

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary

PHA Name : Hudson Housing Authority

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: MA091

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
	NORMA OLIVER VILLAGE (MA091000001)	\$190,000.00	\$190,000.00	\$190,000.00	\$190,000.00	\$190,000.00

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

Work Statement for Year 1

2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORMA OLIVER VILLAGE (MA091000001)			\$190,000.00
ID0013	Common stairway upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Updates to common stairways in all 6 dwelling buildings including landings, treads, flooring, underlying structure, paint.		\$40,000.00
ID0014	Fees and Costs - Stairway upgrade project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding		\$8,000.00
ID0015	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace crank-out, triple window, living room windows in each unit		\$130,000.00
ID0016	Fees and Costs - Window Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for window replacement project		\$12,000.00
	Subtotal of Estimated Cost			\$190,000.00

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Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORMA OLIVER VILLAGE (MA091000001)			\$190,000.00
ID0017	Interior common area Lighting(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Update interior common area lighting to energy efficient fixtures and/or bulbs		\$10,000.00
ID0018	Trash shed replacement and upgrades(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Lighting)	Replace and/or update (5) trash sheds on property with easier resident access, and new or better lighting to increase safety		\$50,000.00
ID0019	Fees and Costs - Trash Shed Replacement and Upgrade project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for trash shed replacement and upgrade project		\$10,000.00
ID0021	Interior Double Entry Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Interior (1480)-Doors)	Replace and update interior doors to common hallways and stairways from main building entrances in (6) buildings		\$35,000.00
ID0022	Fees and costs - Interior Door Replacement project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for interior entry door replacement project		\$10,000.00
ID0027	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	update fire alarms as needed throughout		\$5,000.00

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Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORMA OLIVER VILLAGE (MA091000001)			\$190,000.00
ID0006	Handicap unit upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrades to current ADA code for handicap bathrooms		\$60,000.00
ID0007	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$10,000.00
ID0020	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Paving, sealing, restriping of roads, lots and walkways, and drainage repair		\$95,000.00
ID0023	Security cameras(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Purchase and installation of security cameras		\$10,000.00
ID0024	Fees and costs - site work project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for bidding for site work project		\$15,000.00
	Subtotal of Estimated Cost			\$190,000.00

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 Cost
	NORMA OLIVER VILLAGE (MA091000001)			\$190,000.00
ID0025	Door Buzzer Entry System upgrade(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrade and/or replace door buzzer entry system in (6) dwelling buildings		\$150,000.00
ID0026	Fees and Costs - Door Buzzer Entry System project(Contract Administration (1480)-Other Fees and Costs)	Designer fees and bidding costs for Door Buzzer Entry System project		\$15,000.00
ID0038	Site Work - Roadways, Lots, Walkways(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Paving, sealing, restriping of roads, lots and walkways, and drainage repair		\$25,000.00
	Subtotal of Estimated Cost			\$190,000.00

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Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORMA OLIVER VILLAGE (MA09100001)			\$190,000.00
ID0008	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of gas boilers and water heaters development wide		\$20,000.00
ID0009	Fees and Costs - Boiler Replacement(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for boiler and hot water heater replacement		\$5,000.00
ID0028	Community Center Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	installation of generator for community center		\$40,000.00
ID0029	Community Center Renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Renovation of community center space to include painting, carpeting, flooring, ceiling, bathroom, kitchen upgrades.		\$50,000.00
ID0030	Fees and Costs - Community Center Renovation(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for bidding associated with Community Center Renovation project		\$15,000.00
ID0034	Handicap unit upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrades to current ADA code for handicap bathrooms		\$50,000.00

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Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0035	Fees and Costs - Handicap unit upgrades(Contract Administration (1480)-Other Fees and Costs)	Designer fees and costs for handicap unit upgrades		\$10,000.00
	Subtotal of Estimated Cost			\$190,000.00