

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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	THE HERITAGE (ME021000001)	\$452,242.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00

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U.S. Department of Housing and Urban Development
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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$452,242.00
ID0000087	Replace Vinyl Siding (Dwelling Unit-Exterior (1480)-Siding)	Replace Vinyl siding at 19B and 25 Chamberlain St		\$18,000.00
ID0000088	Administration Salaries(Administration (1410)-Salaries)	Admin and Maint Salaries		\$45,200.00
ID0000089	Operations(Operations (1406))	Operations		\$80,000.00
ID0000090	Replace Kitchen Cupboards (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace Kitchen Cupboards - 21-5		\$36,000.00
ID0000091	Replace steps and Handrails(Dwelling Unit-Exterior (1480)-Landings and Railings)	Heritage		\$36,000.00
ID0000107	Replace Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Scattered Sites		\$34,000.00

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Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000115	Replace Exterior Freeze Boards and Trim(Dwelling Unit-Exterior (1480)-Other)	All Dartnell Apt Buildings 100-500		\$40,000.00
ID0000116	Replace Parking Lot Paving (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	100, 200, 300, 400, 500 Norumbega Park		\$133,042.00
ID0000119	Replace Boiler(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	200 Heritage		\$10,000.00
ID0000120	Office Renovations(Administration (1410)-Other)	Admin Office, add two office spaces		\$20,000.00
	Subtotal of Estimated Cost			\$452,242.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$400,000.00
ID0000100	Replace Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	19A & B Chamberlain St		\$2,000.00
ID0000101	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	21-4		\$60,000.00
ID0000106	Replace Bathroom tub / showers(Dwelling Unit-Interior (1480)-Tubs and Showers)	replace bathroom tub / showers 24-4 20 units		\$27,000.00
ID0000108	Replace Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring Lyford Drive, 400-700 Units		\$40,000.00
ID0000109	Repair Foundations(Dwelling Unit-Exterior (1480)-Foundations)	repair foundations 21-4 19 Chamberlain St, 139 & 149 Church St		\$30,000.00
ID0000110	Replace Decks(Dwelling Unit-Exterior (1480)-Decks and Patios)	Replace decks 21-4 341 North Main Street		\$15,000.00

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Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000111	Replace swing sets and playground equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace swing sets and playground equipment 21-7		\$25,000.00
ID0000112	Replace Frost Proof Sillcocks(Non-Dwelling Exterior (1480)-Other)	Replace Frost Proof Sill cocks		\$5,000.00
ID0000113	Administrative Salaries(Administration (1410)-Salaries)	Salaries		\$40,000.00
ID0000114	Operations(Operations (1406))	Operations		\$80,000.00
ID0000123	Replace Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Heritage 100, 200 & 300		\$76,000.00
	Subtotal of Estimated Cost			\$400,000.00

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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$400,000.00
ID0000124	Aministrative(Administration (1410)-Salaries)	Salaries and Wages		\$40,000.00
ID0000125	Operations(Operations (1406))	Operations		\$80,000.00
ID0000126	Replace Kitchen / Living Room Ceilings(Dwelling Unit-Interior (1480)-Other)	600 & 700 Norumbega Park		\$18,000.00
ID0000127	Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	100 & 300 Heritage		\$76,000.00
ID0000128	Replace Vinyl Siding(Dwelling Unit-Exterior (1480)-Siding)	Norumbega Park 100, 200 & 300 buildings		\$115,000.00
ID0000129	Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dartnell Apt		\$71,000.00

Form HUD-50075.2(4/2008)