

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/15/2020

Approved By: EPIC SYSTEM

| <b>Part I: Summary</b>                                |                                     |   |  |   |  |   |
|---|-------------------------------------|---|--|---|--|---|
| <b>PHA Name :</b> Montgomery County Housing Authority |                                     |   | <b>Locality (City/County &amp; State)</b>            |   |  |   |
| <b>PHA Number:</b> PA012                              |                                     |   | <input type="checkbox"/> <b>Original 5-Year Plan</b> |   | <input checked="" type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b> |   |
| <b>A.</b>   | <b>Development Number and Name</b>  | <b>Work Statement for<br/>Year 1 2018</b> | <b>Work Statement for<br/>Year 2 2019</b>            | <b>Work Statement for<br/>Year 3 2020</b> | <b>Work Statement for<br/>Year 4 2021</b>                                      | <b>Work Statement for<br/>Year 5 2022</b> |
|   | GOLDEN AGE MANOR (PA012006009)      | \$377,010.20                              | \$613,535.00   | \$643,535.00                              | \$143,000.00   | \$375,000.00                              |
|   | BRIGHTHOPE ESTATES (PA012002003)    | \$58,885.00                               | \$56,690.00  | \$58,534.00                               | \$21,000.00  |   |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  | \$98,535.00                               | \$123,535.00   | \$93,535.00                               | \$677,000.00   | \$410,000.00                              |
|   | MARSHALL W LEE TOWERS (PA012009999) | \$9,500.00                                | \$15,000.00  | \$22,000.00                               |  | \$55,000.00                               |
|   | AUTHORITY-WIDE                      | \$622,568.80                              | \$347,280.00   | \$338,436.00                              | \$315,040.00   | \$316,040.00                              |

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| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 1   | 2018  |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |  |                 | \$377,010.20          |
| ID0003  | Water Infiltration Prevention - MLT(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)  | Water infiltration - replacement due to damage and upgrades to prevent future water infiltration (non routine maintenance) |                 | \$20,000.20           |
| ID0131  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades - May use Force Account  |                 | \$38,535.00           |
| ID0141  | GAM- Security (Non-Dwelling Interior (1480)-Security)   | card readers, exit sounders, interior cameras, system controller, fobs, accessories and installation                       |                 | \$45,500.00           |
| ID0153  | Roof Replacement - MLT(Dwelling Unit-Exterior (1480)-Roofs)   | Roof replacement   |                 | \$271,800.00          |
| ID0155  | Electrical Improvement/Repair - MLT (Dwelling Unit-Interior (1480)-Electrical)  | MLT  |                 | \$1,175.00            |
|   | AUTHORITY-WIDE (NAWASD)   |  |                 | \$622,568.80          |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year 1 2018</b>                                 |  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>                       | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0004  | 1430 Fees(Contract Administration (1480)-Other Fees and Costs)   | A&E fees, EE Fees, Advertising etc.                                       |                 | \$40,000.00           |
| ID0007  | Enviormental Abatement and/or Mitigation (Dwelling Unit-Interior (1480)-Other)   | Environtmental abatmenet and/or mitigation                                |                 | \$10,000.00           |
| ID0008  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation Costs  |                 | \$2,000.00            |
| ID0010  | Resonable Accomodations (Force Account Labor (Dwelling Unit-Interior (1480)-Other)   | Reasonable accommodations   |                 | \$1,000.00            |
| ID0011  | Operations (Operations (1406))   | Offset material and contract costs under ordinary maintenance operations. |                 | \$233,299.80          |
| ID0012  | Administration - Management Fee(Administration (1410)-Other)   | CFP 2018 related salaries and employment benefits (10%)                   |                 | \$116,649.00          |
| ID0150  | Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | Portfolio Wide as needed  |                 | \$30,620.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 1   | 2018  |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0157  | COVID-19 Interior Modifications (Responding to Coronavirus (1509))  | Physical Improvements in response to Covid including office separation, transaction window, modification to client interview rooms         |                 | \$189,000.00          |
|   | BRIGHTHOPE ESTATES (PA012002003)  |  |                 | \$58,885.00           |
| ID0101  | ADA and UFAS Upgrades (Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage) | ADA and UFAS upgrades (May Use force account labor)  |                 | \$48,885.00           |
| ID0142  | Bright Hope - Security (Non-Dwelling Exterior (1480)-Lighting)  | Site lighting  |                 | \$5,000.00            |
| ID0143  | Bright Hope- Security (Non-Dwelling Interior (1480)-Security)   | Installation of controlled access at community building and laundry building. Cameras system controller, fobs accessories and installation |                 | \$5,000.00            |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |  |                 | \$98,535.00           |
| ID0132  | ADA and UFAS Upgrades (Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades May use force account labor  |                 | \$38,535.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 1   | 2018  |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0144  | Smith - Security (Non-Dwelling Interior (1480)-Security)              | card readers, exit sounders, interior cameras, system controller, fobs, accessories and installation |                 | \$5,000.00            |
| ID0146  | SPH- Security (Non-Dwelling Interior (1480)-Security)                 | card readers, exit sounders, interior cameras, system controller, fobs, accessories and installation |                 | \$5,000.00            |
| ID0152  | Generator Replacement - SPH(Dwelling Unit-Interior (1480)-Mechanical) | SPH  |                 | \$50,000.00           |
|   | MARSHALL W LEE TOWERS (PA012009999)                                   |  |                 | \$9,500.00            |
| ID0156  | Cherry Court- Security (Non-Dwelling Interior (1480)-Security)        | card readers, exit sounders, interior cameras, system controller, fobs, accessories and installation |                 | \$9,500.00            |
|   | Subtotal of Estimated Cost  |  |                 | \$1,166,499.00        |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 2                                      |   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |   |                 | \$613,535.00          |
| ID0002  | Plumbing Renovations - GAM(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Comprehensive plumbing renovations including replacement stacks, tubs, toilets, bathrooms, etc. |                 | \$515,000.00          |
| ID0024  | Paint -GAM(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units (5 floors, 85 units)   |                 | \$15,000.00           |
| ID0025  | Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Flooring community areas (est 4000SY)   |                 | \$10,000.00           |
| ID0031  | HVAC - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)   | HVAC upgrades and/or installation 7 floors  |                 | \$10,000.00           |
| ID0032  | Concrete Upgrades - MLT(Dwelling Unit-Site Work (1480)-Pedestrian paving)   | Sidewalk and concrete upgrades est 500sf  |                 | \$10,000.00           |
| ID0033  | Elevators - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Upgrades to elevators (2)   |                 | \$15,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 2   |   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0136  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades - May use Force Account       |                 | \$38,535.00           |
|   | BRIGHTHOPE ESTATES (PA012002003)  |   |                 | \$56,690.00           |
| ID0013  | Re-sod and re-grade - BHE(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)  | Sod and re-grade estimate 2000SF                    |                 | \$4,656.00            |
| ID0015  | Playground - BHM(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)   | Upgrade and/or replacement of playgrounds (2)       |                 | \$5,000.00            |
| ID0016  | Overlay Asphalt Play Areas(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)  | Overlay asphalt play areas (est. 1000 SF)           |                 | \$3,500.00            |
| ID0018  | Re-sod and re-grade - BHM(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)  | Sod and re-grade estimate 1500SF                    |                 | \$5,000.00            |
| ID0135  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades (May Use force account labor) |                 | \$38,534.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
|   | 2   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$123,535.00          |
| ID0039  | Elevator - RST (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Elevator upgrades (accessibility) (2)               |                 | \$20,000.00           |
| ID0040  | Replace Water Heaters - SPH(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace Water heaters (2)                           |                 | \$20,000.00           |
| ID0041  | Boiler Replacement - SPH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)   | Replace boilers (7)                                 |                 | \$20,000.00           |
| ID0042  | Fire Alarm - SPH(Dwelling Unit-Interior (1480)-Other)   | Fire Alarm Upgrades - LS                            |                 | \$25,000.00           |
| ID0137  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades May use force account labor   |                 | \$38,535.00           |
|   | MARSHALL W LEE TOWERS (PA012009999)   |   |                 | \$15,000.00           |



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| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 2   |   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0044  | Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)  | Cherry Court energy efficiency improvements   |                 | \$15,000.00           |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$347,280.00          |
| ID0048  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
| ID0049  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.               |                 | \$150,853.00          |
| ID0053  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)                                      |                 | \$75,427.00           |
| ID0057  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0061  | Office Equipment - PHA Wide - Public Housing Only(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Contract Administration (1480)-Other)   | Office equipment including computers upgrades and/or replacement for public housing use |                 | \$5,000.00            |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 2                                      |   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0065  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)                                      | A&E services  |                 | \$50,000.00           |
| ID0069  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)                             | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0087  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |                 | \$15,000.00           |
| ID0158  | Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other)                                   | replace c02/smokes across all developments  |                 | \$30,000.00           |
|   | Subtotal of Estimated Cost  |   |                 | \$1,156,040.00        |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |  |          |                |
|--|---|--|----------|----------------|
| Work Statement for Year 3 2020                                 |   |  |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories                                   | Quantity | Estimated Cost |
|  | BRIGHTHOPE ESTATES (PA012002003)  |  |          | \$58,534.00    |
| ID0022   | Install Pipe Railing - BHM(Dwelling Unit-Exterior (1480)-Landings and Railings)   | Install steel pipe railings at retaining wall (30LF)                           |          | \$10,000.00    |
| ID0023   | Replace Copper Pipe and Sump Pump - BHM(Dwelling Unit-Interior (1480)-Other)  | replace copper pipe (est. 3000LF), sump pump (15)and pipe insulation (1000LF). |          | \$10,000.00    |
| ID0138   | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades (May Use force account labor)                            |          | \$38,534.00    |
|  | GOLDEN AGE MANOR (PA012006009)  |  |          | \$643,535.00   |
| ID0027   | Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)  | sod, bushes, perenials   |          | \$10,000.00    |
| ID0028   | Carpet - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Carpet common areas est. 1000SY  |          | \$15,000.00    |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 3 2020</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0029  | Upgrade Entry - GAM (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage) | Upgrade building entries including walkways (LS)                               |                 | \$20,000.00           |
| ID0074  | Roof Replacement- MLT(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof   |                 | \$530,000.00          |
| ID0075  | Paint - MLT(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)  | Paint common areas and units   |                 | \$15,000.00           |
| ID0076  | Carpet - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas  |                 | \$15,000.00           |
| ID0139  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other)   | ADA and UFAS upgrades - May use Force Account                                  |                 | \$38,535.00           |
|   | AUTHORITY-WIDE (NAWASD)   |  |                 | \$338,436.00          |
| ID0047  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 3 2020</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0050  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$150,853.00          |
| ID0054  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$75,427.00           |
| ID0058  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0062  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$10,000.00           |
| ID0066  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$60,000.00           |
| ID0070  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$11,156.00           |
| ID0085  | Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Phone System and Hardware Replacement and/or upgrades as it relates to public housing use                         |                 | \$10,000.00           |

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| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 3                                      |   | 2020  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0086  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -              |                 | \$1,000.00            |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$93,535.00           |
| ID0077  | Paint - Smith (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units                        |                 | \$15,000.00           |
| ID0079  | Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)  | Replace Closet Doors                                |                 | \$10,000.00           |
| ID0080  | Paint - Pollock (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units                        |                 | \$15,000.00           |
| ID0081  | Carpet -Pollock (Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas est. 600SY                      |                 | \$15,000.00           |
| ID0140  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades May use force account labor   |                 | \$38,535.00           |

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 2020                                 |   |  |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories | Quantity | Estimated Cost |
|  | MARSHALL W LEE TOWERS (PA012009999)                                   |  |          | \$22,000.00    |
| ID0083   | Replace Windows - Cherry Court (Non-Dwelling Exterior (1480)-Windows) | Replace Windows -39                          |          | \$22,000.00    |
|  | Subtotal of Estimated Cost  |  |          | \$1,156,040.00 |





| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 4 2021</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0102  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |
| ID0103  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -   |                 | \$1,000.00            |
|   | BRIGHTHOPE ESTATES (PA012002003)  |  |                 | \$21,000.00           |
| ID0088  | Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)   | waterproof basement wall 1000sf  |                 | \$10,000.00           |
| ID0089  | Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)   | Waterproof basemen wall community building - 1000SF                            |                 | \$5,000.00            |
| ID0090  | Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)  | Foundation wall estaomeric material at slab community building - 100SF         |                 | \$3,000.00            |
| ID0091  | Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)  | Upgrade Electrical 14 bldgs  |                 | \$3,000.00            |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |             |                 |                       |
|---|---|---|-------------|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   | 4   | <b>2021</b> |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                   |             | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |   |             |                 | \$143,000.00          |
| ID0092  | Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)            | Replace compactor and related equipment                               |             |                 | \$50,000.00           |
| ID0093  | Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing) | Replace booster bump  |             |                 | \$3,000.00            |
| ID0104  | Unit Air Conditioning - GAM(Dwelling Unit-Interior (1480)-Mechanical)                             | Unit air conditioning upgrades and/or installation (match) - PHA Wide |             |                 | \$40,000.00           |
| ID0128  | Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)            | Replace compactor and related equipment                               |             |                 | \$50,000.00           |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |             |                 | \$677,000.00          |
| ID0095  | Replace compactor - SMITH(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)          | Replace compactor and related equipment                               |             |                 | \$50,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 4 2021</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0096  | HVAC - Smith (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems) | HVAC upgrades and replacement and related work      |                 | \$55,000.00           |
| ID0097  | Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)                     | Upgrade/replace electric                            |                 | \$20,000.00           |
| ID0098  | Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)  | Upgrade/ replace plumbing                           |                 | \$52,000.00           |
| ID0099  | Roof Replacement- Pollock(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof -13000SF                               |                 | \$500,000.00          |
|   | Subtotal of Estimated Cost  |   |                 | \$1,156,040.00        |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2022  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$410,000.00          |
| ID0036  | Lobby Upgrades - RST(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)  | Lobby upgrades including but not limited to floor, paint, furnishings, finishes etc. LS |                 | \$30,000.00           |
| ID0105  | Replace Exterior Doors - Pollock(Non-Dwelling Exterior (1480)-Doors)  | Replace Exterior Doors (12)   |                 | \$10,000.00           |
| ID0106  | Lobby/Community Room Upgrades - Pollock (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)-Community Building,Non-Dwelling Interior (1480)-Other) | Lobby and community room door renovations incl. windows, ac, carpet, ceiling paint etc. |                 | \$30,000.00           |
| ID0107  | HVAC Upgrades - Pollock(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)  | HVAC upgrades and replacement and related work. 9 units                                 |                 | \$10,000.00           |
| ID0122  | Replace Ranges - Smith (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges  |                 | \$10,000.00           |
| ID0123  | Replace Shower Doors - SMITH (Dwelling Unit-Interior (1480)-Tubs and Showers)   | Replace Shower Doors (10)   |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 5 2022</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                       | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0124  | Landscaping - SMITH(Dwelling Unit-Site Work (1480)-Landscape)   | sod, bushes, perenials  |                 | \$10,000.00           |
| ID0126  | Roof Replacement- SMITH(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof  |                 | \$300,000.00          |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$316,040.00          |
| ID0052  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.                 |                 | \$150,853.00          |
| ID0056  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$75,427.00           |
| ID0060  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0064  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use |                 | \$5,000.00            |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year 5 2022</b>                                 |  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0068  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E services  |                 | \$53,760.00           |
| ID0072  | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0113  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |                 | \$10,000.00           |
| ID0114  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation - all buildings as needed -  |                 | \$1,000.00            |
|   | MARSHALL W LEE TOWERS (PA012009999)  |   |                 | \$55,000.00           |
| ID0109  | Carpet and Cubicles - Cherry Court (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other) | Replace carpeting and upgrade or replace cubicles   |                 | \$5,000.00            |
| ID0110  | Install Generator - Cherry Court (Non-Dwelling Construction - Mechanical (1480)-Generator)   | Install Generator   |                 | \$50,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |  | 2022  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$375,000.00          |
| ID0115  | Replace Ranges - GAM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges -85                                  |                 | \$10,000.00           |
| ID0116  | Ceiling Upgrades - GAM (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Ceiling upgrades (10000SF)                          |                 | \$5,000.00            |
| ID0117  | Lobby Upgrades - GAM(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 Painting,Non-Dwelling Interior (1480)-Community Building) | Lobby Upgrades                                      |                 | \$30,000.00           |
| ID0119  | Roof Replacement- GAM(Non-Dwelling Exterior (1480)-Roofs)  | Replace Roof  |                 | \$260,000.00          |
| ID0120  | Replace Tub Drains - MLT(Dwelling Unit-Interior (1480)-Plumbing)   | Replace 80 Tub Drains                               |                 | \$10,000.00           |
| ID0121  | Electrical Upgrades/Replacement - MLT(Dwelling Unit-Interior (1480)-Electrical)  | Electrical Upgrades and/or replacement - 80 units   |                 | \$50,000.00           |





| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>           |                       |
|--|-----------------------|
| <b>Work Statement for Year</b> 1   | 2018                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>    | <b>Estimated Cost</b> |
| Housing Authority Wide   |                       |
| 1430 Fees(Contract Administration (1480)-Other Fees and Costs)                     | \$40,000.00           |
| Enviornmental Abatement and/or Mitigation (Dwelling Unit-Interior (1480)-Other)    | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)            | \$2,000.00            |
| Resonable Accomodations (Force Account Labor (Dwelling Unit-Interior (1480)-Other) | \$1,000.00            |
| Operations (Operations (1406))   | \$233,299.80          |
| Administration - Management Fee(Administration (1410)-Other)                       | \$116,649.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>   |                       |
|--|-----------------------|
| <b>Work Statement for Year</b> 1   | 2018                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>  | <b>Estimated Cost</b> |
| Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$30,620.00           |
| COVID-19 Interior Modifications (Responding to Coronavirus (1509))   | \$189,000.00          |
| Subtotal of Estimated Cost   | \$622,568.80          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2019                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Contract Administration (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$50,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>   |                       |
|--|-----------------------|
| <b>Work Statement for Year</b> 2   | 2019                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>  | <b>Estimated Cost</b> |
| Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)                              | \$10,000.00           |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other, Non-Dwelling Interior (1480)-Other) | \$15,000.00           |
| Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other)                                    | \$30,000.00           |
| Subtotal of Estimated Cost   | \$347,280.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | \$10,000.00           |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$10,000.00           |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$60,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>                                      |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>                               | <b>Estimated Cost</b> |
| Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)             | \$11,156.00           |
| Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)                                       | \$1,000.00            |
| Subtotal of Estimated Cost  | \$338,436.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$52,760.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$315,040.00          |



Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$53,760.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$316,040.00          |

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/15/2020

Approved By: EPIC SYSTEM

| <b>Part I: Summary</b>                                |                                     |   |  |   |  |   |
|---|-------------------------------------|---|--|---|--|---|
| <b>PHA Name :</b> Montgomery County Housing Authority |                                     |   | <b>Locality (City/County &amp; State)</b>            |   |  |   |
| <b>PHA Number:</b> PA012                              |                                     |   | <input type="checkbox"/> <b>Original 5-Year Plan</b> |   | <input checked="" type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b> |   |
| <b>A.</b>   | <b>Development Number and Name</b>  | <b>Work Statement for<br/>Year 1 2019</b> | <b>Work Statement for<br/>Year 2 2020</b>            | <b>Work Statement for<br/>Year 3 2021</b> | <b>Work Statement for<br/>Year 4 2022</b>                                      | <b>Work Statement for<br/>Year 5 2023</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)    | \$40,000.00                               | \$58,534.00  | \$21,000.00                               |  | \$18,156.00                               |
|   | GOLDEN AGE MANOR (PA012006009)      | \$240,000.00                              | \$643,535.00   | \$143,000.00                              | \$375,000.00   | \$645,000.00                              |
|   | AUTHORITY-WIDE                      | \$819,681.00                              | \$338,436.00   | \$315,040.00                              | \$316,040.00   | \$257,280.00                              |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  | \$128,156.00                              | \$93,535.00  | \$677,000.00                              | \$410,000.00   | \$200,000.00                              |
|   | MARSHALL W LEE TOWERS (PA012009999) | \$5,000.00                                | \$22,000.00  |   | \$55,000.00  | \$35,604.00                               |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 1   |   | 2019  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |   |                 | \$240,000.00          |
| ID0002  | Plumbing Renovations - GAM(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Comprehensive plumbing renovations including replacement stacks, tubs, toilets, bathrooms, etc. |                 | \$200,000.00          |
| ID0026  | Security System and Cameras - GAM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)  | Security System and Cameras (LS)  |                 | \$20,000.00           |
| ID0034  | Security System and Cameras - MLT(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)  | Security System and Cameras (LS)  |                 | \$20,000.00           |
|   | BRIGHTHOPE ESTATES (PA012002003)  |   |                 | \$40,000.00           |
| ID0014  | Security System and Cameras - BHE(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)  | Security System and Cameras (LS)  |                 | \$20,000.00           |
| ID0017  | Security System and Cameras - BHM(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)  | Security System and Cameras (LS)  |                 | \$20,000.00           |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |   |          |                |
|--|---|---|----------|----------------|
| Work Statement for Year 1 2019                                 |   |   |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories      | Quantity | Estimated Cost |
|  | SIDNEY POLLOCK HOUSE (PA012007011)  |   |          | \$128,156.00   |
| ID0037   | Carpet - RST (Non-Dwelling Interior (1480)-Common Area Flooring)  | Carpet common areas est. 317SY                    |          | \$8,156.00     |
| ID0038   | Security System and Cameras - RST(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)            | Security System and Cameras (LS)                  |          | \$20,000.00    |
| ID0141   | Install/Replace Emergency Generator (SPH)(Non-Dwelling Construction - Mechanical (1480)-Generator)                    | Replace Generator                                 |          | \$100,000.00   |
|  | MARSHALL W LEE TOWERS (PA012009999)   |   |          | \$5,000.00     |
| ID0045   | Security System and Cameras - Cherry Court (Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security) | Security system and camera upgrades LS - 3 floors |          | \$5,000.00     |
|  | AUTHORITY-WIDE (NAWASD)   |   |          | \$819,681.00   |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 1   | 2019  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0048  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
| ID0049  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$268,959.00          |
| ID0053  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$122,668.00          |
| ID0057  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$5,000.00            |
| ID0065  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$40,000.00           |
| ID0069  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$30,522.00           |
| ID0087  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |                 | \$30,000.00           |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |  |          |                |
|--|---|--|----------|----------------|
| Work Statement for Year 1 2019                                 |   |  |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories                             | Quantity | Estimated Cost |
| ID0136   | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades - May use Force Account                            |          | \$111,600.00   |
| ID0156   | Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other)   | all properties   |          | \$80,000.00    |
| ID0157   | COVID-19 Interior Modifications (Responding to Coronavirus (1509))  | Office separation, client interview room separation, transaction windows |          | \$129,932.00   |
|  | Subtotal of Estimated Cost  |  |          | \$1,232,837.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |  |          |                |
|--|---|--|----------|----------------|
| Work Statement for Year  |   | 2020   |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories                                   | Quantity | Estimated Cost |
|  | BRIGHTHOPE ESTATES (PA012002003)  |  |          | \$58,534.00    |
| ID0022   | Install Pipe Railing - BHM(Dwelling Unit-Exterior (1480)-Landings and Railings)   | Install steel pipe railings at retaining wall (30LF)                           |          | \$10,000.00    |
| ID0023   | Replace Copper Pipe and Sump Pump - BHM(Dwelling Unit-Interior (1480)-Other)  | replace copper pipe (est. 3000LF), sump pump (15)and pipe insulation (1000LF). |          | \$10,000.00    |
| ID0138   | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades (May Use force account labor)                            |          | \$38,534.00    |
|  | GOLDEN AGE MANOR (PA012006009)  |  |          | \$643,535.00   |
| ID0027   | Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)  | sod, bushes, perenials   |          | \$10,000.00    |
| ID0028   | Carpet - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Carpet common areas est. 1000SY  |          | \$15,000.00    |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 2   | 2020  |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0029  | Upgrade Entry - GAM (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage) | Upgrade building entries including walkways (LS)                               |                 | \$20,000.00           |
| ID0074  | Roof Replacement- MLT(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof   |                 | \$530,000.00          |
| ID0075  | Paint - MLT(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)  | Paint common areas and units   |                 | \$15,000.00           |
| ID0076  | Carpet - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas  |                 | \$15,000.00           |
| ID0139  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other)   | ADA and UFAS upgrades - May use Force Account                                  |                 | \$38,535.00           |
|   | AUTHORITY-WIDE (NAWASD)   |  |                 | \$338,436.00          |
| ID0047  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 2 2020</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0050  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$150,853.00          |
| ID0054  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$75,427.00           |
| ID0058  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0062  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$10,000.00           |
| ID0066  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$60,000.00           |
| ID0070  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$11,156.00           |
| ID0085  | Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Phone System and Hardware Replacement and/or upgrades as it relates to public housing use                         |                 | \$10,000.00           |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 2 2020</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0086  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -              |                 | \$1,000.00            |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$93,535.00           |
| ID0077  | Paint - Smith (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units                        |                 | \$15,000.00           |
| ID0079  | Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)  | Replace Closet Doors                                |                 | \$10,000.00           |
| ID0080  | Paint - Pollock (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units                        |                 | \$15,000.00           |
| ID0081  | Carpet -Pollock (Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas est. 600SY                      |                 | \$15,000.00           |
| ID0140  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades May use force account labor   |                 | \$38,535.00           |

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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 2020                                 |   |  |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories | Quantity | Estimated Cost |
|  | MARSHALL W LEE TOWERS (PA012009999)                                   |  |          | \$22,000.00    |
| ID0083   | Replace Windows - Cherry Court (Non-Dwelling Exterior (1480)-Windows) | Replace Windows -39                          |          | \$22,000.00    |
|  | Subtotal of Estimated Cost  |  |          | \$1,156,040.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |   |          |                |
|--|---|---|----------|----------------|
| Work Statement for Year 3 2021                                 |   |   |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories  | Quantity | Estimated Cost |
|  | AUTHORITY-WIDE (NAWASD)   |   |          | \$315,040.00   |
| ID0051   | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |          | \$150,853.00   |
| ID0055   | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |          | \$75,427.00    |
| ID0059   | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |          | \$10,000.00    |
| ID0063   | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |          | \$5,000.00     |
| ID0067   | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |          | \$52,760.00    |
| ID0071   | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |          | \$10,000.00    |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b> 3                                      |   | 2021   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0102  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |
| ID0103  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -   |                 | \$1,000.00            |
|   | BRIGHTHOPE ESTATES (PA012002003)  |  |                 | \$21,000.00           |
| ID0088  | Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)   | waterproof basement wall 1000sf  |                 | \$10,000.00           |
| ID0089  | Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)   | Waterproof basemen wall community building - 1000SF                            |                 | \$5,000.00            |
| ID0090  | Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)  | Foundation wall estaomeric material at slab community building - 100SF         |                 | \$3,000.00            |
| ID0091  | Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)  | Upgrade Electrical 14 bldgs  |                 | \$3,000.00            |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 3   | 2021  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |   |                 | \$143,000.00          |
| ID0092  | Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)            | Replace compactor and related equipment                               |                 | \$50,000.00           |
| ID0093  | Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing) | Replace booster bump  |                 | \$3,000.00            |
| ID0104  | Unit Air Conditioning - GAM(Dwelling Unit-Interior (1480)-Mechanical)                             | Unit air conditioning upgrades and/or installation (match) - PHA Wide |                 | \$40,000.00           |
| ID0128  | Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)            | Replace compactor and related equipment                               |                 | \$50,000.00           |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$677,000.00          |
| ID0095  | Replace compactor - SMITH(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)          | Replace compactor and related equipment                               |                 | \$50,000.00           |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |   |                 |                       |
| 3   | 2021   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0096  | HVAC - Smith ( Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems) | HVAC upgrades and replacement and related work      |                 | \$55,000.00           |
| ID0097  | Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)                      | Upgrade/replace electric                            |                 | \$20,000.00           |
| ID0098  | Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)   | Upgrade/ replace plumbing                           |                 | \$52,000.00           |
| ID0099  | Roof Replacement- Pollock(Non-Dwelling Exterior (1480)-Roofs)  | Replace Roof -13000SF                               |                 | \$500,000.00          |
|   | Subtotal of Estimated Cost   |   |                 | \$1,156,040.00        |



Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 4   | 2022  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$410,000.00          |
| ID0036  | Lobby Upgrades - RST(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)  | Lobby upgrades including but not limited to floor, paint, furnishings, finishes etc. LS |                 | \$30,000.00           |
| ID0105  | Replace Exterior Doors - Pollock(Non-Dwelling Exterior (1480)-Doors)  | Replace Exterior Doors (12)   |                 | \$10,000.00           |
| ID0106  | Lobby/Community Room Upgrades - Pollock (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)-Community Building,Non-Dwelling Interior (1480)-Other) | Lobby and community room door renovations incl. windows, ac, carpet, ceiling paint etc. |                 | \$30,000.00           |
| ID0107  | HVAC Upgrades - Pollock(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)  | HVAC upgrades and replacement and related work. 9 units                                 |                 | \$10,000.00           |
| ID0122  | Replace Ranges - Smith (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges  |                 | \$10,000.00           |
| ID0123  | Replace Shower Doors - SMITH (Dwelling Unit-Interior (1480)-Tubs and Showers)   | Replace Shower Doors (10)   |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |      |                 |                       |
|---|---|---|------|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   | 4   | 2022 |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                       |      | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0124  | Landscaping - SMITH(Dwelling Unit-Site Work (1480)-Landscape)   | sod, bushes, perenials  |      |                 | \$10,000.00           |
| ID0126  | Roof Replacement- SMITH(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof  |      |                 | \$300,000.00          |
|   | AUTHORITY-WIDE (NAWASD)   |   |      |                 | \$316,040.00          |
| ID0052  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.                 |      |                 | \$150,853.00          |
| ID0056  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |      |                 | \$75,427.00           |
| ID0060  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |      |                 | \$10,000.00           |
| ID0064  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use |      |                 | \$5,000.00            |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |  |   |          |                |
|--|--|---|----------|----------------|
| Work Statement for Year  |  | 4   | 2022     |                |
| Identifier   | Development Number/Name  | General Description of Major Work Categories  | Quantity | Estimated Cost |
| ID0068   | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E services  |          | \$53,760.00    |
| ID0072   | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |          | \$10,000.00    |
| ID0113   | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |          | \$10,000.00    |
| ID0114   | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation - all buildings as needed -  |          | \$1,000.00     |
|  | MARSHALL W LEE TOWERS (PA012009999)  |   |          | \$55,000.00    |
| ID0109   | Carpet and Cubicles - Cherry Court (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other) | Replace carpeting and upgrade or replace cubicles   |          | \$5,000.00     |
| ID0110   | Install Generator - Cherry Court (Non-Dwelling Construction - Mechanical (1480)-Generator)   | Install Generator   |          | \$50,000.00    |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |   |                 |                       |
| 4   | 2022   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$375,000.00          |
| ID0115  | Replace Ranges - GAM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges -85                                  |                 | \$10,000.00           |
| ID0116  | Ceiling Upgrades - GAM (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Ceiling upgrades (10000SF)                          |                 | \$5,000.00            |
| ID0117  | Lobby Upgrades - GAM(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 Painting,Non-Dwelling Interior (1480)-Community Building) | Lobby Upgrades                                      |                 | \$30,000.00           |
| ID0119  | Roof Replacement- GAM(Non-Dwelling Exterior (1480)-Roofs)  | Replace Roof  |                 | \$260,000.00          |
| ID0120  | Replace Tub Drains - MLT(Dwelling Unit-Interior (1480)-Plumbing)   | Replace 80 Tub Drains                               |                 | \$10,000.00           |
| ID0121  | Electrical Upgrades/Replacement - MLT(Dwelling Unit-Interior (1480)-Electrical)  | Electrical Upgrades and/or replacement - 80 units   |                 | \$50,000.00           |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |  | 2023  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)   |   |                 | \$18,156.00           |
| ID0013  | Re-sod and re-grade - BHE(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 2000SF                    |                 | \$4,656.00            |
| ID0015  | Playground - BHM(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)  | Upgrade and/or replacement of playgrounds (2)       |                 | \$5,000.00            |
| ID0016  | Overlay Asphalt Play Areas(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other) | Overlay asphalt play areas (est. 1000 SF)           |                 | \$3,500.00            |
| ID0018  | Re-sod and re-grade - BHM(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 1500SF                    |                 | \$5,000.00            |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$645,000.00          |
| ID0024  | Paint - GAM(Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Interior Painting (non routine))   | Paint common areas and units (5 floors, 85 units)   |                 | \$15,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2023   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0025  | Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Flooring community areas (est 4000SY)                                |                 | \$10,000.00           |
| ID0031  | HVAC - MLT(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical) | HVAC upgrades and/or installation 7 floors                           |                 | \$10,000.00           |
| ID0032  | Concrete Upgrades - MLT(Dwelling Unit-Site Work (1480)-Pedestrian paving)   | Sidewalk and concrete upgrades est 500sf                             |                 | \$10,000.00           |
| ID0150  | Creation of New Units within Building - GAM (Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))  | Creation of up to 4 new units in un or underused spaces of building. |                 | \$300,000.00          |
| ID0151  | Rehabilitate and Restructure Offices and Community space - GAM(Non-Dwelling Construction-New Construction (1480)-Other)   | Revise layout to improve efficiency                                  |                 | \$200,000.00          |
| ID0152  | Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$50,000.00           |
| ID0153  | Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$50,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 5 2023</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | MARSHALL W LEE TOWERS (PA012009999)   |   |                 | \$35,604.00           |
| ID0044  | Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)  | Cherry Court energy efficiency improvements   |                 | \$15,000.00           |
| ID0155  | HVAC Upgrades/Replacement - Cherry Court(Non-Dwelling Interior (1480)-Mechanical)   | Replace and re-balance HVAC   |                 | \$20,604.00           |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$257,280.00          |
| ID0061  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | Office equipment including computers upgrades and/or replacement for public housing use |                 | \$5,000.00            |
| ID0142  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.               |                 | \$150,853.00          |
| ID0143  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)                                      |                 | \$75,427.00           |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2023  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0144  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
| ID0147  | Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0148  | Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0149  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$200,000.00          |
| ID0154  | Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)  | Replace Generator   |                 | \$200,000.00          |
|   | Subtotal of Estimated Cost  |   |                 | \$1,156,040.00        |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2019                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Operations (Operations (1406))  | \$268,959.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$122,668.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$40,000.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$30,522.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2019                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | \$30,000.00           |
| ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | \$111,600.00          |
| Carbon Monoxide Detector / Smoke Detector Replacement (Dwelling Unit-Interior (1480)-Other)   | \$80,000.00           |
| COVID-19 Interior Modifications (Responding to Coronavirus (1509))  | \$129,932.00          |
| Subtotal of Estimated Cost  | \$819,681.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | \$10,000.00           |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$10,000.00           |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$60,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>                                      |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>                               | <b>Estimated Cost</b> |
| Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)             | \$11,156.00           |
| Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)                                       | \$1,000.00            |
| Subtotal of Estimated Cost  | \$338,436.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$52,760.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$315,040.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$53,760.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$10,000.00           |



| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$316,040.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Operations (Operations (1406))  | \$150,853.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$75,427.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | \$5,000.00            |
| Subtotal of Estimated Cost  | \$257,280.00          |

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/16/2020

Approved By: EPIC SYSTEM

| <b>Part I: Summary</b>                                |                                     |   |  |   |  |   |
|---|-------------------------------------|---|--|---|--|---|
| <b>PHA Name :</b> Montgomery County Housing Authority |                                     |   | <b>Locality (City/County &amp; State)</b>            |   |  |   |
| <b>PHA Number:</b> PA012                              |                                     |   | <input type="checkbox"/> <b>Original 5-Year Plan</b> |   | <input checked="" type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b> |   |
| <b>A.</b>   | <b>Development Number and Name</b>  | <b>Work Statement for<br/>Year 1 2020</b> | <b>Work Statement for<br/>Year 2 2021</b>            | <b>Work Statement for<br/>Year 3 2022</b> | <b>Work Statement for<br/>Year 4 2023</b>                                      | <b>Work Statement for<br/>Year 5 2024</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)    | \$60,602.00                               |  |   | \$18,156.00  |   |
|   | AUTHORITY-WIDE                      | \$500,172.60                              | \$451,765.00   | \$457,765.00                              | \$399,005.00   | \$449,005.00                              |
|   | GOLDEN AGE MANOR (PA012006009)      | \$172,394.00                              | \$50,000.00  | \$375,000.00                              | \$573,923.00   | \$712,683.00                              |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  | \$738,553.40                              | \$724,923.00   | \$338,923.00                              | \$200,000.00   | \$65,000.00                               |
|   | MARSHALL W LEE TOWERS (PA012009999) |   |  | \$55,000.00                               | \$35,604.00  |   |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 1   | 2020  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                       | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)  |   |                 | \$60,602.00           |
| ID0022  | Install Pipe Railing - BHM(Dwelling Unit-Exterior (1480)-Landings and Railings)   | Install steel pipe railings at retaining wall (30LF)                                      |                 | \$5,000.00            |
| ID0138  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades (May Use force account labor)                                       |                 | \$55,602.00           |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$500,172.60          |
| ID0062  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use |                 | \$5,000.00            |
| ID0085  | Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Phone System and Hardware Replacement and/or upgrades as it relates to public housing use |                 | \$10,000.00           |
| ID0047  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed            |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 1 2020</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0050  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$265,344.40          |
| ID0054  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$132,672.20          |
| ID0058  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$5,000.00            |
| ID0066  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$60,000.00           |
| ID0070  | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$11,156.00           |
| ID0086  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
|   | GOLDEN AGE MANOR (PA012006009)  |   |                 | \$172,394.00          |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 1 2020</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0075  | Paint - MLT(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)  | Paint common areas and units                        |                 | \$15,000.00           |
| ID0076  | Carpet - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas                                 |                 | \$15,000.00           |
| ID0139  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades - May use Force Account       |                 | \$38,535.00           |
| ID0174  | Plumbing- GAM(Non-Dwelling Exterior (1480)-Roofs)   | Replace plumbing                                    |                 | \$103,859.00          |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$738,553.40          |
| ID0077  | Paint - Smith (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)   | Paint common areas and units                        |                 | \$5,000.00            |
| ID0080  | Paint - Pollock (Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Interior Painting (non routine))   | Paint common areas and units                        |                 | \$15,000.00           |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 1 2020</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>          | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0081  | Carpet -Pollock (Non-Dwelling Interior (1480)-Common Area Flooring)   | Carpet common areas est. 600SY                               |                 | \$75,000.00           |
| ID0140  | ADA and UFAS Upgrades (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Interior (1480)-Other) | ADA and UFAS upgrades May use force account labor            |                 | \$38,535.00           |
| ID0175  | Interior Improvements - SPH(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)  | walls, ceilings, floors, common areas, lobby, community room |                 | \$605,018.40          |
|   | Subtotal of Estimated Cost  |  |                 | \$1,471,722.00        |



Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 2   |   | 2021  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$451,765.00          |
| ID0051  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$245,337.00          |
| ID0055  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$122,668.00          |
| ID0059  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$5,000.00            |
| ID0063  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
| ID0067  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$52,760.00           |
| ID0071  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |  |                 |                       |
| 2   |   | 2021   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0102  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)     | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |
| ID0103  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -   |                 | \$1,000.00            |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |  |                 | \$724,923.00          |
| ID0096  | HVAC - Smith (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems) | HVAC upgrades and replacement and related work                                 |                 | \$105,000.00          |
| ID0097  | Upgrade Electrical - SMITH (Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical)                     | Upgrade/replace electric   |                 | \$59,923.00           |
| ID0098  | Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)  | Upgrade/ replace plumbing  |                 | \$110,000.00          |
| ID0099  | Roof Replacement- Pollock(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof -13000SF  |                 | \$450,000.00          |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year 2 2021</b>                                 |  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$50,000.00           |
| ID0128  | Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | Replace compactor and related equipment             |                 | \$50,000.00           |
|   | Subtotal of Estimated Cost   |   |                 | \$1,226,688.00        |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 3   | 2022  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$338,923.00          |
| ID0036  | Lobby Upgrades - RST(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)  | Lobby upgrades including but not limited to floor, paint, furnishings, finishes etc. LS |                 | \$10,000.00           |
| ID0105  | Replace Exterior Doors - Pollock(Non-Dwelling Exterior (1480)-Doors)  | Replace Exterior Doors (12)   |                 | \$10,000.00           |
| ID0106  | Lobby/Community Room Upgrades - Pollock (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)-Community Building,Non-Dwelling Interior (1480)-Other) | Lobby and community room door renovations incl. windows, ac, carpet, ceiling paint etc. |                 | \$30,000.00           |
| ID0107  | HVAC Upgrades - Pollock(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)  | HVAC upgrades and replacement and related work. 9 units                                 |                 | \$10,000.00           |
| ID0122  | Replace Ranges - Smith (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges  |                 | \$10,000.00           |
| ID0123  | Replace Shower Doors - SMITH (Dwelling Unit-Interior (1480)-Tubs and Showers)   | Replace Shower Doors (10)   |                 | \$10,000.00           |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 3                                 2022 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                       | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0124  | Landscaping - SMITH(Dwelling Unit-Site Work (1480)-Landscape)   | sod, bushes, perennials   |                 | \$10,000.00           |
| ID0126  | Roof Replacement- SMITH(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof  |                 | \$248,923.00          |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$457,765.00          |
| ID0052  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.                 |                 | \$245,337.00          |
| ID0056  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$122,668.00          |
| ID0060  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0064  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use |                 | \$5,000.00            |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |  |   |          |                |
|--|--|---|----------|----------------|
| Work Statement for Year 3 2022                                 |  |   |          |                |
| Identifier   | Development Number/Name  | General Description of Major Work Categories  | Quantity | Estimated Cost |
| ID0068   | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E services  |          | \$53,760.00    |
| ID0072   | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |          | \$10,000.00    |
| ID0113   | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |          | \$10,000.00    |
| ID0114   | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation - all buildings as needed -  |          | \$1,000.00     |
|  | MARSHALL W LEE TOWERS (PA012009999)  |   |          | \$55,000.00    |
| ID0109   | Carpet and Cubicles - Cherry Court (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other) | Replace carpeting and upgrade or replace cubicles   |          | \$5,000.00     |
| ID0110   | Install Generator - Cherry Court (Non-Dwelling Construction - Mechanical (1480)-Generator)   | Install Generator   |          | \$50,000.00    |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |             |                 |                       |
|---|--|---|-------------|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  | <b>3</b>  | <b>2022</b> |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> |             | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)   |   |             |                 | \$375,000.00          |
| ID0115  | Replace Ranges - GAM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges -85                                  |             |                 | \$10,000.00           |
| ID0116  | Ceiling Upgrades - GAM (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Ceiling upgrades (10000SF)                          |             |                 | \$5,000.00            |
| ID0117  | Lobby Upgrades - GAM(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 Painting,Non-Dwelling Interior (1480)-Community Building) | Lobby Upgrades                                      |             |                 | \$30,000.00           |
| ID0119  | Roof Replacement- GAM(Non-Dwelling Exterior (1480)-Roofs)  | Replace Roof  |             |                 | \$260,000.00          |
| ID0120  | Replace Tub Drains - MLT(Dwelling Unit-Interior (1480)-Plumbing)   | Replace 80 Tub Drains                               |             |                 | \$10,000.00           |
| ID0121  | Electrical Upgrades/Replacement - MLT(Dwelling Unit-Interior (1480)-Electrical)  | Electrical Upgrades and/or replacement - 80 units   |             |                 | \$50,000.00           |





| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |   |                 |                       |
| 4   |  | 2023  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)   |   |                 | \$18,156.00           |
| ID0013  | Re-sod and re-grade - BHE(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 2000SF                    |                 | \$4,656.00            |
| ID0015  | Playground - BHM(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)  | Upgrade and/or replacement of playgrounds (2)       |                 | \$5,000.00            |
| ID0016  | Overlay Asphalt Play Areas(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other) | Overlay asphalt play areas (est. 1000 SF)           |                 | \$3,500.00            |
| ID0018  | Re-sod and re-grade - BHM(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 1500SF                    |                 | \$5,000.00            |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$573,923.00          |
| ID0024  | Paint - GAM(Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Interior Painting (non routine))   | Paint common areas and units (5 floors, 85 units)   |                 | \$15,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 4 2023</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0025  | Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Flooring community areas (est 4000SY)                                |                 | \$10,000.00           |
| ID0031  | HVAC - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other) | HVAC upgrades and/or installation 7 floors                           |                 | \$10,000.00           |
| ID0032  | Concrete Upgrades - MLT(Dwelling Unit-Site Work (1480)-Pedestrian paving)   | Sidewalk and concrete upgrades est 500sf                             |                 | \$10,000.00           |
| ID0150  | Creation of New Units within Building - GAM (Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))  | Creation of up to 4 new units in un or underused spaces of building. |                 | \$300,000.00          |
| ID0151  | Rehabilitate and Restructure Offices and Community space - GAM(Non-Dwelling Construction-New Construction (1480)-Other)   | Revise layout to improve efficiency                                  |                 | \$128,923.00          |
| ID0152  | Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$50,000.00           |
| ID0153  | Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$50,000.00           |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 4   | 2023  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0147  | Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0148  | Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0149  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
| ID0159  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$245,337.00          |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$200,000.00          |
| ID0154  | Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)  | Replace Generator   |                 | \$200,000.00          |
|   | Subtotal of Estimated Cost  |   |                 | \$1,226,688.00        |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 5 2024</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$449,005.00          |
| ID0142  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$245,337.00          |
| ID0156  | Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0158  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$122,668.00          |
| ID0160  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
| ID0161  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0162  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$60,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2024  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | GOLDEN AGE MANOR (PA012006009)  |   |                 | \$712,683.00          |
| ID0163  | Plumbing- GAM(Non-Dwelling Exterior (1480)-Roofs)   | Replace plumbing                                    |                 | \$697,683.00          |
| ID0164  | Elevators - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Upgrades to elevators (2)                           |                 | \$15,000.00           |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$65,000.00           |
| ID0165  | Elevator - RST (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Elevator upgrades (accessibility) (2)               |                 | \$10,000.00           |
| ID0167  | Boiler Replacement - SPH(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing) | Replace boilers (7)                                 |                 | \$20,000.00           |
| ID0168  | Fire Alarm - SPH(Dwelling Unit-Interior (1480)-Other)   | Fire Alarm Upgrades - LS                            |                 | \$25,000.00           |



Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$10,000.00           |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | \$10,000.00           |
| Operations (Operations (1406))  | \$265,344.40          |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.20          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$5,000.00            |



| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>                          |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2020                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>                   | <b>Estimated Cost</b> |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)          | \$60,000.00           |
| Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs) | \$11,156.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)                           | \$1,000.00            |
| Subtotal of Estimated Cost  | \$500,172.60          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$245,337.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$122,668.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$5,000.00            |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$52,760.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$451,765.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$245,337.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$122,668.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$53,760.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$457,765.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Administration - Management Fee(Administration (1410)-Other)  | \$122,668.00          |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>        |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b> | <b>Estimated Cost</b> |
| Operations (Operations (1406))  | \$245,337.00          |
| Subtotal of Estimated Cost  | \$399,005.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2024                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$245,337.00          |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |
| Administration - Management Fee(Administration (1410)-Other)  | \$122,668.00          |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$60,000.00           |



|   |                       |
|---|-----------------------|
| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>              |                       |
| <b>Work Statement for Year</b> 5  | 2024                  |
| <b>Development Number/Name</b><br><b>General Description of Major Work Categories</b> | <b>Estimated Cost</b> |
| Subtotal of Estimated Cost  | \$449,005.00          |

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

| <b>Part I: Summary</b>                                |                                     |   |   |   |   |   |
|---|-------------------------------------|---|---|---|---|---|
| <b>PHA Name :</b> Montgomery County Housing Authority |                                     |   | <b>Locality (City/County &amp; State)</b>                       |   |   |   |
| <b>PHA Number:</b> PA012                              |                                     |   | <input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> |   | <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b> |   |
| <b>A.</b>   | <b>Development Number and Name</b>  | <b>Work Statement for<br/>Year 1 2021</b> | <b>Work Statement for<br/>Year 2 2022</b>                       | <b>Work Statement for<br/>Year 3 2023</b> | <b>Work Statement for<br/>Year 4 2024</b>                           | <b>Work Statement for<br/>Year 5 2025</b> |
|   | AUTHORITY-WIDE                      | \$476,722.00                              | \$487,799.00  | \$429,016.00                              | \$479,016.00  | \$490,776.00                              |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  | \$500,000.00                              | \$408,923.00  | \$200,000.00                              | \$797,706.00  | \$138,550.00                              |
|   | GOLDEN AGE MANOR (PA012006009)      | \$250,000.00                              | \$375,000.00  | \$643,946.00                              | \$50,000.00   | \$138,000.00                              |
|   | MARSHALL W LEE TOWERS (PA012009999) | \$100,000.00                              | \$55,000.00   | \$35,604.00                               |   | \$538,396.00                              |
|   | BRIGHTHOPE ESTATES (PA012002003)    |   |   | \$18,156.00                               |   | \$21,000.00                               |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |   |   |                 |                       |
| 1   |   | 2021  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$476,722.00          |
| ID0051  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$265,344.00          |
| ID0055  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$132,672.00          |
| ID0059  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$5,000.00            |
| ID0062  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
| ID0066  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$45,000.00           |
| ID0070  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$12,706.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |  |                 |                       |
|---|--|--|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |  |                 |                       |
| 1   | 2021   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0086  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation - all buildings as needed -   |                 | \$1,000.00            |
| ID0102  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed |                 | \$10,000.00           |
|   | SIDNEY POLLOCK HOUSE (PA012007011)   |  |                 | \$500,000.00          |
| ID0164  | Interior Improvements (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other) | Paint, Ceiling, Flooring, Lobby  |                 | \$500,000.00          |
|   | GOLDEN AGE MANOR (PA012006009)   |  |                 | \$250,000.00          |
| ID0165  | GAM Plumbing Improvements (Non-Dwelling Interior (1480)-Plumbing)  | Plumbing improvements  |                 | \$250,000.00          |
|   | MARSHALL W LEE TOWERS (PA012009999)  |  |                 | \$100,000.00          |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |   |                 |                       |
| 2   |  | 2022  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>                                     | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | SIDNEY POLLOCK HOUSE (PA012007011)   |   |                 | \$408,923.00          |
| ID0036  | Lobby Upgrades - RST(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other) | Lobby upgrades including but not limited to floor, paint, furnishings, finishes etc. LS |                 | \$10,000.00           |
| ID0105  | Replace Exterior Doors - Pollock(Non-Dwelling Exterior (1480)-Doors)   | Replace Exterior Doors (12)   |                 | \$60,000.00           |
| ID0107  | HVAC Upgrades - Pollock(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)   | HVAC upgrades and replacement and related work. 9 units                                 |                 | \$60,000.00           |
| ID0122  | Replace Ranges - Smith (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)  | Replace ranges  |                 | \$10,000.00           |
| ID0123  | Replace Shower Doors - SMITH (Dwelling Unit-Interior (1480)-Tubs and Showers)  | Replace Shower Doors (10)   |                 | \$10,000.00           |
| ID0124  | Landscaping - SMITH(Dwelling Unit-Site Work (1480)-Landscape)  | sod, bushes, perennials   |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 2 2022</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                                       | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0126  | Roof Replacement- SMITH(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof  |                 | \$248,923.00          |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$487,799.00          |
| ID0052  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.                 |                 | \$265,344.00          |
| ID0056  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$132,672.00          |
| ID0060  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0064  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use |                 | \$5,000.00            |
| ID0068  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$53,783.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 2                                      |  | 2022  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0072  | Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0113  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |                 | \$10,000.00           |
| ID0114  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)  | Relocation - all buildings as needed -  |                 | \$1,000.00            |
|   | MARSHALL W LEE TOWERS (PA012009999)  |   |                 | \$55,000.00           |
| ID0109  | Carpet and Cubicles - Cherry Court (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other) | Replace carpeting and upgrade or replace cubicles   |                 | \$5,000.00            |
| ID0110  | Install Generator - Cherry Court (Non-Dwelling Construction - Mechanical (1480)-Generator)   | Install Generator   |                 | \$50,000.00           |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$375,000.00          |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year 2 2022</b>                                 |  |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0115  | Replace Ranges - GAM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)   | Replace ranges -85                                  |                 | \$10,000.00           |
| ID0116  | Ceiling Upgrades - GAM (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)  | Ceiling upgrades (10000SF)                          |                 | \$5,000.00            |
| ID0117  | Lobby Upgrades - GAM(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 Painting,Non-Dwelling Interior (1480)-Community Building) | Lobby Upgrades                                      |                 | \$30,000.00           |
| ID0119  | Roof Replacement- GAM(Non-Dwelling Exterior (1480)-Roofs)  | Replace Roof  |                 | \$260,000.00          |
| ID0120  | Replace Tub Drains - MLT(Dwelling Unit-Interior (1480)-Plumbing)   | Replace 80 Tub Drains                               |                 | \$10,000.00           |
| ID0121  | Electrical Upgrades/Replacement - MLT(Dwelling Unit-Interior (1480)-Electrical)  | Electrical Upgrades and/or replacement - 80 units   |                 | \$50,000.00           |
| ID0129  | Landscaping - MLT(Dwelling Unit-Site Work (1480)-Landscape)  | sod, bushes, perenials                              |                 | \$10,000.00           |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b>  |  |   |                 |                       |
|   | 3  | 2023  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)   |   |                 | \$18,156.00           |
| ID0013  | Re-sod and re-grade - BHE(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 2000SF                    |                 | \$4,656.00            |
| ID0015  | Playground - BHM(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)  | Upgrade and/or replacement of playgrounds (2)       |                 | \$5,000.00            |
| ID0016  | Overlay Asphalt Play Areas(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other) | Overlay asphalt play areas (est. 1000 SF)           |                 | \$3,500.00            |
| ID0018  | Re-sod and re-grade - BHM(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)   | Sod and re-grade estimate 1500SF                    |                 | \$5,000.00            |
|   | GOLDEN AGE MANOR (PA012006009)   |   |                 | \$643,946.00          |
| ID0024  | Paint - GAM(Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Interior Painting (non routine))   | Paint common areas and units (5 floors, 85 units)   |                 | \$15,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |  |                 |                       |
|---|---|--|-----------------|-----------------------|
| <b>Work Statement for Year 3 2023</b>                                 |   |  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                  | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0025  | Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Flooring community areas (est 4000SY)                                |                 | \$10,000.00           |
| ID0031  | HVAC - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other) | HVAC upgrades and/or installation 7 floors                           |                 | \$10,000.00           |
| ID0032  | Concrete Upgrades - MLT(Dwelling Unit-Site Work (1480)-Pedestrian paving)   | Sidewalk and concrete upgrades est 500sf                             |                 | \$10,000.00           |
| ID0150  | Creation of New Units within Building - GAM (Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))  | Creation of up to 4 new units in un or underused spaces of building. |                 | \$300,000.00          |
| ID0151  | Rehabilitate and Restructure Offices and Community space - GAM(Non-Dwelling Construction-New Construction (1480)-Other)   | Revise layout to improve efficiency                                  |                 | \$128,923.00          |
| ID0152  | Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$120,023.00          |
| ID0153  | Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)   | Upgrade / Replace Generator  |                 | \$50,000.00           |

| 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 |
|  | MARSHALL W LEE TOWERS (PA012009999)   |   |          | \$35,604.00    |
| ID0044   | Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)  | Cherry Court energy efficiency improvements   |          | \$15,000.00    |
| ID0155   | HVAC Upgrades/Replacement - Cherry Court(Non-Dwelling Interior (1480)-Mechanical)   | Replace and re-balance HVAC   |          | \$20,604.00    |
|  | AUTHORITY-WIDE (NAWASD)   |   |          | \$429,016.00   |
| ID0061   | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | Office equipment including computers upgrades and/or replacement for public housing use |          | \$5,000.00     |
| ID0143   | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)                                      |          | \$132,672.00   |
| ID0144   | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |          | \$1,000.00     |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 3 2023</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0147  | Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0148  | Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0149  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
| ID0159  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$265,344.00          |
|   | SIDNEY POLLOCK HOUSE (PA012007011)  |   |                 | \$200,000.00          |
| ID0154  | Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)  | Replace Generator   |                 | \$200,000.00          |
|   | Subtotal of Estimated Cost  |   |                 | \$1,326,722.00        |

| Part II: Supporting Pages - Physical Needs Work Statements (s) |   |  |          |                |
|--|---|--|----------|----------------|
| Work Statement for Year  |   | 2024   |          |                |
| Identifier   | Development Number/Name   | General Description of Major Work Categories | Quantity | Estimated Cost |
|  | SIDNEY POLLOCK HOUSE (PA012007011)  |  |          | \$797,706.00   |
| ID0097   | Upgrade Electrical - SMITH (Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical) | Upgrade/replace electric                     |          | \$195,706.00   |
| ID0098   | Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)                                    | Upgrade/ replace plumbing                    |          | \$202,000.00   |
| ID0099   | Roof Replacement- Pollock(Non-Dwelling Exterior (1480)-Roofs)   | Replace Roof -13000SF                        |          | \$400,000.00   |
|  | GOLDEN AGE MANOR (PA012006009)  |  |          | \$50,000.00    |
| ID0128   | Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)                        | Replace compactor and related equipment      |          | \$50,000.00    |
|  | AUTHORITY-WIDE (NAWASD)   |  |          | \$479,016.00   |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 4 2024</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0142  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$265,344.00          |
| ID0156  | Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |
| ID0158  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$132,672.00          |
| ID0160  | Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | Relocation - all buildings as needed -  |                 | \$1,000.00            |
| ID0161  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$10,000.00           |
| ID0162  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$60,000.00           |
|   | Subtotal of Estimated Cost  |   |                 | \$1,326,722.00        |



| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |  |                 |                       |
|---|--|--|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |  | 2025   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>                            | <b>Quantity</b> | <b>Estimated Cost</b> |
|   | BRIGHTHOPE ESTATES (PA012002003)   |  |                 | \$21,000.00           |
| ID0023  | Replace Copper Pipe and Sump Pump - BHM(Dwelling Unit-Interior (1480)-Other) | replace copper pipe (est. 3000LF), sump pump (15)and pipe insulation (1000LF). |                 | \$5,000.00            |
| ID0088  | Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)          | waterproof basement wall 1000sf  |                 | \$5,000.00            |
| ID0089  | Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)        | Waterproof basemen wall community building - 1000SF                            |                 | \$5,000.00            |
| ID0090  | Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)                 | Foundation wall estaomeric material at slab community building - 100SF         |                 | \$3,000.00            |
| ID0091  | Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)           | Upgrade Electrical 14 bldgs  |                 | \$3,000.00            |
|   | GOLDEN AGE MANOR (PA012006009)   |  |                 | \$138,000.00          |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2025  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>                   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0027  | Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)  | sod, bushes, perenials  |                 | \$10,000.00           |
| ID0028  | Carpet - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)  | Carpet common areas est. 1000SY                                       |                 | \$15,000.00           |
| ID0029  | Upgrade Entry - GAM (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage) | Upgrade building entries including walkways (LS)                      |                 | \$20,000.00           |
| ID0092  | Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)  | Replace compactor and related equipment                               |                 | \$50,000.00           |
| ID0093  | Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)   | Replace booster bump  |                 | \$3,000.00            |
| ID0104  | Unit Air Conditioning - GAM(Dwelling Unit-Interior (1480)-Mechanical)   | Unit air conditioning upgrades and/or installation (match) - PHA Wide |                 | \$40,000.00           |
|   | AUTHORITY-WIDE (NAWASD)   |   |                 | \$490,776.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |   | 2025  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b>   | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0047  | Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed                                    |                 | \$10,000.00           |
| ID0050  | Operations (Operations (1406))  | Offset material and contract costs under ordinary maintenance operations.   |                 | \$265,344.00          |
| ID0054  | Administration - Management Fee(Administration (1410)-Other)  | CFP related salaries and employment benefits (10%)  |                 | \$132,672.00          |
| ID0058  | Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | Development Activities PHA wide   |                 | \$5,000.00            |
| ID0063  | Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Office equipment including computers upgrades and/or replacement - for public housing use                         |                 | \$5,000.00            |
| ID0067  | Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | A&E services  |                 | \$52,760.00           |
| ID0071  | Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs |                 | \$10,000.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |  |   |                 |                       |
|---|--|---|-----------------|-----------------------|
| <b>Work Statement for Year</b> 5                                      |  | 2025  |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>   | <b>General Description of Major Work Categories</b>                                       | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0085  | Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)  | Phone System and Hardware Replacement and/or upgrades as it relates to public housing use |                 | \$10,000.00           |
|   | MARSHALL W LEE TOWERS (PA012009999)  |   |                 | \$538,396.00          |
| ID0074  | HVAC Replacement - Cherry Court(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems) | HVAC Replacement  |                 | \$438,396.00          |
| ID0083  | Replace Windows - Cherry Court (Non-Dwelling Exterior (1480)-Windows)  | Replace Windows -39   |                 | \$100,000.00          |
|   | SIDNEY POLLOCK HOUSE (PA012007011)   |   |                 | \$138,550.00          |
| ID0079  | Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)   | Replace Closet Doors  |                 | \$50,000.00           |
| ID0095  | Replace compactor - SMITH(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | Replace compactor and related equipment   |                 | \$38,550.00           |

| <b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b> |   |   |                 |                       |
|---|---|---|-----------------|-----------------------|
| <b>Work Statement for Year 5 2025</b>                                 |   |   |                 |                       |
| <b>Identifier</b>   | <b>Development Number/Name</b>  | <b>General Description of Major Work Categories</b> | <b>Quantity</b> | <b>Estimated Cost</b> |
| ID0096  | HVAC - Smith (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems) | HVAC upgrades and replacement and related work      |                 | \$50,000.00           |
|   | Subtotal of Estimated Cost  |   |                 | \$1,326,722.00        |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$265,344.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$5,000.00            |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$45,000.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$12,706.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 1  | 2021                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Subtotal of Estimated Cost  | \$476,722.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$265,344.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$53,783.00           |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |



| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 2  | 2022                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other) | \$10,000.00           |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Subtotal of Estimated Cost  | \$487,799.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.00          |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Development - PHA Wide (Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)   | \$10,000.00           |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>        |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 3  | 2023                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b> | <b>Estimated Cost</b> |
| Operations (Operations (1406))  | \$265,344.00          |
| Subtotal of Estimated Cost  | \$429,016.00          |

Capital Fund Program - Five-Year Action Plan

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 4  | 2024                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Operations (Operations (1406))  | \$265,344.00          |
| Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$10,000.00           |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.00          |
| Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)   | \$1,000.00            |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$10,000.00           |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$60,000.00           |

|   |                       |
|---|-----------------------|
| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>              |                       |
| <b>Work Statement for Year</b> 4  | 2024                  |
| <b>Development Number/Name</b><br><b>General Description of Major Work Categories</b> | <b>Estimated Cost</b> |
| Subtotal of Estimated Cost  | \$479,016.00          |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>  |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2025                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>   | <b>Estimated Cost</b> |
| Housing Authority Wide  |                       |
| Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)   | \$10,000.00           |
| Operations (Operations (1406))  | \$265,344.00          |
| Administration - Management Fee(Administration (1410)-Other)  | \$132,672.00          |
| Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480)) | \$5,000.00            |
| Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)   | \$5,000.00            |
| Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)  | \$52,760.00           |

| <b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>                                      |                       |
|---|-----------------------|
| <b>Work Statement for Year</b> 5  | 2025                  |
| <b>Development Number/Name<br/>General Description of Major Work Categories</b>                               | <b>Estimated Cost</b> |
| Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)             | \$10,000.00           |
| Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | \$10,000.00           |
| Subtotal of Estimated Cost  | \$490,776.00          |