

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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$416,825.00	\$416,825.00	\$416,843.00	\$416,843.00	\$416,863.00
	MORIN HEIGHTS (RI003000001)	\$2,376,800.00	\$1,399,000.00	\$1,204,071.00	\$4,102.00	\$835,070.00
	VETERANS MEMORIAL (RI003000002)	\$1,349,617.00	\$451,000.00	\$1,478,729.00	\$598,139.00	\$800,457.00
	JOHN F KENNEDY MANOR (RI003000004)	\$25,000.00	\$15,000.00	\$356,000.00	\$933,079.00	\$203,462.50
	CREPEAU CT & ST GERMAIN MANOR (RI003000005)		\$880,000.00	\$168,300.00	\$646,000.00	\$703,462.50
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)		\$611,499.00	\$168,300.00	\$646,000.00	\$705,464.50
	PARKVIEW MANOR (RI003000003)		\$394,918.00	\$375,999.00	\$924,079.00	\$503,462.50

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Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$416,825.00
ID0000441	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$416,824.00
ID0000458	Operations(Operations (1406))	Operations		\$1.00
	MORIN HEIGHTS (RI003000001)			\$2,376,800.00
ID0000452	Bldg. Siding Repair/Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	13 Bldgs. Siding Repair/Replacement		\$2,326,800.00
ID0000624	A&E Bldg. Siding Repair/Replacement (Dwelling Unit-Exterior (1480)-Siding)	A&E Service for Bldg. Siding Repair and Replacement		\$50,000.00
	VETERANS MEMORIAL (RI003000002)			\$1,349,617.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000507	A&E Service-Roof Repair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Service-Roof Repair/Replacement		\$50,000.00
ID0000508	Roof Repair/Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$1,299,617.00
	JOHN F KENNEDY MANOR (RI003000004)			\$25,000.00
ID0000641	Reconditioning Porch Decks (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	198 Reconditioning of Porch Decks at Kennedy Manor		\$25,000.00
	Subtotal of Estimated Cost			\$4,168,242.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000459	A&E Services for Masonry Repairs(Contract Administration (1480)-Other Fees and Costs)	A&E Services for masonry repairs		\$15,000.00
ID0000460	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		\$125,000.00
ID0000478	MH Parking Lot & Garage Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Upgrade/expansion of MH Parking Lot & Garage Expansion		\$350,000.00
ID0000479	Additional Parking at MH(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Addition of parking lot at Henry St and/or Rutland St.		\$70,000.00
ID0000625	A&E Kitchen Appliances(Non-Dwelling Interior (1480)-Appliances)	A&E Service Kitchen Appliances Morin Heights		\$28,000.00
ID0000627	A&E Electrical Service Upgrade for Dwelling Units(Contract Administration (1480)-Other)	A&E Electrical Service Upgrade for Dwelling Units		\$1,000.00
ID0000629	Electrical Service Upgrade for Dwelling Units(Dwelling Unit-Interior (1480)-Electrical)	Electrical Service Upgrade for Dwelling Units		\$10,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CREPEAU CT & ST GERMAIN MANOR (RI003000005)			\$880,000.00
ID0000471	A&E Services Exterior Facade Panels(Contract Administration (1480)-Other Fees and Costs)	A&E Services Exterior Facade Panels		\$75,000.00
ID0000472	Facade Repairs(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Clean, replace caulk joints, waterproof exterior facade		\$750,000.00
ID0000631	A&E Electrical Service Upgrade Apartment Breaker Panel(Dwelling Unit-Interior (1480)-Electrical)	A&E Electrical Service Upgrade Apartment Breaker Panel		\$10,000.00
ID0000633	Electrical Service Upgrade Apartment Breaker Panel(Dwelling Unit-Interior (1480)-Electrical)	Electrical Service Upgrade Apartment Breaker Panel		\$10,000.00
ID0000635	A&E Electrical Service Upgrade Main Switch Gear(Dwelling Unit-Interior (1480)-Electrical)	A&E Electrical Service Upgrade Main Switch		\$10,000.00
ID0000637	Electrical Service Upgrade Main Switch Gear(Dwelling Unit-Interior (1480)-Electrical)	Electrical Service Upgrade Main Switch Gear		\$10,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000646	A&E Upgrade Trash Room Doors / Automatic Doors(Non-Dwelling Interior (1480)-Doors)	Upgrade Trash Room Doors to Automatic Doors		\$5,000.00
ID0000647	Upgrade Trash Room Doors / Automatic Doors (Non-Dwelling Interior (1480)-Doors)	Upgrade Trash Room Doors / Automatic Doors		\$10,000.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)			\$611,499.00
ID0000473	A&E Services Exterior Facade Panels(Contract Administration (1480)-Other Fees and Costs)	A&E Services Exterior Facade Panels		\$35,000.00
ID0000474	Facade Repairs(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Clean, replace caulk joints, waterproof exterior facade		\$521,499.00
ID0000632	Copy of A&E Electrical Service Upgrade Apartment Breaker Panel(Dwelling Unit-Interior (1480)-Electrical)	A&E Electrical Service Upgrade Apartment Breaker Panel		\$10,000.00
ID0000634	Electrical Service Upgrade Apartment Breaker Panel(Dwelling Unit-Interior (1480)-Electrical)	Electrical Service Upgrade Apartment Breaker Panel		\$10,000.00

Work Statement for Year 2

General Description of Major Work Categories

Estimated Cost

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARKVIEW MANOR (RI003000003)			\$394,918.00
ID0000476	Parking Lot Extension(Non-Dwelling Construction-New Construction (1480)-Other)	Parking Lot Extension at Parkview Manor		\$359,918.00
ID0000477	A&E Parking Lot Extension(Non-Dwelling Construction-New Construction (1480)-Other)	A&E Parking Lot Extension at Parkview Manor		\$20,000.00
ID0000644	A&E Upgrade Trash Room Doors / Automatic Doors(Non-Dwelling Interior (1480)-Doors)	Upgrade Trash Room Doors to Automatic Doors		\$5,000.00
ID0000645	Upgrade Trash Room Doors / Automatic Doors (Non-Dwelling Interior (1480)-Doors)	Upgrade Trash Room Doors / Automatic Doors		\$10,000.00
	JOHN F KENNEDY MANOR (RI003000004)			\$15,000.00
ID0000642	A&E Upgrade Trash Room Doors / Automatic Doors(Non-Dwelling Interior (1480)-Doors)	Upgrade Trash Room Doors to Automatic Doors		\$5,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY MANOR (RI003000004)			\$356,000.00
ID0000453	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		\$356,000.00
	VETERANS MEMORIAL (RI003000002)			\$1,478,729.00
ID0000454	Campus of Learners Conversion(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demo and Reconstruct or Convert Campus of Learners to 4 ADA units.		\$250,000.00
ID0000455	A&E Services Campus of Learners Conversion(Contract Administration (1480)-Other Fees and Costs)	A&E Services to Demo & Construct or Convert CoL to 4 ADA units.		\$100,000.00
ID0000468	A&E Services-Door Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services-Door Replacement		\$31,500.00
ID0000490	A&E Services for Concrete Stairs and Handrailings VM(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Concrete Stairs and Handrailings		\$25,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000494	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		\$334,071.00
ID0000495	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		\$10,000.00
ID0000496	Replacement of 30 Windows in Administration Bldg(Non-Dwelling Exterior (1480)-Windows)	Replacement of 30 Windows in Administration Bldg		\$100,000.00
ID0000497	Doors Front & Back Entry(Dwelling Unit-Exterior (1480)-Exterior Doors)	536 Doors Front & Back Entry		\$383,158.00
ID0000500	Repair/Replace Concrete Stairs and Handrails(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	100 units Repair/Replace Concrete Stairs and Handrails		\$245,000.00
	PARKVIEW MANOR (RI003000003)			\$375,999.00
ID0000456	Reconditioning Porch Decks and Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Reconditioning Porch Decks and Railings at PV		\$356,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000457	A&E Services for PV Roof Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E to replace PV Roof		\$19,999.00
	MORIN HEIGHTS (RI003000001)			\$1,204,071.00
ID0000461	A&E Services for Crawl Space Improvements(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Crawl Space Improvements		\$100,000.00
ID0000489	Crawl Space Improvements(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Crawl Space Improvements		\$500,000.00
ID0000491	A&E Services for Concrete Stairs and Handrailings(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Concrete Stairs and Handrailings		\$25,000.00
ID0000492	Repair/Replace Concrete Stairs and Handrails(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	100 units Repair/Replace Concrete Stairs and Handrails		\$245,000.00
ID0000493	Kitchen Repairs & Replacement(Dwelling Unit-Interior (1480)-Plumbing,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)	50 Kitchen Repairs & Replacement of counters, cabinets, plumbing, sink, faucets, and flooring		\$334,071.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CREPEAU CT & ST GERMAIN MANOR (RI003000005)			\$168,300.00
ID0000481	A&E Fire, Smoke & Carbon Monoxide Detectors(Contract Administration (1480)-Other Fees and Costs)	A&E Services for fire, smoke & carbon monoxide detectors		\$15,300.00
ID0000482	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	153 Fire, smoke & carbon monoxide detector update, repair & replace		\$153,000.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)			\$168,300.00
ID0000483	A&E Fire, Smoke & Carbon Monoxide Detectors(Contract Administration (1480)-Other Fees and Costs)	A&E Services for fire, smoke & carbon monoxide detectors		\$15,300.00
ID0000484	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	153 Fire, smoke & carbon monoxide detector update, repair & replace		\$153,000.00
	AUTHORITY-WIDE (NAWASD)			\$416,843.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000529	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution with 7 lateral lines		\$59,000.00
ID0000548	A&E Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	A&E Automatic Door Replacement at CC		\$6,000.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)			\$646,000.00
ID0000442	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$40,000.00
ID0000510	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Services for the Sanitary Sewer Lateral Line Service		\$25,000.00
ID0000512	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$500,000.00
ID0000518	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		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000522	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		\$1,000.00
ID0000526	A&E: Heat/Hydronic Water Distribution Services(Contract Administration (1480)-Other Fees and Costs)	A&E Services for heat/hydronic water distribution services		\$5,000.00
ID0000530	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution system with 7 lateral lines		\$59,000.00
ID0000549	A&E Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	A&E Automatic Door Replacement at SG		\$6,000.00
	PARKVIEW MANOR (RI003000003)			\$924,079.00
ID0000443	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$38,000.00
ID0000464	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement & Relocation		\$500,000.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000515	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		\$1,000.00
ID0000519	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		\$1,000.00
ID0000523	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
ID0000527	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution system of 2 main lateral lines		\$59,000.00
ID0000545	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Sanitary Sewer Lateral Line Service		\$25,000.00
ID0000547	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$291,579.00
ID0000551	A&E Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	A&E Automatic Door Replacement at PV		\$6,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHN F KENNEDY MANOR (RI003000004)			\$933,079.00
ID0000444	A&E Services for Corridor Flooring Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services for Corridor Flooring Replacement		\$38,000.00
ID0000465	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement & Relocation		\$500,000.00
ID0000516	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		\$10,000.00
ID0000520	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		\$1,000.00
ID0000524	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
ID0000528	Heat/Hydronic Water Distribution(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair/Replace Heat/Hydronic water distribution with 7 main lateral lines		\$59,000.00

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ID0000544	A&E Sanitary Sewer Lateral Line Service(Contract Administration (1480)-Other Fees and Costs)	A&E Sanitary Sewer Lateral Line Service		\$25,000.00
ID0000546	Sanitary Sewer Lateral Lines(Non-Dwelling Construction - Mechanical (1480)-Other)	Repair/Replacement 16 sanitary sewer lateral lines		\$291,579.00
ID0000550	A&E Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	A&E Automatic Door Replacement at KM		\$6,000.00
	VETERANS MEMORIAL (RI003000002)			\$598,139.00
ID0000503	Painting, Trim, Lead Abatement, Encapsulation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)	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		\$392,000.00
ID0000504	A&E Painting, Trim, Lead Abatement, Encapsulation(Contract Administration (1480)-Other Fees and Costs)	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		\$25,139.00
ID0000531	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		\$1,000.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000532	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		\$175,000.00
ID0000538	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	300 Fire, smoke & carbon monoxide detector update, repair & replace		\$1,000.00
ID0000543	A&E Boiler Room Renovations on exhaust vent/stack elimination, roof & ceiling repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	A&E Boiler Room Renovations on exhaust vent/stack elimination, roof & ceiling repair		\$1,000.00
ID0000609	A&E Services -- Roof Repair/Replacement Vets(Contract Administration (1480)-Other Fees and Costs)	A&E Services -- Roof Repair/Replacement Vets		\$1,000.00
ID0000652	A&E Standardize Smoke Detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Standardize Smoke Detectors across the Veterans Memorial		\$1,000.00
ID0000654	Standardize Smoke Detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Standardize Smoke Detectors across the Veterans Memorial Family Development		\$1,000.00
	MORIN HEIGHTS (RI003000001)			\$4,102.00

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ID0000537	Fire, Smoke & Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	282 Fire, smoke & carbon monoxide detector update, repair & replace		\$1,000.00
ID0000539	Hot & Cold Water & Heat Distribution(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Hot & Cold Water & Heat Distribution at Morin Heights		\$1,000.00
ID0000540	A&E Hot & Cold Water & Heat Distribution(Contract Administration (1480)-Other Fees and Costs)	Hot & Cold Water & Heat Distribution at Morin Heights		\$100.00
ID0000557	A&E Painting, Trim, Lead Abatement, Encapsulation(Contract Administration (1480)-Other Fees and Costs)	Painting, trim lead abatement, encapsulation for trim & siding, paint handrails or replace, paint &/or replacement of gutters and downspout replacement and pressure wash		\$1.00
ID0000558	Painting, Trim, Lead Abatement, Encapsulation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)	Painting, trim lead abatement, encapsulation for trim & siding, paint handrails or replace, paint &/or replacement of gutters and downspout replacement and pressure wash		\$1.00
ID0000651	A&E Standardize Smoke Detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Standardize Smoke Detectors across the Morin Heights		\$1,000.00
ID0000653	Standardize Smoke Detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Standardize Smoke Detectors across the Morin Heights		\$1,000.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$416,843.00
ID0000556	Operations(Operations (1406))	Operations		\$1.00
ID0000559	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$416,842.00
	Subtotal of Estimated Cost			\$4,168,242.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MORIN HEIGHTS (RI003000001)			\$835,070.00
ID0000436	A&E: Bathroom Repairs & Replacement Services(Contract Administration (1480)-Other Fees and Costs)	A&E Bathroom repairs & replacement services		\$50,000.00
ID0000437	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		\$750,000.00
ID0000447	A&E Services for MH Parking Lot & Garage Expansion(Contract Administration (1480)-Other Fees and Costs)	A&E for MH Parking Lot & Garage Expansion		\$25,000.00
ID0000572	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000573	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000604	Parking Lot Installation (Henry Street)(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt area at the end of Henry Street		\$10.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000605	A&E Parking Lot Installation (Henry Street)(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt area at the end of Henry Street		\$10.00
ID0000606	Central Supply Storage Upgrade(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Improvement of warehouse storage and inventory process		\$10.00
ID0000618	Lead Hazard Reduction Morin Heights(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	Lead Hazard Reduction Morin Heights		\$10.00
ID0000619	A&E Lead Hazard Reduction Morin Heights(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	A&E Lead Hazard Reduction Morin Heights		\$10.00
ID0000626	A&E Central Supply Storage Upgrade(Contract Administration (1480)-Other)	A&E Service for Central Supply Storage Upgrade		\$10,000.00
	VETERANS MEMORIAL (RI003000002)			\$800,457.00
ID0000439	A&E Services -BathroomRepair/Replacement(Contract Administration (1480)-Other Fees and Costs)	A&E Services -BathroomRepair/Replacement		\$50,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000440	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		\$750,417.00
ID0000574	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000575	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000616	Lead Hazard Reduction Vets(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	Lead Hazard Reduction Vets		\$10.00
ID0000617	A&E Lead Hazard Reduction Vets(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	A&E Service Lead Hazard Reduction Vets		\$10.00
	PARKVIEW MANOR (RI003000003)			\$503,462.50
ID0000448	Parkview Manor Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace Roof at PV		\$300,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000555	Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	Automatic Door Replacement at PV		\$25,000.00
ID0000576	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000577	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000584	Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$178,412.50
ID0000585	A&E Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$10.00
ID0000596	Asbestos Abatement, Parkview Manor(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement		\$10.00
ID0000597	A&E Asbestos Abatement, Parkview Manor(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	A&E Asbestos Abatement		\$10.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CREPEAU CT & ST GERMAIN MANOR (R1003000005)			\$703,462.50
ID0000462	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement & Relocation		\$500,000.00
ID0000552	Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	Automatic Door Replacement at CC		\$25,000.00
ID0000580	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000581	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000588	Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$178,412.50
ID0000589	A&E Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$10.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000600	Asbestos Abatement, Crepeau Court(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement		\$10.00
ID0000601	A&E Asbestos Abatement, Crepeau Court(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	A&E Asbestos Abatement		\$10.00
	CREPEAU CT & ST GERMAIN MANOR (RI003000006)			\$705,464.50
ID0000463	Corridor Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	10 Floors of Corridor Flooring Replacement & Relocation		\$500,000.00
ID0000553	Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	Automatic Door Replacement at SG		\$25,000.00
ID0000582	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000583	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000590	Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$178,414.50
ID0000591	A&E Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$10.00
ID0000602	Asbestos Abatement, St Germain(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement		\$10.00
ID0000603	A&E Asbestos Abatement, St Germain Manor(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	A&E Asbestos Abatement		\$10.00
ID0000612	A&E Services -- Roof Repair/Replacement St Germain(Contract Administration (1480)-Other Fees and Costs)	A&E Services -- Roof Repair/Replacement St Germain		\$1,000.00
ID0000613	Roofs Repair/Replacement St Germain(Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement St Germain		\$1,000.00
	JOHN F KENNEDY MANOR (RI003000004)			\$203,462.50

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000554	Automatic Door Replacement(Non-Dwelling Interior (1480)-Doors)	Automatic Door Replacement at KM		\$25,000.00
ID0000578	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000579	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000586	Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$178,412.50
ID0000587	A&E Kitchen Upgrade(Non-Dwelling Interior (1480)-Appliances)	Upgrade Kitchen		\$10.00
ID0000598	Asbestos Abatement, Kennedy Manor(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement		\$10.00
ID0000599	A&E Asbestos Abatement, Kennedy Manor(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	A&E Asbestos Abatement		\$10.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$416,863.00
ID0000566	Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000567	A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	Technology Upgrade		\$10.00
ID0000570	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	COCC Administration		\$416,842.00
ID0000571	Operations(Operations (1406))	Operations		\$1.00
	Subtotal of Estimated Cost			\$4,168,242.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$416,824.00
Operations(Operations (1406))	\$1.00
Subtotal of Estimated Cost	\$416,825.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$416,824.00
Operations(Operations (1406))	\$1.00
Subtotal of Estimated Cost	\$416,825.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$416,842.00
Subtotal of Estimated Cost	\$416,843.00

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Work Statement for Year 4 2029	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$416,842.00
Subtotal of Estimated Cost	\$416,843.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Technology Upgrade(Management Improvement (1408)-System Improvements)	\$10.00
A&E Technology Upgrade(Management Improvement (1408)-System Improvements)	\$10.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$416,842.00
Operations(Operations (1406))	\$1.00
Subtotal of Estimated Cost	\$416,863.00