Capital Fund Program - Five-Year Action Plan

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

Part	Part I: Summary							
PHA Name: Brewer Housing Authority		Locality (City/County & State) X Original 5-Year Plan		☐ Revised 5-Year Plan (Revision No:)		
PHA	Number: ME021							
Α.	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		

Work Statement for Year 1

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		

Work Statement for Year 1

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		

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
	THE HERITAGE (ME021000001)			\$400,000.00
ID0000092	Admin Salaries(Administration (1410)-Salaries)	Admin Salaries		\$40,000.00
ID0000093	Operations(Operations (1406))	Operations		\$80,000.00
ID0000096	Replace Vinyl Siding(Dwelling Unit-Exterior (1480)-Siding)	Replace Vinyl Siding at Lyford Drive		\$90,000.00
ID0000097	Replace Kitchen Cupboards(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	400, 500, 600 & 700 Norumbega Park		\$87,000.00
ID0000117	Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	400, 500, 600 Norumbega Park 200 Heritage		\$46,000.00
D0000118	Replace Sidewalks (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Norumbega Park		\$57,000.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 2 2026							
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost		
	Subtotal of Estimated Cost				\$400,000.00		

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$400,000.00
ID0000094	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	10 Units at Norumbega Park 400 & 500 buildings		\$18,000.00
ID0000095	Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Heritage and Dartnell		\$22,200.00
ID0000099	Replace metal trim, facia, gables (Dwelling Unit-Exterior (1480)-Siding)	Dartnell		\$19,000.00
ID0000102	Replace Kitchen Cupboards(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	scattered sites		\$95,800.00
ID0000103	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	Norumbega Park - 600 & 700 buildings / 10 units		\$18,000.00
ID0000104	Administrative (Administration (1410)-Salaries)	Salaries and Wages		\$40,000.00

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

Work Statement for Year 3 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000105	Operations(Operations (1406))	Operations		\$80,000.00	
ID0000121	Replace Vinyl Siding(Dwelling Unit-Exterior (1480)-Siding)	600 & 700 Norumbega Park		\$61,800.00	
ID0000122	Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	All Lyford Drive (5)		\$45,200.00	
	Subtotal of Estimated Cost			\$400,000.00	

Work Statement for Year 4

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

Work Statement for Year 4

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		

Work Statement for Year 5

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 Vinyal 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

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Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	nent for Year 5	2029					
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost		
	Subtotal of Estimated Cost				\$400,000.00		