

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

Status: Approved

Approval Date: 08/25/2025

Approved By: NORMAN, KARA

02/28/2022

Part I: Summary

PHA Name : Portland Housing Authority PHA Number: ME003		Locality (City/County & State) <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 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
	FRANKLIN TOWERS (ME003000001)	\$435,480.47	\$645,797.47	\$690,790.47		
	BAYSIDE EAST (ME003000002)	\$3,450,209.00	\$2,607,785.14	\$2,723,059.53	\$3,413,858.00	\$3,413,858.00
	SAGAMORE VILLAGE (ME003000004)	\$1,032,951.19	\$160,275.39	\$8.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRANKLIN TOWERS (ME003000001)			\$435,480.47
ID0000695	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 1		\$1.00
ID0000696	Operations(Operations (1406))	Operational cost amp 1		\$247,010.47
ID0000697	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 1		\$1.00
ID0000698	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 1		\$58,870.00
ID0000699	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$1.00
ID0000700	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors high rise buildings in amp 1		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year 1 2025**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000722	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations to two high rise buildings in amp 1		\$35,000.00
ID0000723	Non Dwelling Interior Renovation Laundry Room(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Renovations to laundry room in high rise in amp 1		\$10,000.00
ID0000734	Non Dwelling Interior Renovation Trash Chute(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical)	Renovations to replace trash chute		\$44,992.00
ID0000736	Non Dwelling Interior Renovation Trash Chute(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Renovations to replace trash chute		\$1.00
ID0000836	Health and Safety - Unit Interiors (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Asbestos Mitigation		\$39,603.00
	BAYSIDE EAST (ME003000002)			\$3,450,209.00
ID0000708	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$10,000.00

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

Work Statement for Year 1 **2025**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000704	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 2		\$45,000.00
ID0000705	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 2		\$5,000.00
ID0000706	Operations(Operations (1406))	Operational cost amp 2		\$860,052.25
ID0000707	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 2		\$34,402.00
ID0000709	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows)	Window repair/replacement in amp 2		\$1.00
ID0000710	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 2		\$1.00
ID0000724	Dwelling Unit Interior Renovations Smoke Alarms(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replacement of smoke alarms amp 2		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000725	Dwelling Unit Interior Renovations Boiler(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Boiler repairs amp 2		\$1.00
ID0000726	Non Dwelling Exterior Electrical Meter(Non-Dwelling Exterior (1480)-Other)	Update electric meter amp 2		\$1.00
ID0000727	Dwelling Unit Exterior Boiler Room(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Replace doors for boiler rooms amp 2		\$1.00
ID0000728	Dwelling Unit Exterior Electrical(Dwelling Unit-Exterior (1480)-Other)	Electrical line updates amp 2		\$1.00
ID0000729	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Egress repairs		\$1.00
ID0000730	Non Dwelling Site Work Parking Area(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	117 Anderson parking lot repairs		\$1.00
ID0000731	Non Dwelling Exterior Renovation Anderson(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	117 Anderson replace garage doors and windows		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000732	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 2		\$1.00
ID0000839	AMP 2 Community Center(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	New Construction Community Center		\$2,495,743.75
	SAGAMORE VILLAGE (ME003000004)			\$1,032,951.19
ID0000711	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 4		\$35,000.00
ID0000712	Operations(Operations (1406))	Operational cost amp 4		\$269,395.80
ID0000713	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 4		\$25,000.00
ID0000714	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 4		\$64,204.00

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year 1 2025**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000715	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Parking lot and site improvements at amp 4		\$1.00
ID0000716	Dwelling Unit Exterior Foundations(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Foundation repairs to units in amp 4		\$100,000.00
ID0000717	Non Dwelling Site Work Waterlines(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Repair/replacement of waterlines in amp 4		\$1.00
ID0000718	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$8,300.00
ID0000719	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 4		\$60,783.00
ID0000720	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 4		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000721	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Other)	Window repair/replacement in amp 4		\$30,000.00
ID0000733	Non Dwelling Renovation(Non-Dwelling Interior (1480)-Appliances,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)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Interior (1480)-Other)	Community Center renovation in amp 4		\$160,266.39
ID0000735	Non Dwelling Renovation(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,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)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Community Center renovation in amp 4		\$250,000.00
	Subtotal of Estimated Cost			\$4,918,640.66

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
	SAGAMORE VILLAGE (ME00300004)			\$160,275.39
ID0000737	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 4		\$1.00
ID0000738	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 4		\$1.00
ID0000739	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 4		\$1.00
ID0000740	Operations(Operations (1406))	Operational cost amp 4		\$1.00
ID0000742	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 4		\$1.00
ID0000743	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair/replacement in amp 4		\$1.00

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
ID0000744	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Parking lot and site improvements at amp 4		\$1.00
ID0000746	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 4		\$1.00
ID0000747	Non Dwelling Site Work Waterlines(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Site Utilities)	Repair/replacement of waterlines in amp 4		\$1.00
ID0000775	Non Dwelling Renovation(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,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)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Community Center renovation in amp 4		\$160,266.39
	FRANKLIN TOWERS (ME003000001)			\$645,797.47
ID0000748	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 1		\$30,000.00

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
ID0000749	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 1		\$32,317.00
ID0000750	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 1		\$58,870.00
ID0000751	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$7,600.00
ID0000752	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors at two high rise buildings in amp 1		\$35,000.00
ID0000753	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair at one high rise in amp 1		\$150,000.00
ID0000754	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,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)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Parking lot and site improvements at two high rise buildings in amp 1		\$30,000.00

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
ID0000755	Common Area Renovations(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)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Renovations to common areas in two high rise buildings in amp 1		\$10,000.00
ID0000756	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations to two high rise buildings in amp 1		\$35,000.00
ID0000757	Non Dwelling Interior Renovation Laundry Room(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Renovations to laundry room in high rise in amp 1		\$10,000.00
ID0000774	Operations(Operations (1406))	Operational cost amp 1		\$247,010.47
	BAYSIDE EAST (ME003000002)			\$2,607,785.14
ID0000758	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 2		\$35,000.00

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
ID0000759	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 2		\$31,642.00
ID0000760	Operations(Operations (1406))	Operational cost amp 2		\$132,768.13
ID0000761	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 2		\$65,000.00
ID0000762	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$1.00
ID0000763	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 2		\$1.00
ID0000764	Dwelling Unit Interior Renovations Smoke Alarms(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replacement of smoke alarms amp 2		\$1.00
ID0000765	Dwelling Unit Interior Renovations Boiler(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Boiler repairs amp 2		\$1.00

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
ID0000766	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair/replacement in amp 2		\$1.00
ID0000767	Non Dwelling Exterior Electrical Meter(Non-Dwelling Exterior (1480)-Other)	Update electric meter amp 2		\$1.00
ID0000768	Dwelling Unit Exterior Boiler Room(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Replace doors for boiler rooms amp 2		\$1.00
ID0000769	Dwelling Unit Exterior Electrical(Dwelling Unit-Exterior (1480)-Other)	Electrical line updates amp 2		\$1.00
ID0000770	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Egress repairs		\$1.00
ID0000771	Non Dwelling Site Work Parking Area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	117 Anderson parking lot repairs		\$200,000.00
ID0000772	Non Dwelling Exterior Renovation Anderson(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	117 Anderson replace garage doors and windows		\$1.00

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
ID0000773	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 2		\$200,000.00
ID0000837	AMP 2 Community Center(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Construction of AMP 2 Community Center		\$1,943,365.01
	Subtotal of Estimated Cost			\$3,413,858.00

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
	FRANKLIN TOWERS (ME003000001)			\$690,790.47
ID0000777	Operations(Operations (1406))	Operational cost amp 1		\$247,010.47
ID0000782	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 1		\$30,000.00
ID0000783	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 1		\$32,317.00
ID0000787	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations to two high rise buildings in amp 1		\$35,001.00
ID0000788	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$7,600.00
ID0000793	Administration (Administration (1410)-Salaries,Administration (1410)-Other)	Administration cost amp 1		\$58,870.00

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
ID0000794	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors at two high rise buildings in amp 1		\$35,000.00
ID0000797	Common Area Renovations(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)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Renovations to common areas in two high rise buildings in amp 1		\$10,000.00
ID0000798	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair at one high rise in amp 1		\$150,000.00
ID0000799	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,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)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Parking lot and site improvements at two high rise buildings in amp 1		\$30,000.00
ID0000800	Non Dwelling Interior Renovation Laundry Room(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Renovations to laundry room in high rise in amp 1		\$10,000.00
ID0000815	Non Dwelling Interior Renovation Trash Chute(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Renovations to replace trash chute		\$44,992.00

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
	BAYSIDE EAST (ME003000002)			\$2,723,059.53
ID0000778	Operations(Operations (1406))	Operational cost amp 2		\$853,464.50
ID0000781	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 2		\$35,000.00
ID0000784	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 2		\$17,370.00
ID0000789	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$15,000.00
ID0000792	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 2		\$341,358.00
ID0000795	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 2		\$150,000.00

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
ID0000801	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair/replacement in amp 2		\$115,000.00
ID0000802	Non Dwelling Site Work Parking Area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	117 Anderson parking lot repairs		\$200,000.00
ID0000803	Dwelling Unit Exterior Boiler Room(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replace doors for boiler rooms amp 2		\$130,000.00
ID0000804	Non Dwelling Exterior Electrical Meter(Non-Dwelling Exterior (1480)-Other)	Update electric meter amp 2		\$1.00
ID0000805	Non Dwelling Exterior Renovation Anderson(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	117 Anderson replace garage doors and windows		\$1.00
ID0000806	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Egress repairs		\$1.00
ID0000807	Dwelling Unit Interior Renovations Smoke Alarms(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replacement of smoke alarms amp 2		\$1.00

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
ID0000808	Dwelling Unit Interior Renovations Boiler(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Boiler repairs amp 2			\$1.00
ID0000809	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 2			\$865,862.03
	SAGAMORE VILLAGE (ME003000004)				\$8.00
ID0000779	Operations(Operations (1406))	Operational cost amp 4			\$1.00
ID0000780	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 4			\$1.00
ID0000786	Non Dwelling Renovation(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,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)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Community Center renovation in amp 4			\$1.00

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
ID0000790	Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$1.00
ID0000791	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 4		\$1.00
ID0000812	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Parking lot and site improvements at amp 4		\$1.00
ID0000813	Non Dwelling Site Work Waterlines(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Repair/replacement of waterlines in amp 4		\$1.00
ID0000814	Dwelling Unit Exterior Foundations(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Foundation repairs to units in amp 4		\$1.00
	Subtotal of Estimated Cost			\$3,413,858.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BAYSIDE EAST (ME003000002)			\$3,413,858.00
ID0000816	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 2		\$35,000.00
ID0000817	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 2		\$65,000.00
ID0000818	Operations(Operations (1406))	Operational cost amp 2		\$835,977.75
ID0000819	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration cost amp 2		\$334,391.10
ID0000820	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 2		\$950,000.00
ID0000821	Unit Exterior Window Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Window repair/replacement in amp 2		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000822	Exterior Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior renovations in amp 2		\$650,000.00
ID0000823	Copy of Unit Interior Renovations (Force account labor)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior upgrades to include cabinets, counter tops, doors, flooring. FORCE ACCOUNT LABOR		\$4,090.00
ID0000824	Copy of Non Dwelling Exterior Renovation Anderson(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	117 Anderson replace garage doors and windows		\$50,000.00
ID0000825	Non Dwelling Site Work Parking Area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	117 Anderson fencing and parking lot repairs		\$200,000.00
ID0000826	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Egress repairs		\$51,413.15
ID0000827	Copy of Non Dwelling Exterior Electrical Meter(Non-Dwelling Exterior (1480)-Other)	Update electric meter amp 2		\$50,000.00
ID0000834	Health and Safety - Unit Interiors (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Asbestos Mitigation		\$137,986.00

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

Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,413,858.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BAYSIDE EAST (ME003000002)			\$3,413,858.00
ID0000828	Administration 1410(Administration (1410)-Other,Administration (1410)-Salaries)	Salary Costs		\$100,000.00
ID0000829	Construction Oversight(Administration (1410)-Salaries)	Construction cost amp 2		\$75,000.00
ID0000830	A&E Cost(Contract Administration (1480)-Other Fees and Costs)	Project development amp 2		\$250,000.00
ID0000831	Operations(Operations (1406))	Operational cost amp 2		\$835,977.75
ID0000832	Unit Interior Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to unit interiors in amp 2		\$750,000.00
ID0000833	Copy of Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Hazardous Materials Removal		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year 5 2029**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000835	Health and Safety - Unit Interiors (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Asbestos Mitigation		\$250,000.00
ID0000838	Heat Pumps - AMP 2(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Cooling in remaining units		\$902,880.25
	Subtotal of Estimated Cost			\$3,413,858.00