

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Prattville, AL		Locality (City/County & State)				
PHA Number: AL131		<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
	PRATT COURT (AL131000001)	\$289,050.00	\$289,050.00	\$289,050.00	\$289,050.00	\$289,050.00

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 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$289,050.00
ID0098	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computers and software, board meetings, supplies, postage, additional insurance and deductibles and any other additional routine property operational needs to supplement agency operating funds including but not limited to unit and building repairs, vacant unit make ready, purchase of new maintenance truck with lift gate (96,000.00), vehicle maintenance, routine lawn care, plumbing repairs and maintenance, roof repairs, etc. not generally covered by capital fund grants.		\$141,348.00
ID0099	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$1,000.00
ID0100	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0102	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$6,000.00
ID0143	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC units with energy efficient high seer units 5 @ 4,000.00 each = 20,000.00. Replace stand alone gas floor heating units and window AC units with high seer energy efficient heat pumps. 2 @ 8,000 = \$16,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet construction, plumbing for condensation drain lines		\$20,000.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0149	General Capital Activity(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage)	<p>"Other" Shrub and tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops.</p> <p>Landscape work to address erosion and appearance at office and unit buildings throughout the entire portfolio.</p> <p>"Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00</p> <p>Exterior GFCI outlets per NSPIRE inspection @ 2 X 106 units = 21,000.00</p>		\$39,702.00
ID0153	Replace exterior vinyl siding and install new shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding)	Remove and replace old vinyl siding on exterior of unit buildings, office, and maintenance shop. "Other": Install new vinyl shutters on exterior of select buildings throughout the agency portfolio		\$46,000.00
ID0164	Tamper Resistant Smoke / CO2 Alarms(Non-Dwelling Interior (1480)-Administrative Building,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	"Other" Per HUD / NSPIRE directive, all units must be equipped with tamper resistant sealed-battery smoke detectors no later than December 31, 2024. For portfolio, including management office and maintenance shops, estimated 400 detectors X 25.00 ea = \$10,000.00		\$10,000.00
	Subtotal of Estimated Cost			\$289,050.00

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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
	PRATT COURT (AL131000001)			\$289,050.00
ID0106	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other routine additional property operation needs to supplement operational funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$49,348.00
ID0107	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0108	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0109	Paint Exterior of Buildings(Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Clean, prep, and repaint exterior of 18 buildings (36 units, 1 maintenance shop) at Highland Court including 18x\$4000 = 72,000.00		\$72,000.00
ID0111	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0145	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC units with energy efficient high seer units 5 @ 4,000.00 each = 20,000.00. Replace stand alone gas floor heating units and window AC units with high seer energy efficient heat pumps. 2 @ 8,000 = \$16,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access		\$20,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet construction, plumbing for condensation drain lines		
ID0150	General Capital Activity(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	<p>"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops.</p> <p>Landscape work to address erosion and appearance at office and unit buildings throughout the entire portfolio.</p> <p>"Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00</p> <p><u>Exterior GFCI outlets per NSPIRE inspection @ 2 X 106 units = 21,000.00</u></p>		\$59,702.00
ID0154	Replace vinyl siding and install new shutters (Non-Dwelling Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Other)	Remove and replace old vinyl siding on exterior of unit buildings, office, and maintenance shop. "Other": Install new shutters on exterior of select buildings at Highland Court		\$46,000.00
	Subtotal of Estimated Cost			\$289,050.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$289,050.00
ID0115	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$70,348.00
ID0116	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0117	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0119	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0122	5 Year Energy Audit(Contract Administration (1480)-Audit)	5 Year Energy Audit per HUD regulations		\$5,000.00
ID0146	Energy Efficient High Seer HVAC Units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Replace HVAC units with energy efficient high seer units 5 @ 4,000.00 each = 20,000.00. Replace stand alone gas floor heating units and window AC units with high seer energy efficient heat pumps. 2 @ 8,000 = \$16,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access		\$20,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet construction, plumbing for condensation drain lines		
ID0151	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Other)	<p>"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops.</p> <p>Landscape work to address erosion and appearance at office and unit buildings throughout the entire portfolio.</p> <p>"Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00</p> <p><u>Exterior GFCI outlets per NSPIRE inspection @ 2 X 106 units = 21,000.00</u></p>		\$19,702.00
ID0155	Replace vinyl siding and install shutters(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	Remove and replace old vinyl siding on exterior of unit buildings. "Other": Install new vinyl shutters on exterior of select buildings at Malone Court		\$40,000.00
ID0156	Paint Exterior of Buildings (Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Clean, prep, and repair exterior of 23 buildings (42 units, office, maintenance shop) 23 X \$4000.00=\$92,000.00		\$92,000.00
	Subtotal of Estimated Cost			\$289,050.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$289,050.00
ID0124	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$91,348.00
ID0125	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0126	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0128	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0142	ADA Compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-	Remodel 1 bdrm unit to meet ADA standards including ADA parking, striping, signage, and sidewalk access. Cutting curbs, installation of concrete ramps, remove or relocate, any necessary columns on porches for access, replace exterior doors with ADA compliant doors and handles, paint and caulk for new exterior doors, install exterior hand railings, install accessible bath and kitchen cabinets and sinks, adjustment of electrical and plumbing for these cabinets and sinks, install call for aid systems, install handicap accessible commodes and grab bars, install roll in showers or zero entry showers with grab bars, replace any damaged flooring due to reconfiguration of bathroom for accessible showers, expansion of interior doors and doorframes and installation of accessible door knobs for ADA compliance, floor replacement or repair due to any damage from widening interior		\$96,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Striping)	doorways, interior paint and caulk due to widening of interior doors		
ID0147	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC units with energy efficient high seer units 5 @ 4,000.00 each = 20,000.00. Replace stand alone gas floor heating units and window AC units with high seer energy efficient heat pumps. 2 @ 8,000 = \$16,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet construction, plumbing for condensation drain lines		\$20,000.00
ID0152	General Capital Activity(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs \$12,000 throughout property exteriors around unit buildings and office and maintenance shops. Landscape work to address erosion and appearance at office and unit buildings throughout the entire portfolio. "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00 Exterior GFCI outlets per NSPIRE inspection @ 2 X 106 units = 21,000.00		\$39,702.00
	Subtotal of Estimated Cost			\$289,050.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$289,050.00
ID0157	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$91,348.00
ID0158	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0159	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0160	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0161	ADA Compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-	Remodel 1 bdrm unit to meet ADA standards including ADA parking, striping, signage, and sidewalk access. Cutting curbs, installation of concrete ramps, remove or relocate, any necessary columns on porches for access, replace exterior doors with ADA compliant doors and handles, paint and caulk for new exterior doors, install exterior hand railings, install accessible bath and kitchen cabinets and sinks, adjustment of electrical and plumbing for these cabinets and sinks, install call for aid systems, install handicap accessible commodes and grab bars, install roll in showers or zero entry showers with grab bars, replace any damaged flooring due to reconfiguration of bathroom for accessible showers, expansion of interior doors and doorframes and installation of accessible door knobs for ADA compliance, floor replacement or repair due to any damage from widening interior		\$96,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Striping)	doorways, interior paint and caulk due to widening of interior doors		
ID0162	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC units with energy efficient high seer units 5 @ 4,000.00 each = 20,000.00. Replace stand alone gas floor heating units and window AC units with high seer energy efficient heat pumps. 2 @ 8,000 = \$16,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet construction, plumbing for condensation drain lines		\$20,000.00
ID0163	General Capital Activity(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs \$12,000 throughout property exteriors around unit buildings and office and maintenance shops. Landscape work to address erosion and appearance at office and unit buildings throughout the entire portfolio. "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00 Exterior GFCI outlets per NSPIRE inspection @ 2 X 106 units = 21,000.00		\$39,702.00
	Subtotal of Estimated Cost			\$289,050.00