

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Brewer Housing Authority		Locality (City/County & State)				
PHA Number: ME021		<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 Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	THE HERITAGE (ME021000001)	\$421,014.00	\$320,000.00	\$320,000.00	\$320,000.00	\$320,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$421,014.00
ID0011	Administrative (Administration (1410)-Salaries)	Admin and Maint wage and benefits		\$42,000.00
ID0012	Operations(Operations (1406))	Operations of BHA		\$80,000.00
ID0027	Update Bathrooms for Norumbega Park I and II(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete Bathroom updates, vanity, tubs, showers, toilets for Norumbega Park I, II & III		\$25,000.00
ID0033	Replace Concrete Steps Front and Rear - Scattered Sites(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace Concrete Steps at 139 & 149 Church Street		\$20,000.00
ID0034	Repave Parking Lots Scattered Sites(Dwelling Unit-Site Work (1480)-Parking)	Repave Parking Lots at all Scattered Sites		\$30,000.00
ID0039	Replace Exterior Freeze Board and Trim (Dwelling Unit-Exterior (1480)-Siding)	100, 200, 300, 400 & 500 buildings at E. Charles Dartnell Apartments		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0043	Replace Roof 25 Chamberlain St(Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof 25 Chamberlain St - Scattered Sites		\$8,000.00
ID0049	Replace Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Norumbega Park I, II, III Scattered Sites		\$57,046.00
ID0058	Replace Exterior Water Spigot(Non-Dwelling Exterior (1480)-Other)	Replace Exterior Water Spigot Heritage and Dartnell		\$9,954.00
ID0059	Replace Stair Treads(Dwelling Unit-Interior (1480)-Flooring (non routine))	Norumbega Park and Scattered Sites 54 Units and Common Hallways		\$109,014.00
	Subtotal of Estimated Cost			\$421,014.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$320,000.00
ID0014	Administration(Administration (1410)-Salaries)	Admin and maint wage and benefits		\$32,000.00
ID0023	Replace Kitchen Cabinets (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace Kitchen Cabinets at Scattered Sites		\$30,000.00
ID0024	Replace Vinyl Siding (Dwelling Unit-Exterior (1480)-Siding)	Replace vinyl siding at 19B and 25 Chamberlain Street Scattered Sites		\$18,000.00
ID0026	Replace Heritage Exterior Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace 100 Exterior Doors		\$40,000.00
ID0030	Replace all flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Scattered Sites 20 Units		\$34,000.00
ID0036	Operations(Operations (1406))	Operations BHA		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$320,000.00
ID0015	Administration(Administration (1410)-Salaries)	Admin and Maint wage and benefits		\$32,000.00
ID0032	Replace Vinyl Siding (Dwelling Unit-Exterior (1480)-Siding)	Replace Vinyl siding at Gerald D Robertson		\$90,174.00
ID0037	Operations(Operations (1406))	Brewer Community Center		\$80,000.00
ID0053	Replace Kitchen Cupboards(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	21-4		\$60,000.00
ID0060	Replace Sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Norumbega Park 7 total		\$57,826.00
	Subtotal of Estimated Cost			\$320,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	10 Units at Norumbega Park 400 & 500 buildings		\$18,000.00
	Subtotal of Estimated Cost			\$320,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$320,000.00
ID0051	Replace Back Decks(Dwelling Unit-Exterior (1480)-Decks and Patios)	Dartnell		\$40,000.00
ID0052	Replace Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	21-5 & 341 N Main		\$2,000.00
ID0054	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	21-4		\$60,000.00
ID0055	Replace Kitchen Cupboards(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	21-2 100 & 200 buildings		\$88,000.00
ID0056	Admin Salaries(Administration (1410)-Salaries)	Admin Salaries		\$32,000.00
ID0057	Operations(Operations (1406))	Operations		\$80,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	Norumbega Park - 600 & 700 buildings / 10 units		\$18,000.00
	Subtotal of Estimated Cost			\$320,000.00