

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 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
	PRATT COURT (AL131000001)	\$304,303.00	\$304,303.00	\$304,303.00	\$304,303.00	\$304,303.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet and duct work construction (other), plumbing for condensation drain lines		
ID0000178	General Capital Activity(Dwelling Unit-Interior (1480)-Other,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-Interior (1480)-Electrical)	<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. \$25,000.00</p> <p>Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$20,000.00</p> <p>"Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$455 each = \$4,550.00</p>		\$49,550.00
ID0000179	Replace exterior vinyl siding and install new shutters(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding)	Remove and/or 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		\$45,000.00
	Subtotal of Estimated Cost			\$304,303.00

Capital Fund Program - Five-Year Action Plan

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
		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 new interior HVAC closet and duct work construction (other), plumbing for condensation drain lines		
ID0000186	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)	"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. \$8,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$8,082.00 "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		\$20,612.00
ID0000187	Replace vinyl siding and install shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Remove and replace old vinyl siding on exterior of unit buildings. "Other": Install new vinyl shutters on exterior of select buildings throughout portfolio		\$40,000.00
ID0000189	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 10 individual unit sewer clean outs at a cost of 1750.00 each.		\$17,500.00
ID0000206	ADA Compliance Showers(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab current accessible showers and / or remove tubs and install roll in showers or zero entry showers with grab bars, to include any reconfiguring and/or installation of any aspect of plumbing, included but not limited to supply lines, knobs, shower heads, and drain lines. Replace / repair any damaged flooring, walls ("other"), or paint, due to reconfiguration of bathroom for accessible showers. 3 units @ \$20,000.00 each		\$60,000.00
	Subtotal of Estimated Cost			\$304,303.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Striping)	widening interior doorways, interior paint and caulk due to widening of interior doors		
ID0000195	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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 3 @ 7,000.00 each = 21,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 4 @ 8,000 = \$32,000.00 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 and duct work <u>construction, plumbing for condensation drain lines</u>		\$53,000.00
ID0000196	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,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" 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. \$20,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$15,000.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$455 each = \$4,550.00		\$39,550.00
ID0000197	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 15 individual unit sewer clean outs at a cost of 1750.00 each.		\$26,250.00
	Subtotal of Estimated Cost			\$304,303.00

Capital Fund Program - Five-Year Action Plan

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
	Striping)	widening interior doorways, interior paint and caulk due to widening of interior doors		
ID0000203	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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 2 @ 7,000.00 each = 14,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 1 @ 10,000 = \$10,000.00 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 and duct work construction (other). plumbing for condensation drain lines		\$24,000.00
ID0000204	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)	"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. 25.000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$20.000.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$455 each = \$4,550.00		\$49,550.00
ID0000205	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 15 individual unit sewer clean outs at a cost of 1750.00 each.		\$26,250.00
	Subtotal of Estimated Cost			\$304,303.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		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 and duct work construction (other), plumbing for condensation drain lines		
ID0000213	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)	"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. \$8,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$8,082.00 "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		\$20,612.00
ID0000214	Replace vinyl siding and install shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Remove and replace old vinyl siding on exterior of unit buildings. "Other": Install new vinyl shutters on exterior of select buildings at throughout portfolio		\$40,000.00
ID0000215	Install individual unit sewer clean outs(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-Plumbing)	Install 10 individual unit sewer clean outs at a cost of 1750.00 each.		\$17,500.00
ID0000216	ADA Compliance Showers(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab current accessible showers and / or remove tubs and install roll in showers or zero entry showers with grab bars, to include any reconfiguring and/or installation of any aspect of plumbing, included but not limited to knobs, shower heads, and drain lines. Replace / repair any damaged flooring, walls ("other"), or paint due to reconfiguration of bathroom for accessible showers. 3 units @ \$20,000.00 each		\$60,000.00
	Subtotal of Estimated Cost			\$304,303.00