(Dwelling Unit-Exterior (1480)-Siding)	1 Bldg Siding Repair/Replacement		\$25,000.00
ID0158	Bathroom Repairs/Replacements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 Bathroom repairs/replacement of tub, tub surround, sinks, vanity, faucet, toilet, lighting, ceiling, medicine cabinet and flooring		\$100,000.00
ID0159	A&E Services-Bathroom Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Bathroom Repair/Replacement		\$10,000.00
ID0160	A&E Services for Kitchen Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Kitchen Repair/Replacement		\$10,000.00
ID0161	Kitchen Repairs & Replacement(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	25 Kitchen Repairs & Replacement of counters, cabinets, cabinet doors, hardware, plumbing, sink faucets and flooring		\$248,722.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0162	A&E Service-Heat & Hot Water Systems Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Service-Heat & Hot Water Systems Replacement		\$10,000.00
ID0163	Heat & Domestic Hot Water Systems Replacement(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical)	1 Heat & Domestic Hot Water Systems Replacement		\$20,000.00
ID0164	A&E Services-ADA Unit Showers(Contract Administration (1480)-Other Fees and Costs)	A&E Services-ADA Unit Showers		\$5,000.00
ID0165	10 ADA Unit Shower Replacements(Dwelling Unit-Interior (1480)-Tubs and Showers)	10 ADA Unit Shower Replacements		\$20,000.00
ID0166	A&E Services-Dumpster Enclosures(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Dumpster Enclosures		\$2,500.00
ID0167	Dumpster Enclosure Replacements(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	8 Dumpster Enclosure Replacements		\$10,000.00
	VETERANS MEMORIAL (R1003000002)			\$1,354,490.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0099	New Door Hardware(Dwelling Unit-Exterior (1480)-Other)	600 doors Add New Door Hardware		\$90,000.00
ID0108	A&E Services for Administration Bldg Roof Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Administration Bldg Roof Replacement		\$20,000.00
ID0109	Roof Replacement for Administration Bldg(Non-Dwelling Exterior (1480)-Roofs)	1 Roof Replacement for Administration Bldg		\$100,000.00
ID0110	A&E Services for Windows in the Administration Bldg(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Windows in the Administration Bldg		\$5,000.00
ID0111	Replacement of 30 Windows in Administration Bldg(Non-Dwelling Exterior (1480)-Windows)	Replacement of 30 Windows in Administration Bldg		\$9,000.00
ID0112	A&E Services for Hot & Cold Water and Heat Distribution Systems(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Hot & Cold Water and Heat Distribution Systems		\$15,000.00
ID0113	Hot & Cold Water and Heat Distribution Systems(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	300 units Hot & Cold Water and Heat Distribution Systems and associated piping and valves		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0168	A&E Service-Roof Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Service-Roof Repair/Replacement		\$50,000.00
ID0169	Roof Repair/Replacement(Dwelling Unit-Exterior (1480)-Roofs)	7 Roof Repair/Replacement		\$500,000.00
ID0170	A&E Services - BathroomRepair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services -BathroomRepair/Replacement		\$10,000.00
ID0171	Bathroom Repairs/Replacements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 Bathroom repairs/replacement of tub, tub surround, sinks, vanity, faucet, toilet, lighting, ceiling, medicine cabinet and flooring		\$89,303.00
ID0172	A&E Services for Kitchen Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Kitchen Repair/Replacement		\$10,000.00
ID0173	Kitchen Repairs & Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	25 Kitchen Repairs & Replacement of counters, cabinets, cabinet doors, hardware, plumbing, sink faucets and flooring		\$278,687.00
ID0174	A&E Services-Door Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Door Replacement		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0175	Doors Front & Back Entry(Dwelling Unit-Exterior (1480)-Exterior Doors)	536 Doors Front & Back Entry		\$50,000.00
ID0176	A&E Services-Dumpster Enclosures(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Dumpster Enclosures		\$2,500.00
ID0177	Dumpster Enclosure Replacements(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	8 Dumpster Enclosure Replacements		\$10,000.00
	PARKVIEW MANOR (RI003000003)			\$126,000.00
ID0114	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	126 units of Stoves and Refrigerator Appliances		\$126,000.00
	JOHN F KENNEDY MANOR (RI003000004)			\$198,000.00
ID0115	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	198 units of Stoves and Refrigerator Appliances		\$198,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	CREPEAU CT & ST GERMAIN MANOR (R10030000005)			\$153,000.00
ID0116	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	153 units of Stoves and Refrigerator Appliances		\$153,000.00
	CREPEAU CT & ST GERMAIN MANOR (R10030000006)			\$153,000.00
ID0117	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	152 units of Stoves and Refrigerator Appliances		\$153,000.00
	AUTHORITY-WIDE (NAWASD)			\$372,686.00
ID0152	Administration(Administration (1410)-Other, Administration (1410)-Salaries)	COCC Administration		\$372,686.00
	Subtotal of Estimated Cost			\$3,725,868.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	VETERANS MEMORIAL (R1003000002)			
ID0017	A&E Exterior Siding & Trim(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Exterior Siding & Trim		
ID0098	Painting, Trim, Lead Abatement, Encapsulation(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	56 bldgs. Painting, trim lead abatement, encapsulation for trim & siding, paint handrails or replace, paint &/or replacement of gutters and downspout replacement and pressure wash		\$1,433,776.00
	GREPEAU CT & ST GERMAIN MANOR (R1003000005)			
ID0029	A&E Fire, Smoke & Carbon Monoxide Detectors(Contract Administration (1480)-Other Fees and Costs)	A&E Services for fire, smoke & carbon monoxide detectors		\$10.00
ID0030	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	153 Fire, smoke & carbon monoxide detector update, repair & replace		\$10.00
ID0203	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Repairs to two elevators		\$10.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	CREPEAU CT & ST GERMAIN MANOR (R1003000006)			\$30.00
ID0031	A&E Fire, Smoke & Carbon Monoxide Detectors(Contract Administration (1480)-Other Fees and Costs)	A&E Services for fire, smoke & carbon monoxide detectors		\$10.00
ID0032	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	153 Fire, smoke & carbon monoxide detector update, repair & replace		\$10.00
ID0204	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Repairs to two elevators		\$10.00
	AUTHORITY-WIDE (NAWASD)			\$447,686.00
ID0129	A&E Services for Masonry Work(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Masonry Work		\$10,000.00
ID0130	Masonry Work for COCC Bldg(Non-Dwelling Exterior (1480)-Tuck Pointing)	Pointing of bricks and masonry work outside of Administration Building		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0131	A&E Services for Window Caulking(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Window Caulking		\$10,000.00
ID0132	Repair/Replace Window Caulking in COCC Bldg(Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Windows)	56 Windows Repair/Replace Window Caulking for COCC Bldg		\$25,000.00
ID0199	Administration(Administration (1410)-Other, Administration (1410)-Salaries)	COCC Administration		\$372,686.00
	MORIN HEIGHTS (RI0030000001)			\$1,694,326.00
ID0154	A&E Services -- Roof Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services -- Roof Repair/Replacement		\$73,197.00
ID0155	7 Roofs Repair/Replacement(Dwelling Unit-Exterior (1480)-Roofs)	7 Roofs Repair/Replacement		\$658,604.00
ID0198	A&E Services for Roofs(Dwelling Unit-Exterior (1480)-Roofs)	A&E Services for 7 Roofs		\$70,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0200	Debt Service(Bond Debt Obligation (9001))	Bond Debt Payment		\$892,525.00
	PARKVIEW MANOR (R10030000003)			\$10.00
ID0201	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Repairs to two elevators		\$10.00
	JOHN F KENNEDY MANOR (R10030000004)			\$10.00
ID0202	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Repairs to two elevators		\$10.00
	Subtotal of Estimated Cost			\$3,725,868.00

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (Administration (1410)-Other, Administration (1410)-Salaries)		\$372,586.00
Subtotal of Estimated Cost		\$372,586.00

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2022
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (Administration (1410)-Other, Administration (1410)-Salaries)		\$372,586.00
Subtotal of Estimated Cost		\$372,586.00

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (Administration (1410)-Other, Administration (1410)-Salaries)		\$372,586.00
Subtotal of Estimated Cost		\$372,586.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (Administration (1410)-Other, Administration (1410)-Salaries)		\$372,686.00
Subtotal of Estimated Cost		\$372,686.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
A&E Services for Masonry Work(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Masonry Work for COCC Bldg(Non-Dwelling Exterior (1480)-Tuck Pointing)		\$30,000.00
A&E Services for Window Caulking(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Repair/Replace Window Caulking in COCC Bldg(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Windows)		\$25,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)		\$372,686.00
Subtotal of Estimated Cost		\$447,686.00