Capital Fund Program - Five-Year Action Plan

Status: Submitted Approval Date: Approved By: 02/28/2022

Part I: Summary							
PHA Name: Scituate Housing Authority		Locality (City/County & State) X Original 5-Year Plan		Revised 5-Year Plan (Revision No:)	
PHA Number: MA049							
Α.	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	
	CENTRAL PARK ELDERLY HOUSING (MA049000001)	\$94,217.00	\$94,217.00	\$94,217.00	\$94,217.00	\$94,217.00	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CENTRAL PARK ELDERLY HOUSING (MA049000001)			\$94,217.00
ID0007	Administration(Administration (1410)-Other)	Accountant's Fee, bid advertising and electronic bidding.		\$1,750.00
ID0010	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, prepare cost estimates, project plans and specifications. Prepare all Grant close-out documents		\$8,400.00
ID0020	Tuck Pointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair ten hundred square feet of brick mortar joints.		\$10,000.00
ID0021	Basement Repairs(Non-Dwelling Exterior (1480)-Foundation)	Repair the basement ramp and retaining walls		\$59,067.00
ID0028	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and Contract Administration for Basement Repairs		\$15,000.00
	Subtotal of Estimated Cost			\$94,217.00

Work Statement for Tear 2					
Identifier	Development Number/Name General Description of Major Work Categories		Quantity	Estimated Cost	
	CENTRAL PARK ELDERLY HOUSING (MA049000001)			\$94,217.00	
ID0008	Administration(Administration (1410)-Other)	Accountant's Fee, advertising and electronic bidding.		\$1,700.00	
ID0011	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, prepare cost estimates, project plans and specifications. Prepare all Grant close-out documents		\$8,400.00	
ID0030	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and Contract Administration for Keyless Entry System.		\$10,000.00	
ID0040	Keyless Entry System(Non-Dwelling Exterior (1480)-Other)	Install new proximity readers, software and computer system complete with new FOBS for a total keyless entry system at all 7 entryways.		\$74,117.00	
	Subtotal of Estimated Cost			\$94,217.00	

Part II: Supporting	Pages - Physical Needs	Work Statements (s)
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Identifier Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost	
	CENTRAL PARK ELDERLY HOUSING (MA049000001)			\$94,217.00	
ID0023	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, prepare cost estimates, project plans and specifications. Prepare all Grant close-out documents		\$8,400.00	
ID0033	Administration(Administration (1410)-Other)	Accountant's Fee, advertising and electronic bidding.		\$1,700.00	
ID0041	Window Lintel Renovations(Non-Dwelling Exterior (1480)-Windows)	Repair, sand, paint and caulk the lintels above 70 windows		\$72,117.00	
ID0042	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and Contract Administration for Window Lintel Renovations		\$12,000.00	
	Subtotal of Estimated Cost			\$94,217.00	

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CENTRAL PARK ELDERLY HOUSING (MA049000001)			\$94,217.00
ID0035	Administration(Administration (1410)-Other)	Accountant's Fee and bid advertising		\$1,400.00
ID0036	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, prepare cost estimates, project plans and specifications. Prepare all Grant close-out documents		\$8,400.00
ID0037	Water Booster Pump Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace the two existing water booster pumps		\$10,000.00
ID0038	Laundry Room Relocation(Non-Dwelling Construction-New Construction (1480)-Laundry Areas)	Relocate the second floor laundry room to the back of the building		\$40,000.00
ID0039	Tuck Pointing and Waterproofing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair three thousand square feet of brick mortar joints. Waterproof five thousand square feet of brickwork		\$34,417.00
	Subtotal of Estimated Cost			\$94,217.00

Part II: Supporting	Pages - Physical Needs	Work Statements (s)
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2020					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	CENTRAL PARK ELDERLY HOUSING (MA049000001)			\$94,217.00	
ID0022	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrade the elevator motor and systems computer processor.		\$57,417.00	
ID0032	Roof Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Replace 1,800 sq. ft. of membrane roofing.		\$27,000.00	
ID0043	Administration(Administration (1410)-Other)	Accountant's Fee and bid advertising		\$1,400.00	
ID0044	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, prepare cost estimates, project plans and specifications. Prepare all Grant close-out documents		\$8,400.00	
	Subtotal of Estimated Cost			\$94,217.00	