Capital Fund Program - Five-Year Action Plan

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

Part	Part I: Summary							
PHA Name: Pembroke Housing Authority		Locality (City/County & State) X Original 5-Year Plan		Revised 5-Year Plan (Revision No:)		
PHA Number: MA111								
A.	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		
	MACDONALD WAY (MA111000001)	\$96,601.00	\$96,601.00	\$96,601.00	\$96,601.00	\$96,601.00		

Part II: Supporting Pages	- Physical Needs	Work Statements (s)	
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Work Statement for Year 1

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MACDONALD WAY (MA111000001)			\$96,601.00		
ID0006	Administration(Administration (1410)-Sundry)	Advertising and reproduction of plans and specifications. Electronic Bidding		\$1,400.00		
ID0010	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, plans and specifications, LOCCS vouchers. Conduct meetings and close out Grants.		\$18,200.00		
ID0025	Boiler Renovations(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers in Building B		\$66,001.00		
ID0028	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and contract administration for the Boiler Renovations		\$11,000.00		
	Subtotal of Estimated Cost			\$96,601.00		

Part II: Supporting Pages	- Physical Needs Work Statements (s)	
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Work Statement for Year 2

	Work Statement 101 Tear 2						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	MACDONALD WAY (MA111000001)			\$96,601.00			
ID0007	Administration(Administration (1410)-Sundry)	Advertising and reproduction of plans and specifications		\$1,400.00			
ID0017	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, plans and specifications, LOCCS vouchers. Conduct meetings and close out Grants.		\$18,200.00			
ID0031	Boiler Renovations(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers in Building E		\$66,001.00			
ID0033	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and contract administration for the Boiler Renovations Building E		\$11,000.00			
	Subtotal of Estimated Cost			\$96,601.00			

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

Work Statement for Year 3

	Tell 5 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MACDONALD WAY (MA111000001)			\$96,601.00		
ID0022	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, plans and specifications, LOCCS vouchers. Conduct meetings and close out Grants.		\$18,200.00		
ID0030	Boiler Renovations(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace second boiler in Building A		\$35,000.00		
ID0034	Administration(Administration (1410)-Sundry)	Advertising and reproduction of plans and specifications		\$1,400.00		
ID0035	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and contract administration for the Boiler Renovations Building A		\$7,000.00		
ID0036	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace the roof on the Community Building		\$35,001.00		
	Subtotal of Estimated Cost			\$96,601.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4	2024			

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
	MACDONALD WAY (MA111000001)			\$96,601.00
ID0032	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, plans and specifications, LOCCS vouchers. Conduct meetings and close out Grants.		\$18,200.00
ID0037	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the roof on Buildings C & D		\$77,001.00
ID0038	Administration(Administration (1410)-Sundry)	Advertising and reproduction of plans and specifications		\$1,400.00
	Subtotal of Estimated Cost			\$96,601.00

Part II: Supporting	Pages - Physical Need	s Work Statements (s)
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Work Statement for Year 5

WOIN State						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MACDONALD WAY (MA111000001)			\$96,601.00		
ID0013	Parking and Roadway Renovations(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Replace approximately 7,000 square feet of the existing parking areas and roadway.		\$62,001.00		
ID0039	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Prepare budgets, plans and specifications, LOCCS vouchers. Conduct meetings and close out Grants.		\$18,200.00		
ID0040	Administration(Administration (1410)-Sundry)	Advertising and reproduction of plans and specifications		\$1,400.00		
ID0041	Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Design and contract administration for the Roadway Renovations		\$15,000.00		
	Subtotal of Estimated Cost			\$96,601.00		