

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Status: Draft

Approval Date:

Approved By:

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 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
	BORDERVIEW HOMES (ME002000001)	\$233,918.00	\$233,918.00	\$233,918.00	\$233,918.00	\$233,918.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

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
	BORDERVIEW HOMES (ME002000001)			\$233,918.00
ID0007	Operations(Operations (1406))	Maintenance on 81 Public Housing units and properties		\$11,918.00
ID0023	New Roof For Garage(Non-Dwelling Exterior (1480)-Roofs)	install a metal roof for Fields Lane Garage		\$15,000.00
ID0025	Fields Lane Community Room Flooring and Registers(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace flooring in Community Room with plank or vinyl tile and update registers		\$6,000.00
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		\$11,000.00
ID0032	Radon Mitigation(Non-Dwelling Interior (1480)-Other)	Radon Mitigation in family and elderly units		\$40,000.00
ID0033	Borderview Register Upgrade(Dwelling Unit-Interior (1480)-Other)	Remove old registers throughout units and replace with new ones		\$140,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

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
ID0034	New Playground (Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Install new playground unit to replace the old damaged one that was removed		\$10,000.00
	Subtotal of Estimated Cost			\$233,918.00

Capital Fund Program - Five-Year Action Plan

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
	BORDERVIEW HOMES (ME002000001)			\$233,918.00
ID0011	Operations(Operations (1406))	Maintenance to 81 Public Housing Units and Properties		\$13,918.00
ID0013	Hillcrest Siding Upgrade(Dwelling Unit-Exterior (1480)-Siding)	upgrade the painted areas on the building with Vinyl siding		\$35,000.00
ID0020	Borderview Living Room Install (Dwelling Unit-Interior (1480)-Electrical)	Install Living Room Lights at Borderview Homes		\$17,000.00
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		\$88,000.00
ID0026	Hillcrest Hot Water (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Convert Hillcrest Hot Water to Propane		\$20,000.00
ID0035	Borderview Register Upgrade(Dwelling Unit-Interior (1480)-Other)	remove old registers and replace with new ones		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

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
ID0036	Borderview Bathroom Upgrade(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)	1 Bathroom upgrade. New shower, plumbing, electrical, flooring, door, faucets, shower wand, vanity, mirror and toilet		\$10,000.00
	Subtotal of Estimated Cost			\$233,918.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

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
	BORDERVIEW HOMES (ME002000001)			\$233,918.00
ID0015	Fields Lane I and III windows(Dwelling Unit-Exterior (1480)-Windows)	Repair or install new windows at Fields Lane I and III		\$100,000.00
ID0016	Fields Lane I and III Patio Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	install new sliding patio doors at Fields Lane I and III		\$40,000.00
ID0017	Install new Patio Dividers Fields Lane I (Dwelling Unit-Exterior (1480)-Decks and Patios)	Install new vinyl or composite patio dividers and remove the old ones and install new patio from cement and carpet to asphalt		\$75,000.00
ID0018	Operations(Operations (1406))	Maintenance on 81 Public Housing units and properties		\$18,918.00
	Subtotal of Estimated Cost			\$233,918.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

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
	BORDERVIEW HOMES (ME002000001)			\$233,918.00
ID0024	Hillcrest Parking Lot Upgrade(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	repave the parking lot at Hillcrest Estates		\$100,000.00
ID0029	Install New Windows at Hillcrest Estates (Dwelling Unit-Exterior (1480)-Windows)	Install new windows at Hillcrest Estates in units and through building		\$120,000.00
ID0031	Operations (Operations (1406))	Maintenance for \$1 Public Housing Units		\$13,918.00
	Subtotal of Estimated Cost			\$233,918.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDERVIEW HOMES (ME002000001)			\$233,918.00
ID0037	Borderview Bathroom Upgrade(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)-Electrical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Removal of old bathroom and install of new shower/tub, sheetrock, flooring, plumbing electrical, vanity, toilet, shower heads and paint		\$135,000.00
ID0038	Borderview Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Removal of old tile in downstairs part of unit, kitchen , living room, and downstairs bedroom		\$85,000.00
ID0039	Operations(Operations (1406))	Maintenance and management expenses for 81 PH units		\$13,918.00
	Subtotal of Estimated Cost			\$233,918.00