

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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	GOLDEN AGE MANOR (PA012006009)	\$579,635.80	\$586,000.00	\$181,784.00	\$39,078.00	\$295,023.00
	AUTHORITY-WIDE	\$587,058.20	\$587,058.20	\$587,058.20	\$592,058.20	\$597,058.20
	SIDNEY POLLOCK HOUSE (PA012007011)	\$500,000.00	\$60,000.00	\$361,078.00	\$961,401.80	\$700,112.80
	BRIGHTHOPE ESTATES (PA012002003)	\$3,500.00	\$130,000.00	\$30,000.00	\$77,656.00	\$78,000.00
	MARSHALL W LEE TOWERS (PA012009999)		\$307,135.80	\$510,273.80		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$579,635.80
ID0000231	Carpet - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)	Carpet common areas est. 1000SY		\$15,000.00
ID0000252	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
ID0000253	Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring community areas (est 4000SY)		\$10,000.00
ID0000254	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
ID0000259	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.		\$103,030.80
ID0000260	Rehabilitate and Restructure Offices and Community space - GAM(Non-Dwelling Construction-New Construction (1480)-Other)	Revise layout to improve efficiency		\$61,605.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000275	Concrete Upgrades - GAM (Non-Dwelling Exterior (1480)-Other)	Concrete repair and replacement inc. stairs		\$5,000.00
ID0000333	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.		\$250,000.00
ID0000345	Exterior Signage - GAM/MLT(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000349	Furnishing and Blinds - GAM/MLT(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$80,000.00
	AUTHORITY-WIDE (NAWASD)			\$587,058.20
ID0000232	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
ID0000233	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$334,038.80

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000234	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$167,019.40
ID0000235	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
ID0000237	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0000238	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
ID0000341	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$500,000.00
ID0000281	replace storefront windows - SPH(Non-Dwelling Exterior (1480)-Windows)	replace storefront windows		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000352	Replace Exterior Doors and Openers(Dwelling Unit-Exterior (1480)-Exterior Doors)	Common Area Exterior Doors including automatic door opens and accessories.		\$200,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$3,500.00
ID0000314	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
	Subtotal of Estimated Cost			\$1,670,194.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARSHALL W LEE TOWERS (PA012009999)			\$307,135.80
ID0000239	HVAC Replacement - Cherry Court(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	HVAC Replacement		\$247,135.80
ID0000273	Furnishing and Blinds - CC(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$40,000.00
ID0000347	Exterior Signage - CC(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$587,058.20
ID0000262	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$167,019.40
ID0000263	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$334,038.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000350	New Handrails at RST/SPH(Non-Dwelling Interior (1480)-Other)	Install new handrails		\$40,000.00
	GOLDEN AGE MANOR (PA012006009)			\$586,000.00
ID0000274	New Handrails at GAM/MLT(Non-Dwelling Interior (1480)-Other)	Install new handrails		\$40,000.00
ID0000280	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
ID0000297	HVAC - GAM(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$18,000.00
ID0000301	Replace Exterior Lights - MLT(Non-Dwelling Site Work (1480)-Lighting)	Post and heads - 6		\$18,000.00
ID0000316	HVAC Hall - 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		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRIGHTHOPE ESTATES (PA012002003)			\$77,656.00
ID0000245	Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Foundation wall estaomeric material at slab community building - 100SF		\$3,000.00
ID0000278	Sidewalk and steps repairs - street overlay - BHC(Non-Dwelling Exterior (1480)-Other)	Sidewalk and steps repairs - street overlay - BHC		\$25,000.00
ID0000290	Roof Replacement Office - BHC(Non-Dwelling Exterior (1480)-Roofs)	Office Roof		\$10,000.00
ID0000291	Sidewalk Replacement - BHC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace 2500 ln. ft. sidewalk		\$30,000.00
ID0000312	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
ID0000315	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIDNEY POLLOCK HOUSE (PA012007011)			\$961,401.80
ID0000319	Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)	Upgrade/ replace plumbing		\$50,000.00
ID0000334	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.		\$839,580.80
ID0000335	Add Hot Water Heaters - SPH(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Add 2 hot water heaters. Currently they run off existing boilers.		\$71,821.00
	AUTHORITY-WIDE (NAWASD)			\$592,058.20
ID0000321	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$334,038.80
ID0000322	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 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000327	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
ID0000328	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$167,019.40
ID0000329	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0000330	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
ID0000331	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services including energy audit		\$60,000.00
ID0000332	Environmental Abatement and/or Mitigation - PHA Wide (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
	GOLDEN AGE MANOR (PA012006009)			\$39,078.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRIGHTHOPE ESTATES (PA012002003)			\$78,000.00
ID0000229	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
ID0000243	Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)	waterproof basement wall 1000sf		\$5,000.00
ID0000244	Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Waterproof basemen wall community building - 1000SF		\$5,000.00
ID0000246	Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)	Upgrade Electrical 14 bldgs		\$3,000.00
ID0000294	Concrete Upgrades - BHE(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace concrete on entrance porches, 101 units		\$50,000.00
ID0000295	Electrical Upgrades - BHC(Non-Dwelling Interior (1480)-Electrical)	Electrical system in maintenance shop - panel		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$295,023.00
ID0000230	Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)	sod, bushes, perenials		\$25,000.00
ID0000247	Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0000320	Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0000323	Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$120,023.00
ID0000324	Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$597,058.20

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000242	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		\$5,000.00
ID0000257	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
ID0000258	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
ID0000261	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
ID0000267	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
ID0000338	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$334,038.80
ID0000339	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$167,019.40

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000340	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services including energy audit		\$60,000.00
ID0000342	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$700,112.80
ID0000249	Replace compactor - Smith and Pollock(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$38,550.00
ID0000318	Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Upgrade/replace electric, convert gas stoves to electric.		\$95,706.00
ID0000325	Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace Generator		\$200,000.00
ID0000344	Upgrade or replace elevator - RST(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$325,856.80

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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))	\$334,038.80
Administration - Management Fee(Administration (1410)-Other)	\$167,019.40
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)	\$60,000.00
Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Subtotal of Estimated Cost	\$587,058.20

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$167,019.40
Operations (Operations (1406))	\$334,038.80
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
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
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	\$587,058.20

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$167,019.40
Operations(Operations (1406))	\$334,038.80
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
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Site Acquisition)	\$5,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
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	\$587,058.20

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$334,038.80
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)	\$167,019.40
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$592,058.20

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
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 - Envntl - 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)	\$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
Operations (Operations (1406))	\$334,038.80

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Administration - Management Fee(Administration (1410)-Other)	\$167,019.40
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
Subtotal of Estimated Cost	\$597,058.20