

PUBLIC NOTICE

The Quincy Housing Authority (QHA) has created a new Five Year Action Plan for the Capital Fund Program for years 2021 thru 2025. This Five Year Action Plan is available for a forty-five (45) day public review and comment period starting on Wednesday, March 24, 2021. The Five Year Action Plan is available for inspection in the lobby of 80 Clay St. and on the QHA website, www.quincyha. A virtual public hearing to review any comments on the Action Plan will be held on Friday May 7, 2021 at 11:00 am.

James Marathas
Executive Director

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
2577-0274

Status: Submitted

Approval Date:

Approved By:

02/28/2022

Part I: Summary

PHA Name : Quincy Housing Authority

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: MA020

A.	Development Number and Name	Work Statement for				
		Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
	AUTHORITY-WIDE	\$472,329.00	\$437,329.00	\$477,329.00	\$537,329.00	\$462,329.00
	RIVERVIEW (MA020000001)	\$464,238.00	\$555,237.50	\$1,045,969.00	\$1,085,969.00	\$1,010,969.00
	CLEMENT A. O'BRIEN TOWERS (MA020000004)	\$695,262.00	\$496,731.50	\$350,000.00	\$250,000.00	\$400,000.00
	COSTANZO PAGNANO TOWERS (MA020000002)	\$191,469.00	\$334,000.00			
	ARTHUR DROHAN APARTMENTS (MA020000006)	\$50,000.00	\$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 (\$)

Work Statement for Year 1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAVASD)			\$472,329.00
ID0004	Administration(Administration (1410)-Sundry)	Central Office Cost Center		\$187,329.00
ID0015	Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (on routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	Remove ACM materials from ceilings and floors		\$235,000.00
ID0076	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees		\$50,000.00
	RIVERVIEW (MAA200000001)			\$464,238.00
ID0057	Sump Pump Renovations(Dwelling Unit-Site Work (1480)-Storm Drainage)	Install 25 sump pumps in the basements.		\$125,000.50
ID0066	Debt Service(Bond Debt Obligation (9001))	Debt service Bond payment		\$339,237.50

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 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0079	CLEMENT A. O'BRIEN TOWERS (MAA020000004)	Replace the bathroom exhaust fans in 274 units.		\$265,000.00
ID0087	Sliding Glass Door and Window Renovations(Dwelling Unit-Exterior (1480)-Windows)	Replace 50 defective sliding glass doors and windows		\$245,262.00
ID0090	Fire Pump Renovations(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade the fire pumps on two floors.		\$35,000.00
ID0091	Low Flow Toilets(Dwelling Unit-Interior (1480)-Commodes)	Replace the existing toilets with low flow toilets in all 200 units.		\$150,000.00
	COSTANZO PAGNANO TOWERS (MAA020000002)			\$191,469.00
ID0088	Community Room Window Replacement(Non-Dwelling Interior (1480)-Community Building)	Replace 24 windows and fixed lights of glass in the Community room		\$40,000.00

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 (\$)

Work Statement for Year 1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0092	Low Flow Toilets(Dwelling Unit-Interior (1480)-Commodes)	Replace the existing toilets with low flow toilets in all 156 units.		\$125,000.00
ID0094	Ceiling Replacement(Non-Dwelling Interior (1480)-Other)	Replace the dropped ceiling on the first floor.		\$26,469.00
	ARTHUR DROHAN APARTMENTS (MAA020000006)			\$50,000.00
ID0093	Low Flow Toilets(Dwelling Unit-Interior (1480)-Commodes)	Replace the existing toilets with low flow toilets in all 40 units.		\$50,000.00
	Subtotal of Estimated Cost			\$1,873,298.00

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 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAVASD)			\$437,329.00
ID0016	Asbestos Abatement - Force Account/Dwelling Unit-Interior (1480)-Flooring (on routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	Remove ACM materials from ceilings and floors		\$200,000.00
ID0034	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees		\$50,000.00
ID0037	Administration(Administration (1410)-Sundry)	Central Office Cost Center		\$187,329.00
	COSTANZO PAGNANO TOWERS (MAA020000002)			\$334,000.00
ID0039	Storm Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Install 156 new balcony storm doors		\$234,000.00
ID0095	Hallway Painting(Non-Dwelling Interior (1480)-Common Area Finishes)	Paint hallways and stairwells		\$100,000.00

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 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0060	RIVERVIEW (MAA020000001) Electrical Panel Replacement(Dwelling Uni-Interior (1480)-Electrical)	Replace the existing electrical load centers in 180 units		\$216,000.00
ID0067	Debt Service(Bond Debt Obligation (9001)) CLEMENT A. O'BRIEN TOWERS (MAA020000004)	Debt service Bond payment		\$539,237.50
ID0080	Hot Water Gas Conversion(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Convert the domestic hot water generation from electric to gas fired for 274 units		\$246,731.50
ID0081	Sliding Glass Door and Window Renovations(Dwelling Uni-Exterior (1480)-Windows)	Replace 80 defective sliding glass doors and windows		\$200,000.00
ID0097	Stairwell Painting(Non-Dwelling Interior (1480)-Common Area Finishes)	Paint stairwells		\$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 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ARTHUR DROHAN APARTMENTS (MA020000006)			\$50,000.00
ID0096	Hallway Painting(Non-Dwelling Interior (1480)-Common Area Finishes)	Paint hallways and stairwells		\$50,000.00
	Subtotal of Estimated Cost			\$1,873,298.00

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		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0033	AUTHORITY-WIDE (NAWASD)			\$477,329.00
ID0033	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees		\$90,000.00
ID0038	Administration/Administration (1410)-Sundry)	Central Office Cost Center		\$187,329.00
ID0043	Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	Remove ACM materials from ceilings and floors		\$200,000.00
	RIVERVIEW (MAA020000001)			\$1,045,969.00
ID0056	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace existing asphalt shingle roofs on 20 buildings.		\$339,831.00
ID0062	Door and Window Renovations(Dwelling Unit-Exterior (1480)-Windows)	Replace 40 damaged exterior doors and windows		\$100,900.50

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 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Debt Service(Bond Debt Obligation (9001))	Debt service Bond payment		\$339,237.50
ID0083	Exterior Siding Replacement(Non-Dwelling Exterior (1480)-Siding)	Replace failing exterior siding on 5 buildings.		\$266,000.00
	CLEMENT A. O'BRIEN TOWERS (MAA020000004)			\$350,000.00
ID0061	Sliding Glass Door and Window Renovations(Dwelling Unit-Exterior (1480)-Windows)	Replace 60 defective sliding glass doors and windows		\$200,000.00
ID0098	Emergency Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace the existing emergency generator		\$150,000.00
	Subtotal of Estimated Cost			\$1,873,298.00

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		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$537,329.00
ID0070	Administration(Administration (1410)-Sundry)	Central Office Cost Center		\$187,329.00
ID0073	Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	Remove ACM materials from ceilings and floors		\$250,000.00
ID0100	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees		\$100,000.00
	CLEMENT A. O'BRIEN TOWERS (MA020000004)			\$250,000.00
ID0072	Sliding Glass Door and Window Renovations(Dwelling Unit-Exterior (1480)-Windows)	Replace 60 defective sliding glass doors and windows		\$250,000.00
	RIVERVIEW (MA020000001)			\$1,085,969.00

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 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0074	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace existing asphalt shingle roofs on 3 buildings.		\$346,731.50
ID0075	Debt Service(Bond Debt Obligation (9001))	Debt service Bond payment		\$339,237.50
ID0102	Exterior Siding Replacement(Non-Dwelling Exterior (1480)-Siding)	Replace failing exterior siding on 10 buildings.		\$400,000.00
	Subtotal of Estimated Cost			\$1,873,298.00

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 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIVERVIEW (MA020000001)			\$1,010,969.00
ID0058	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace kitchen cabinets and counter tops in 30 units.		\$371,731.50
ID0085	Bathroom Renovations(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)	Replace the toilet, faucet, sink, tile and flooring in 30 units		\$300,000.00
ID0104	Debt Service(Bond Debt Obligation (9001))	Debt service Bond payment		\$339,237.50
	AUTHORITY-WIDE (NAWASD)			\$462,329.00
ID0089	Administration(Administration (1410)-Sundry)	Central Office Cost Center		\$187,329.00
ID0103	Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees		\$75,000.00

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 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine);Dwelling Unit-Interior (1480)-Other;Non-Dwelling Interior (1480)-Common Area Flooring)	Remove ACM materials from ceilings and floors		\$200,000.00
	CLEMENT A. O'BRIEN TOWERS (MAA020000004)			\$400,000.00
ID0099	Masonry Repairs(Dwelling Unit-Exterior (1480)-Other)	Repair brick, mortar, lintels and caulking		\$400,000.00
	Subtotal of Estimated Cost			\$1,873,298.00

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 III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year	1	2021	
Development Number/Name General Description of Major Work Categories			Estimated Cost
Housing Authority Wide			
Administration(Administration (1410)-Sundry)			\$187,329.00
Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other;Non-Dwelling Interior (1480)-Common Area Flooring)			\$235,000.00
Consulting Fees(Contract Administration (1480)-Other Fees and Costs)			\$50,000.00
Subtotal of Estimated Cost			\$472,329.00

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 III: Supporting Pages - Management Needs Work Statements (S)

Work Statement for Year	2022	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine);Dwelling Unit-Interior (1480)-Other;Non-Dwelling Interior (1480)-Common Area Flooring)		\$200,000.00
Consulting Fees(Contract Administration (1480)-Other Fees and Costs)		\$50,000.00
Administration(Administration (1410)-Sundry)		\$187,329.00
Subtotal of Estimated Cost		\$437,329.00

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 III: Supporting Pages - Management Needs Work Statements (S)

Work Statement for Year	3	2023	
Development Number/Name General Description of Major Work Categories			Estimated Cost
Housing Authority Wide			
Consulting Fees(Contract Administration (1480)-Other Fees and Costs)			\$90,000.00
Administration(Administration (1410)-Sundry)			\$187,329.00
Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)			\$200,000.00
Subtotal of Estimated Cost			\$477,329.00

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 III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Sundry)	\$187,329.00
Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	\$250,000.00
Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Subtotal of Estimated Cost	\$537,329.00

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 III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year	5	2025	
Development Number/Name			
General Description of Major Work Categories			
Housing Authority Wide			
Administration(Administration (1410)-Sundry)			\$187,329.00
Consulting Fees(Contract Administration (1480)-Other Fees and Costs)			\$75,000.00
Asbestos Abatement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)			\$200,000.00
Subtotal of Estimated Cost:			\$462,329.00