

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 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	THE HERITAGE (ME021000001)	\$380,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$380,000.00
ID0014	Administration(Administration (1410)-Salaries)	Admin and maint wage and benefits		\$38,000.00
ID0023	Replace Kitchen Cabinets (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace Kitchen Cabinets at 21-5		\$36,000.00
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 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0038	Replace Steps and Handrails Exterior(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Heritage 100, 200 and 300 buildings		\$36,000.00
ID0044	Update Fire Alarm System (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Update Fire Alarm System - Dartnell		\$50,000.00
ID0063	Replace Roof 25 Chamberlain Street(Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof 25 Chamberlain St, Scattered Sites		\$8,000.00
ID0064	Replace Exterior Freeze Board and Trim(Dwelling Unit-Exterior (1480)-Other)	100, 200, 300, 400, & 500 Dartnell Apt		\$40,000.00
	Subtotal of Estimated Cost			\$380,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$350,000.00
ID0015	Administration(Administration (1410)-Salaries)	Admin and Maint wage and benefits		\$35,000.00
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)	21-7 & 21-8		\$87,000.00
ID0060	Replace Sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Norumbega Park 7 total		\$57,826.00
	Subtotal of Estimated Cost			\$350,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$350,000.00
ID0029	Replace Interior Doors (Dwelling Unit-Interior (1480)-Interior Doors)	Heritage and E. Charles Dartnell		\$22,200.00
ID0040	Replace Vinyl Siding (Dwelling Unit-Exterior (1480)-Siding)	Replace Vinyl Siding at Norumbega III		\$61,800.00
ID0047	Administration Salaries(Administration (1410)-Salaries)	Admin and Maint Salaries		\$35,000.00
ID0048	Operations(Operations (1406))	Brewer Community Center		\$80,000.00
ID0050	Replace Kitchen Cupboards (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace Kitchen Cupboards - Scattered Sites		\$96,000.00
ID0061	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	10 Units at Norumbega Park 400 & 500 buildings		\$18,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$350,000.00
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		\$35,000.00
ID0057	Operations(Operations (1406))	Operations		\$80,000.00
ID0062	Replace Kitchen / Livingroom Ceilings(Dwelling Unit-Interior (1480)-Other)	Norumbega Park - 600 & 700 buildings / 10 units		\$18,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Replace Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring at 21-9 20 units		\$40,000.00
ID0069	Replace Bathroom tub / showers(Dwelling Unit-Interior (1480)-Tubs and Showers)	replace bathroom tub / showers 24-4 20 units		\$27,000.00
	Subtotal of Estimated Cost			\$350,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE HERITAGE (ME021000001)			\$350,000.00
ID0065	Administrative (Administration (1410)-Salaries)	Salaries and Wages		\$35,000.00
ID0066	Operations(Operations (1406))	Operations		\$80,000.00
ID0070	Replace Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring 21-5, 7 & 8 32 units		\$160,000.00
ID0071	Repair Foundations(Dwelling Unit-Exterior (1480)-Foundations)	repair foundations 21-4 19 Chamberlain St, 139 & 149 Church St		\$30,000.00
ID0072	Replace Decks(Dwelling Unit-Exterior (1480)-Decks and Patios)	Replace decks 21-4 341 North Main Street		\$15,000.00
ID0073	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

