

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Montgomery County Housing Authority			Locality (City/County & State)			
PHA Number: PA012			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	BRIGHTHOPE ESTATES (PA012002003)	\$18,156.00		\$21,000.00	\$427,000.00	\$240,000.00
	GOLDEN AGE MANOR (PA012006009)	\$676,628.00	\$50,000.00	\$138,000.00	\$65,000.00	\$307,784.00
	MARSHALL W LEE TOWERS (PA012009999)	\$35,000.00		\$538,396.00		\$150,000.00
	AUTHORITY-WIDE	\$535,621.00	\$530,621.00	\$542,381.00	\$848,405.00	\$530,621.00
	SIDNEY POLLOCK HOUSE (PA012007011)	\$200,000.00	\$884,784.00	\$225,628.00	\$125,000.00	\$237,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	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)			\$676,628.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$161,605.00
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				
	1	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARSHALL W LEE TOWERS (PA012009999)			\$35,000.00
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		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$535,621.00
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%)		\$146,540.00
ID0144	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	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
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.		\$293,081.00
ID0168	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0169	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)			\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIDNEY POLLOCK HOUSE (PA012007011)			\$884,784.00
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		\$289,078.00
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)			\$530,621.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0142	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
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%)		\$146,540.00
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
ID0170	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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.		\$293,081.00
ID0054	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
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		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0178	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
ID0179	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
ID0182	Exterior Signage - PHA Wide(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$100,000.00
ID0183	Furnishing and Blinds at highrises(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$167,784.00
ID0184	New Handrails at Highrises(Non-Dwelling Interior (1480)-Other)	Install new handrails at all highrises		\$50,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$125,000.00
ID0180	HVAC - SPH (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	First floor air conditioning		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0191	replace storefront windows - SPH(Non-Dwelling Exterior (1480)-Windows)	replace storefront windows		\$75,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$427,000.00
ID0181	Replace Furnances _ BHC(Dwelling Unit-Interior (1480)-Mechanical)	replace obsolete furnaces		\$350,000.00
ID0186	Replace Fire Hydrants(Non-Dwelling Exterior (1480)-Other)	replace 3 hydrants		\$2,000.00
ID0188	Sidewalk and steps repairs - street overlay - BHC(Non-Dwelling Exterior (1480)-Other)	Sidewalk and steps repairs - street overlay - BHC		\$25,000.00
ID0189	Underground Utility repair and replacement - BHC(Non-Dwelling Exterior (1480)-Other)	Underground Utility repair and replacement - BHC		\$50,000.00
	GOLDEN AGE MANOR (PA012006009)			\$65,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$530,621.00
ID0192	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0193	Operations(Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0194	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed		\$1,000.00
ID0195	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
ID0196	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0197	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 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0198	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Site Acquisition)	Development Activities PHA wide		\$5,000.00
ID0199	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
	BRIGHTHOPE ESTATES (PA012002003)			\$240,000.00
ID0200	Roof Replacement - BHC(Non-Dwelling Exterior (1480)-Roofs)	Office Roof		\$10,000.00
ID0201	Sidewalk Replacement - BHC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace 2500 ln. ft. sidewalk		\$30,000.00
ID0202	Street Repair - BHC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave Streets		\$110,000.00
ID0203	Door Replacement - BHE(Dwelling Unit-Exterior (1480)-Exterior Doors)	202 Storm Doors		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0204	Concrete Upgrades - BHE(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace concrete on entrance porches, 101 units		\$50,000.00
ID0205	Electrical Upgrades - BHC(Non-Dwelling Interior (1480)-Electrical)	Electrical system in maintenance shop - panel		\$10,000.00
	GOLDEN AGE MANOR (PA012006009)			\$307,784.00
ID0206	Step Replacement - GAM(Dwelling Unit-Exterior (1480)-Landings and Railings)	Exterior steps (120 sq. ft.)		\$15,000.00
ID0207	HVAC - GAM(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$18,000.00
ID0208	Roof Replacement - GAM(Non-Dwelling Exterior (1480)-Roofs)	Shed roof		\$10,000.00
ID0211	Replace Exterior Lights - MLT(Non-Dwelling Site Work (1480)-Lighting)	Post and heads - 6		\$18,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0212	HVAC - MLT(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$18,000.00
ID0213	Replace Carpet - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)	Hallways 7 floors		\$90,000.00
ID0214	Replace Zone Valves - MLT(Dwelling Unit-Interior (1480)-Mechanical)	80 units		\$40,000.00
ID0215	Replace Switch Gear - MLT(Non-Dwelling Interior (1480)-Electrical)	Electrical room		\$48,784.00
ID0216	Handicapped Accessible Ramp - MLT(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Front of building		\$50,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$237,000.00
ID0209	Heat Exchanger Replacement - RST(Non-Dwelling Interior (1480)-Mechanical)	Rooftop		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0210	HVAC - RST(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$12,000.00
ID0217	Replace Carpet - SPH(Non-Dwelling Interior (1480)-Common Area Flooring)	Common areas - 9 floors		\$50,000.00
ID0218	Replace Exterior Lighting - SPH(Non-Dwelling Site Work (1480)-Lighting)	Replace to LED (12 each)		\$24,000.00
ID0219	HVAC - SPH(Non-Dwelling Interior (1480)-Mechanical)	PTAC units 1st floor - 12		\$36,000.00
ID0220	Paint - SPH(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas and units (9 floors, 102 units)		\$100,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$150,000.00
ID0221	Parking Lot - CC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing)	Add fence and gate		\$150,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
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)	\$146,540.00
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))	\$5,000.00
Architect & Engineering - Envtl - 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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$535,621.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$530,621.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
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))	\$293,081.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$542,381.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Office Equipment - PHA Wide - Public Housing Only(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Contract Administration (1480)-Other)	\$5,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
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
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Exterior Signage - PHA Wide(Non-Dwelling Site Work (1480)-Signage)	\$100,000.00
Furnishing and Blinds at highrises(Non-Dwelling Interior (1480)-Common Area Finishes)	\$167,784.00
New Handrails at Highrises(Non-Dwelling Interior (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$848,405.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Operations(Operations (1406))	\$293,081.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Site Acquisition)	\$5,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$530,621.00