

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

| Part I: Summary                      |                                      |                                   |  |                                   |  |                                   |
|--------------------------------------|--------------------------------------|-----------------------------------|--|-----------------------------------|--|-----------------------------------|
| PHA Name : Medford Housing Authority |                                      |                                   | Locality (City/County & State)                           |                                   |  |                                   |
| PHA Number: MA015                    |                                      |                                   | <input checked="" type="checkbox"/> Original 5-Year Plan |                                   | <input type="checkbox"/> Revised 5-Year Plan (Revision No: ) |                                   |
| A.                                   | Development Number and Name          | Work Statement for<br>Year 1 2022 | Work Statement for<br>Year 2 2023                        | Work Statement for<br>Year 3 2024 | Work Statement for<br>Year 4 2025                            | Work Statement for<br>Year 5 2026 |
|                                      | AUTHORITY-WIDE                       | \$170,254.10                      | \$170,254.10   | \$170,254.10                      | \$170,254.10   | \$170,254.00                      |
|                                      | SALTONSTALL SR CIT CEN (MA015000001) | \$885,900.70                      | \$1,492,303.85   | \$843,424.05                      | \$965,286.90   | \$502,541.00                      |
|                                      | WELDON MANOR (MA015000003)           | \$143,000.00                      |  |                                   |  | \$236,000.00                      |
|                                      | LAPRISE VILLAGE (MA015000002)        | \$503,386.20                      | \$39,983.05  | \$688,862.85                      | \$567,000.00   | \$793,746.00                      |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |  |                 |                       |
|---|--|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |  |                 |                       |
| 1   | 2022   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | AUTHORITY-WIDE (NAWASD)  |  |                 | \$170,254.10          |
| ID0011  | Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)  | Approx 9-10% allocated towards Director of Mod & Executive Director Salaries   |                 | \$170,254.10          |
|   | SALTONSTALL SR CIT CEN (MA015000001)   |  |                 | \$885,900.70          |
| ID0024  | (AMP-1) Tempone Site Improvement Full Depth Reconstruction of Streets and Parking Lots (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Storm Drainage)                                | (AMP-1) Tempone Apartments 100 Unit Elderly/Disabled Development, Site Improvements, Full Depth Reconstruction of Streets and Parking Spaces Approx 30,497 square feet   |                 | \$157,354.00          |
| ID0025  | A/E (AMP-1) Tempone Site Improvements Full Depth Reconstruction of Streets and Parking Spaces (Contract Administration (1480)-Other Fees and Costs)  | A/E (AMP-1) Tempone Apartments 100 Unit Elderly/Disabled Development, Site Improvements, Full Depth Reconstruction of Streets and Parking Spaces Approx 30,497 square feet   |                 | \$33,546.70           |
| ID0041  | (AMP-1) Willis Ave Envelope Modernization (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows) | Phase II Envelope Modernization Including Siding Replacement, Window Replacement, Soffits, Gutters & Downspouts in 150 Unit Family Development. Phase I will include (1) one (6) six unit townhouse and (2) two (4) four unit townhouses |                 | \$575,000.00          |
| ID0048  | (AMP-1) Tempone A/E Study HVAC Controls Replacment (Contract Administration (1480)-Other Fees and Costs)   | (AMP-1) Tempone A/E HVAC Controls Replacement. Replacement of existing line voltage controls with new HVAC Controls and Building Automation System   |                 | \$40,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 1 2022</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0060  | A/E (AMP-1) Willis Ave Maintenance Garage Modernization (Contract Administration (1480)-Other Fees and Costs)   | A/E Services (AMP-1) Willis Ave Maintenance Garage Modernization/Feasibility Study to Determine possibility of adding new maintenance structure  |                 | \$80,000.00           |
|   | WELDON MANOR (MA015000003)  |  |                 | \$143,000.00          |
| ID0042  | (AMP-3) Weldon Surveillance System Replacement(Non-Dwelling Interior (1480)-Security)   | (AMP-3) Weldon Gardens Surveillance System Replacements at One (75) Unit Eldery/Disabled Mid Rise, One (100) Unit Elderly/Disables Low Rise, Work Includes Replacements of DVR Wiring, POE Switches Total of Approx 24 IP Fixed Dome Cameras between all |                 | \$143,000.00          |
|   | LAPRISE VILLAGE (MA015000002)   |  |                 | \$503,386.20          |
| ID0046  | (AMP-2) Laprise Village Ph 1 Exterior Power washing Painting & Selective Siding Replacements (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding) | (AMP-2) LaPrise Village Ph 1 Exterior Power washing, Painting & Selective Siding Replacements at 142 Unit Family Development. Total of Sixteen (6) Six Unit Buildings and fourteen (4) four unit buildings   |                 | \$503,386.20          |
|   | Subtotal of Estimated Cost  |  |                 | \$1,702,541.00        |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
|   | 2   | 2023  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$170,254.10          |
| ID0012  | Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)   | Approx 9-10% allocated towards Director of Mod & Executive Director Salaries  |                 | \$170,254.10          |
|   | SALTONSTALL SR CIT CEN (MA015000001)  |   |                 | \$1,492,303.85        |
| ID0040  | A/E Service Phase: Willis Ave Envelope Modernization(Contract Administration (1480)-Other Fees and Costs)   | A/E Services Phase II: Complete Envelope Modernization including siding replacement, windows, soffits, gutters and downspouts at (AMP-1) Willis Ave, 28 Building Family Development: Phase 2 would include (1) six (6) Unit Building and (2) two four (4) Units Buildings |                 | \$45,000.00           |
| ID0045  | (AMP-1) Tempone Interior Common Area Painting (Non-Dwelling Interior (1480)-Common Area Painting)   | (AMP-1) Tempone Apartments Common Area Painting of 100 Unit Elderly/Disabled Development. Preperation and Painting of interior corridor, stairwells, walls, doors and windows.  |                 | \$219,000.00          |
| ID0058  | (AMP-1) Tempone Apartments: HVAC Controls and Building Automation(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)   | (AMP-1) Tempone Apartments HVAC Controls Replacement. Replacement of existing line voltage controls with new HVAC Controls and Building Automation System in 100 Unit Elderly/Disabled Development  |                 | \$278,303.85          |
| ID0061  | (AMP-1) Willis Ave Maintenance Garage Modernization (Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area) | (AMP-1) Willis Ave Maintenance Facility Modernization and Possible Construction of New Maintenance Structure  |                 | \$950,000.00          |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
|   | 3   | 2024   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | LAPRISE VILLAGE (MA015000002)   |  |                 | \$688,862.85          |
| ID0003  | (AMP-2) LaPrise Village Site Improvements- Full Depth Asphalt Reconstruction on Streets and Parking Spaces (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Storm Drainage) | (AMP-2) LaPrise Village- 141 Unit Family Housing Development. Full Depth Reconstruction of selective street and parking spaces approx. 33,190 square feet of asphalt   |                 | \$128,063.90          |
| ID0020  | A/E Phase I Overhead Power Line and Distribution Replacement (Contract Administration (1480)-Other Fees and Costs)  | Phase I Replacement of overhead power lines and utility poles within a (142) Unit Family Development   |                 | \$26,841.85           |
| ID0022  | A/E (AMP-2) LaPrise Village Site Improvements, Full Depth Asphalt Reconstruction on Streets and Parking Spaces (Contract Administration (1480)-Other Fees and Costs)  | A/E (AMP-2) LaPrise Village- 141 Unit Family Housing Development. Full Depth Reconstruction of all streets and parking spaces approx. 73,190 square feet of asphalt  |                 | \$40,505.70           |
| ID0023  | Phase I Overhead Poweline and Distribution Replacement (Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)  | Phase I Replacement of overhead power lines and utility poles within a (142) Unit Family Development   |                 | \$326,782.00          |
| ID0049  | (AMP-2) LaPrise Village Ph 1. Window Replacements (Dwelling Unit-Exterior (1480)-Windows)   | (AMP-2) LaPrise Village Phase 1. Window Replacements at 142 Unit Family Development. Phase 1 included replacement of windows at (3) Three (6) six unit townhouse buildings and (3) three (4) four unit townhouse buildings |                 | \$166,669.40          |
|   | SALTONSTALL SR CIT CEN (MA015000001)  |  |                 | \$843,424.05          |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 3   |   | 2024  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0026  | (AMP-1) Willis Ave Site Improvement Full Depth Asphalt Reconstruction and Concrete Walkway Reconstruction (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Storm Drainage)                    | (AMP-1) Willis Ave, 149 Unit Family Development, Site Improvements Full Depth Asphalt Street Reconstruction. Concrete Walkway & Concrete Stair Reconstruction   |                 | \$156,740.00          |
| ID0027  | A/E (AMP-1) Willis Ave, Full Depth Asphalt Reconstruction and Concrete Walkway Reconstruction(Contract Administration (1480)-Other Fees and Costs)  | A/E (AMP-1) Willis Ave, 149 Unit Family Development, Site Improvements Full Depth Asphalt Street Reconstruction. Concrete Walkway Reconstruction  |                 | \$46,674.00           |
| ID0043  | (AMP-1) Willis Ave PH III Envelope Modernization (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows) | Phase III Envelope Modernization Including Siding Replacement, Window Replacement, Soffits, Gutters & Downspouts in 150 Unit Family Development. Phase III will include (2) two (6) six unit townhouse and (1) one (4) four unit townhouses |                 | \$500,000.00          |
| ID0062  | (AMP-) Phillips Building Flooring Replacement in 17 Unit Elderly/Disabled Building (Non-Dwelling Interior (1480)-Common Area Flooring)  | Replacement of all common area flooring and stairs at Phillips Ave- 15 Canal Street at 17 Unit Elderly/Disabled   |                 | \$140,010.05          |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$170,254.10          |
| ID0036  | Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)   | Approx 9-10% allocated towards Director of Mod & Executive Director Salaries  |                 | \$170,254.10          |
|   | Subtotal of Estimated Cost  |   |                 | \$1,702,541.00        |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 4   | 2025  |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | LAPRISE VILLAGE (MA015000002)   |  |                 | \$567,000.00          |
| ID0052  | (AMP-2) LaPrise Village Ph II. Window Replacements(Non-Dwelling Exterior (1480)-Windows)                    | (AMP-2) LaPrise Village Phase 1. Window Replacements at 142 Unit Family Development. Phase 2 included replacement of windows at (3) Three (6) six unit townhouse buildings and (3) three (4) four unit townhouse buildings |                 | \$567,000.00          |
|   | AUTHORITY-WIDE (NAWASD)   |  |                 | \$170,254.10          |
| ID0053  | Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)                           | Approx 9-10% allocated towards Director of Mod & Executive Director Salaries   |                 | \$170,254.10          |
|   | SALTONSTALL SR CIT CEN (MA015000001)  |  |                 | \$965,286.90          |
| ID0054  | (AMP-1) Willis Ave Crawlspace Pipe Replacements (Non-Dwelling Interior (1480)-Plumbing)                     | (AMP-1) Willis Ave Crawlspace Pipe Replacements in 150 Unit Family Development   |                 | \$226,745.90          |
| ID0063  | (AMP-1) Phillips Building Interior Common Area Painting (Non-Dwelling Interior (1480)-Common Area Painting) | Common Area Prepping and Painting of Walls, Ceilings, Doors, Windows and Trim.   |                 | \$236,000.00          |





| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |   |          |                |
|--|---|---|----------|----------------|
| Work Statement for Year  |   | 2026  |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories  | Quantity | Estimated Cost |
|  | LAPRISE VILLAGE (MA015000002)   |   |          | \$793,746.00   |
| ID0028   | Phase II ( AMP-2) LaPrise Overhead Power Line and Distribution Replacement(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)   | Phase II (AMP-2) LaPrise Overhead Power Line and Distribution Replacement in a (142) Unit Family Development  |          | \$331,453.50   |
| ID0029   | A/E (AMP-2) LaPrise Phase II Overhead Power and Distribution Replacement (Contract Administration (1480)-Other Fees and Costs)  | A/E Phase II Replacement of overhead power lines and utility poles within a (142) Unit Family Development   |          | \$20,750.00    |
| ID0065   | Copy of (AMP-2) Laprise Village Ph I Exterior Power washing Painting & Selective Siding Replacements (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)               | (AMP-2) LaPrise Village Ph I Exterior Power washing, Painting & Selective Siding Replacements at 142 Unit Family Development. Total of Sixteen (6) Six Unit Buildings and fourteen (4) four unit buildings                                |          | \$441,542.50   |
|  | SALTONSTALL SR CIT CEN (MA015000001)  |   |          | \$502,541.00   |
| ID0051   | (AMP-1) Willis Ave Ph V Envelope Modernization(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows) | Phase V Envelope Modernization Including Siding Replacement, Window Replacement, Soffits, Gutters & Downspouts in 150 Unit Family Development. Phase III will include (2) two (6) six unit townhouse and (1) one (4) four unit townhouses |          | \$502,541.00   |
|  | WELDON MANOR (MA015000003)  |   |          | \$236,000.00   |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |  | 2026  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0056  | (AMP-3) Weldon Gardens Kitchen Modernization (Dwelling Unit-Interior (1480)-Electrical,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)-Plumbing) | (AMP-3) Weldon Garden Kitchen Modernization. Modernization will include pipe replacements, cabinets, countertops, sinks, lighting, flooring & ventilation |                 | \$201,000.00          |
| ID0057  | (AMP-3) Weldon A/E Services Kitchen Modernization (Contract Administration (1480)-Other Fees and Costs)  | (AMP-3) Weldon Gardens: Architectural Services for Kitchen Modernization  |                 | \$35,000.00           |
|   | AUTHORITY-WIDE (NAWASD)  |   |                 | \$170,254.00          |
| ID0059  | Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)  | Approx 9-10% allocated towards Director of Modernization & Executive Director Salaries  |                 | \$170,254.00          |
|   | Subtotal of Estimated Cost   |   |                 | \$1,702,541.00        |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry) | \$170,254.10          |
| Subtotal of Estimated Cost  | \$170,254.10          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry) | \$170,254.10          |
| Subtotal of Estimated Cost  | \$170,254.10          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2024                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries) | \$170,254.10          |
| Subtotal of Estimated Cost  | \$170,254.10          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2025                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry) | \$170,254.10          |
| Subtotal of Estimated Cost  | \$170,254.10          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2026                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry) | \$170,254.00          |
| Subtotal of Estimated Cost  | \$170,254.00          |