

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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	BRIGHTHOPE ESTATES (PA012002003)	\$18,156.00	\$21,000.00	\$427,000.00	\$240,000.00	
	GOLDEN AGE MANOR (PA012006009)	\$676,628.00	\$138,000.00	\$65,000.00	\$307,784.00	\$539,078.00
	MARSHALL W LEE TOWERS (PA012009999)	\$35,000.00	\$538,396.00		\$150,000.00	
	AUTHORITY-WIDE	\$535,621.00	\$542,381.00	\$848,405.00	\$530,621.00	\$530,621.00
	SIDNEY POLLOCK HOUSE (PA012007011)	\$200,000.00	\$225,628.00	\$125,000.00	\$237,000.00	\$395,706.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2024		
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 2024				
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2024			
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
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		\$65,000.00
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
ID0154	Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace Generator		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)			\$542,381.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	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				
2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	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)			\$225,628.00
ID0079	Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Closet Doors		\$50,000.00
ID0095	Replace compactor - Smith and Pollock(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$38,550.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0096	HVAC - Smith (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	HVAC upgrades and replacement and related work		\$137,078.00
	Subtotal of Estimated Cost			\$1,465,405.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$848,405.00
ID0172	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0173	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0174	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
ID0175	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0176	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0177	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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 3 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 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0185	Concrete Upgrades - GAM (Non-Dwelling Exterior (1480)-Other)	Concrete repair and replacement inc. stairs		\$5,000.00
ID0187	Upgrade or replace elevators - MLT(Non-Dwelling Construction - Mechanical (1480)-Elevator)	elevator upgrade or replacement		\$50,000.00
ID0190	Boiler Replacement - MLT (Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	High Efficiency Condensing Boiler Installation, Including Demolition of Existing Boilers, Installation of New Boiler, New Pumps, Direct Control System, and Hot Water Piping (All Inclusive). Includes abatement.		\$10,000.00
	Subtotal of Estimated Cost			\$1,465,405.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	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 4 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 Office - 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				
4	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 II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIDNEY POLLOCK HOUSE (PA012007011)			\$395,706.00
ID0097	Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Electrical)	Upgrade/replace electric, convert gas stoves to electric.		\$95,706.00
ID0098	Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)	Upgrade/ replace plumbing		\$50,000.00
ID0225	Roof Replacement - RST(Non-Dwelling Exterior (1480)-Roofs)	Install EPMD Roofing System (6,588 SF) including tapered insulation, fully adhered & accessories, remove and replace roof drains and metal coping, counter flashing, flashing for all roof penetrations and walkway pads.		\$150,000.00
ID0226	Boiler Replacement - SPH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	2 High Efficiency condensing boilers installation including demo of existing, installation of new, new pumps, direct control system and hot water piping, thermostat replacement.		\$50,000.00
ID0227	Add Hot Water Heaters - SPH(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Add 2 hot water heaters. Currently they run off existing boilers.		\$50,000.00
	GOLDEN AGE MANOR (PA012006009)			\$539,078.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0128	Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0222	Windows, Cladding and Associated Work MLT(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Remove existing windows. Install 6,264 Sf of new aluminum window wall system with slab covers, new A/C sleeve and A/C's, appx. 16,300 sq insulated metal wall panel system, appx. 3,200 sf fiber cement wall panel system, storefront window (850 sf) , patching, painting, replace exterior light fixtures, electrical devices, replace hose bibs and extend drains and related work.		\$300,000.00
ID0224	Roof Replacement - GAM(Non-Dwelling Exterior (1480)-Roofs)	Install EPMD Roofing System (12,307 SF) including tapered insulation, fully adhered & accessories, remove and replace roof drains and metal coping, counter flashing, flashing for all roof penetrations and walkway pads.		\$150,000.00
ID0228	GAM Plumbing Improvements(Non-Dwelling Interior (1480)-Plumbing)	Plumbing improvements		\$39,078.00
	AUTHORITY-WIDE (NAWASD)			\$530,621.00
ID0142	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 including energy audit		\$55,000.00
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
	Subtotal of Estimated Cost			\$1,465,405.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
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
Operations (Operations (1406))	\$293,081.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$65,000.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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 2	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 3	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 3	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 4	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 4	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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$293,081.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Architect & Engineering - Envntl - 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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$55,000.00
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