

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 04/12/2022

Approved By: NORMAN, KARA

Part I: Summary						
PHA Name : Fort Fairfield Housing Authority		Locality (City/County & State)				
PHA Number: ME002		<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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	BORDERVIEW HOMES (ME002000001)	\$191,699.00	\$191,699.00	\$191,699.00	\$191,699.00	\$191,699.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDERVIEW HOMES (ME002000001)			\$191,699.00
ID0002	Operations(Operations (1406))	Maintenance for 81 Public Housing Units and properties		\$22,699.00
ID0010	Upgrade Borderview Homes Kitchens (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade cabinets, counters, sinks, faucets, hood vents, lighting and flooring. Plumbing as needed		\$112,000.00
ID0019	Borderview Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace front and kitchen exterior doors at Borderview Homes		\$40,000.00
ID0020	Borderview Living Room Install (Dwelling Unit-Interior (1480)-Electrical)	Install Living Room Lights at Borderview Homes		\$17,000.00
	Subtotal of Estimated Cost			\$191,699.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDERVIEW HOMES (ME002000001)			\$191,699.00
ID0007	Operations(Operations (1406))	Maintenance on 81 Public Housing units and properties		\$17,699.00
ID0012	Radon Testing and Mitigation(Dwelling Unit-Exterior (1480)-Other)	Retest for Radon (10 year mark per State of Maine Law) Mitigate as needed		\$60,000.00
ID0013	Hillcrest Siding Upgrade(Dwelling Unit-Exterior (1480)-Siding)	upgrade the painted areas on the building with Vinyl siding		\$35,000.00
ID0021	Borderview Exterior Lights(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Install new exterior LED lights at Borderview Homes		\$10,000.00
ID0022	Removal of Carpet and installation of Plank Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Removal of carpet in LR and Bedrooms, install new plank flooring		\$69,000.00
	Subtotal of Estimated Cost			\$191,699.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDERVIEW HOMES (ME002000001)			\$191,699.00
ID0018	Operations(Operations (1406))	Maintenance on 81 Public Housing units and properties		\$26,699.00
ID0024	Hillcrest Parking Lot Upgrade(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	repave the parking lot at Hillcrest Estates		\$100,000.00
ID0025	Fields Lane Community Room Flooring (Non-Dwelling Interior (1480)-Common Area Flooring)	Replace flooring in Community Room with plank or vinyl tile		\$10,000.00
ID0026	Hillcrest Hot Water (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Convert Hillcrest Hot Water to Propane		\$20,000.00
ID0027	Heat Pumps at Office (Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	Install new Heat Pumps at Office and remove old AC Units		\$15,000.00
ID0028	Install new Patio Dividers Fields Lane I (Dwelling Unit-Exterior (1480)-Decks and Patios)	Install new patio from carpet and concrete to asphalt and install new dividers from wooden to vinyl or composite		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDERVIEW HOMES (ME002000001)			\$191,699.00
ID0029	Install New Windows at Hillcrest Estates (Dwelling Unit-Exterior (1480)-Windows)	Install new windows at Hillcrest Estates in units and through building		\$150,000.00
ID0030	Borderview Bathroom Project (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New tub, flooring, vanity and plumbing as needed		\$30,000.00
ID0031	Operations (Operations (1406))	Maintenance for 81 Public Housing Units		\$11,699.00
	Subtotal of Estimated Cost			\$191,699.00