

Part I: Summary						
PHA Name :		Northampton Housing Authority				
PHA Number:		MA026				
		Locality (City/County & State) ☐ Original 5-Year Plan ☒ Revised 5-Year Plan (Revision No:)				
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
	JOSEPH H MCDONALD HSE (MA0260000001)	\$244,715.00	\$244,715.00	\$244,715.00	\$244,715.00	\$244,715.00

Capital Fund Program - Five-Year Action Plan

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		Estimated Cost
	JOSEPH H MCDONALD HSE (MA026000001)			\$244,715.00
ID0007	vanity and Sinks (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace vanity and sinks 50 units at Florence Heights		\$20,000.00
ID0008	Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Screen Doors at Florence Heights		\$40,000.00
ID0009	Repair Basement(Dwelling Unit-Exterior (1480)-Foundations)	Repair Basement water penetration Florence Heights (10 units)		\$51,175.00
ID0011	LED Lighting (Non-Dwelling Interior (1480)-Electrical)	LED Lighting in common area MCD		\$28,825.00
ID0012	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 5 units MCD		\$15,000.00
ID0013	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 5 Units Florence Heights		\$17,330.00

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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
ID0014	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances at MCD 8 units		\$15,000.00
ID0015	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances Florence heights 8 Units		\$15,000.00
ID0016	Pedestrian Paving (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Pedestrian Paving Florence Heights		\$17,670.00
ID0051	McDonald Elevator (Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace cab finishes as continuation of full MOD From CF19 & CF20		\$24,715.00
	Subtotal of Estimated Cost			\$244,715.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	JOSEPH H MCDONALD HSE (MA026000001)			\$244,715.00
ID0019	Repair Basement(Dwelling Unit-Exterior (1480)-Foundations)	Repair Basement water penetration Florence Heights (12 units)		\$36,161.00
ID0021	vanity and Sinks (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace vanity and sinks 60 units at MCD		\$25,000.00
ID0022	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 9 units Florence Heights		\$38,000.00
ID0023	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 5 units MCD		\$21,939.00
ID0024	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances Florence heights 8 Units		\$16,165.00
ID0025	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances at MCD 8 units		\$16,165.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0026	Circular Pumps(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Florence Heights Circular Pumps Boiler		\$34,250.00
ID0027	Repointing Bricks(Non-Dwelling Exterior (1480)-Tuck Pointing)	Florence heights Repointing Bricks		\$53,750.00
ID0028	Parking Stripes and Curb Painting(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Striping)	Florence Heights Parking Stripes and Curb Painting		\$1,950.00
ID0029	Parking Stripes and Curb Painting(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Striping)	MCD Parking Stripes and Curb Painting		\$1,335.00
	Subtotal of Estimated Cost			\$244,715.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	JOSEPH H MCDONALD HSE (MA026000001)			\$244,715.00
ID0031	Repair Basement(Dwelling Unit-Exterior (1480)-Foundations)	Repair Basement water penetration Florence Heights (12 units)		\$30,000.00
ID0033	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances Florence heights 17 Units		\$34,915.00
ID0034	Replace Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances at MCD 17 units		\$34,915.00
ID0035	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 5 units MCD		\$15,000.00
ID0036	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 9 Units Florence Heights		\$33,514.00
ID0040	Security System(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Other)	Security System MCD Network Video Recorder MCD-7 floors-2 per floor-with 6 megapixels -2 external-		\$96,371.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$244,715.00

Capital Fund Program - Five-Year Action Plan

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		Estimated Cost
	JOSEPH H MCDONALD HSE (MA026000001)			\$244,715.00
ID0042	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement 9 Units Florence Heights		\$33,514.00
ID0043	Security System(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Other)	Security System Florence Heights Network Video Recorder and 15 Exterior Cameras		\$70,625.00
ID0044	Screen & Balcony Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Screen Doors at MCD		\$45,000.00
ID0045	Repair Basement(Dwelling Unit-Exterior (1480)-Foundations)	Repair Basement water penetration Florence Heights (10 units)		\$51,175.00
ID0046	Pedestrian Paving (Non-Dwelling Site Work (1480)-Asphalt- Concrete - Paving)	Pedestrian Paving Florence Heights & MCDonald		\$44,401.00
	Subtotal of Estimated Cost			\$244,715.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	JOSEPH H MCDONALD HSE (MA026000001)			\$244,715.00
ID0047	Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring of 8 Units at McDonald House		\$32,090.00
ID0048	Plumbing Stack Replacements(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace the shared plumbing stacks in units at Florence Heights		\$100,000.00
ID0049	Boiler Replacement (Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler Replacement at Florence Heights		\$84,625.00
ID0050	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement in 4 units at Florence Heights		\$28,000.00
	Subtotal of Estimated Cost			\$244,715.00