

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 01/31/2024 Approved By: CLAUSEN, LUCIA M.

Part I: Summary						
PHA Name : MANKATO EDA		Locality (City/County & State)				
PHA Number: MN063		☒ Original 5-Year Plan ☐ 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
	ORNESS PLAZA AND SCATTERED FAMILY SITE	\$561,984.00	\$550,000.00	\$550,000.00	\$550,000.00	\$550,000.00

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 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN063000001)			\$561,984.00
ID0037	Dwelling Furnace Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical)	10 furnace replacement. The contract will include mitigation for lead based paint and asbestos, if needed. Possible site locations: 1514 Woodland Ave 2108 Marwood 106 Carlton Ct #3 1034 Pfau St 6 Riverview 327 Center St 1320 Carney Ave 107 Chapman Rd 1,2 2010 5th Ave 1,2,3 111 Chapman Rd 10-1,2 433 N. 6th St 11-1,2,3 125 Welcome Ave 12-1,2,3,4 1617 5th Ave 13A-1,2,3 1621 5th Ave 13B-1,2,3 617 Elm St 14-1,2,3 601 Harper St 15A-1,2,3 605 Harper St 15B-1,2 1710 6th Ave 16A-1,2,3 2020 6th Ave 16B-1,2 300, 404 Homestead Rd 101 Sandpiper Dr 115,117 Cedar St 913,915,919,921,923,925 Mayvis Bld 500,504,508,512 Agency Rd 2005,2009,2013,2017,2021 Hoffman Rd 113 Long St 125 Grace Ct 716 N 5th St 1348 N 6th St 116 Swiss St 108 S Plainview 404 Agency Rd 1212 Highland Ave		\$35,000.00

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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
		116 Haynes St 1407 Fair St 104,106 E Welcome 1509 Marsh St 122 Porter Ave 117 Iota Ave 127 Knollcrest Dr 414 Malin St 1429 N 5th St		
ID0038	Dwelling Interior Improvements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other)	Unit Modernization. The contract will include mitigation for lead based paint and asbestos, if needed. 125 interior doors \$31250 32 exterior doors \$17600 10 floors \$70000 19 tubs/surrounds \$20370 10 kitchen cab/counter/sink \$71525 32 lighting/electrical updates \$10220 Plaster/sheetrock repairs \$8000 5 windows \$36950 8 insulation \$24592 4 decks \$21680 3 shingles 18000 1 siding/facia/soffits/gutters \$40737 UFAS standards \$18000 overhead doors \$1736 EFIS (Omess) \$5000		\$401,644.00
ID0039	Site Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	10 units PHA wil be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$25,000.00
ID0040	Dwelling Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	12 ranges \$7800 11 refrigerators \$8580		\$16,380.00

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0041	Dwelling Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	3 water heater replacements. The contract will include mitigation for lead based paint and asbestos, if needed.		\$3,960.00
ID0043	Operations(Operations (1406))	Transfer to operating costs for routine maintenance such as turnover cleaning, painting, receptacle plate replacements, toilet stoppers, smoke/Co2 detectors and other miscellaneous routine, plumbing and electrical repairs. Operating expenses include staffing costs. Monies used for maintenance items will be allowed items covered by Part 50 HUD's programmatic determination and not subject to environmental review.		\$10,000.00
ID0044	Site Driveway and Sidewalk Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	2 units repair concrete/ seal coating sidewalks and driveways. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered. Addresses: 2020 6th Ave #1 & #2		\$10,000.00
ID0045	Site Foundation Repairs(Dwelling Unit-Exterior (1480)-Foundations)	6 units have foundation repairs. The contract will include mitigation for lead based paint and asbestos, if needed. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$60,000.00
	Subtotal of Estimated Cost			\$561,984.00

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Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN063000001)			\$550,000.00
ID0047	Dwelling Interior Improvements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other)	Unit Modernization. The contract will include mitigation for lead based paint and asbestos, if needed. 120 interior doors \$30000 20 exterior doors \$11000 10 floors \$70000 19 tub/surround \$20370 10 cab/counter/sink \$64205 32 lighting/electrical \$10220 sheetrock/plaster \$5000 8 windows \$59120 4 stairs/decks \$21680 3 shingles \$18000 1 siding/facia/gutters/soffits \$40737 Insulation \$24592 UFAS \$18000 overhead doors \$1736 EFIS (Orness) \$5000		\$399,660.00
ID0048	Site Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	10 units replace landscaping. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$20,000.00
ID0049	Dwelling Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	12 ranges \$7800 11 refrigerators \$8580		\$16,380.00
ID0050	Dwelling Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	3 water heater replacements. The contract will include mitigation for lead based paint and asbestos, if needed.		\$3,960.00

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Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0051	Site Driveway and Sidewalk Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	2 units repair concrete/ seal coating sidewalks and driveways. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$10,000.00
ID0052	Site Foundation Repairs(Dwelling Unit-Exterior (1480)-Foundations)	6 units have foundation repairs. The contract will include mitigation for lead based paint and asbestos, if needed. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered. Address: 433 N 6th St #1		\$60,000.00
ID0053	Operations(Operations (1406))	Transfer to operating costs for routine maintenance such as turnover cleaning, painting, receptacle plate replacements, toilet stoppers, smoke/Co2 detectors and other miscellaneous routine, plumbing and electrical repairs. Operating expenses include staffing costs. Monies used for maintenance items will be allowed items covered by Part 50 HUD's programmatic determination and not subject to environmental review.		\$5,000.00
ID0054	Dwelling Furnace Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	10 furnace replacement. The contract will include mitigation for lead based paint and asbestos, if needed. Possible site locations: 1514 Woodland Ave 2108 Marwood 106 Carlton Ct #3 1034 Pfau St 6 Riverview 327 Center St 1320 Carney Ave 107 Chapman Rd 1,2 2010 5th Ave 1,2,3 111 Chapman Rd 10-1,2 433 N. 6th St 11-1,2,3 125 Welcome Ave 12-1,2,3,4 1617 5th Ave 13A-1,2,3 1621 5th Ave 13B-1,2,3 617 Elm St 14-1,2,3 601 Harper St 15A-1,2,3 605 Harper St 15B-1,2 1710 6th Ave 16A-1,2,3 2020 6th Ave 16B-1,2 300, 404 Homestead Rd 101 Sandpiper Dr		\$35,000.00

Form HUD-50075.2(4/2008)

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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
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN063000001)			\$550,000.00
ID0055	Dwelling Interior Improvements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other)	Unit Modernization. The contract will include mitigation for lead based paint and asbestos, if needed. 120 interior doors \$30000 20 exterior doors \$11000 10 floors \$69355 19 tubs/surrounds \$20370 10 kitchen cab/counter/sink \$63850 32 lighting/electrical updates \$10220 Plaster/sheetrock repairs \$5000 8 windows \$59120 8 insulation \$24592 4 decks \$21680 3 shingles 18000 1 siding/facia/soffits/gutters \$40737 UFAS standards \$18000 overhead doors \$1736 EFIS (Orness) \$6000		\$399,660.00
ID0057	Dwelling Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	12 range replacements \$7800 11 refrigerator replacements \$8580		\$16,380.00
ID0058	Dwelling Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	3 water heater replacements. The contract will include mitigation for lead based paint and asbestos, if needed.		\$3,960.00
ID0059	Site Driveway and Sidewalk Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	2 units repair concrete/ seal coating sidewalks and driveways. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered. Addresses: 617 Elm St, units 1,2,&3		\$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
ID0060	Site Foundation Repairs(Dwelling Unit-Exterior (1480)-Foundations)	6 units have foundation repairs. The contract will include mitigation for lead based paint and asbestos, if needed. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$60,000.00
ID0078	Dwelling Furnace Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	10 furnace replacement. The contract will include mitigation for lead based paint and asbestos, if needed. Possible site locations: 1514 Woodland Ave 2108 Marwood 106 Carlton Ct #3 1034 Pfau St 6 Riverview 327 Center St 1320 Carney Ave 107 Chapman Rd 1,2 2010 5th Ave 1,2,3 111 Chapman Rd 10-1,2 433 N. 6th St 11-1,2,3 125 Welcome Ave 12-1,2,3,4 1617 5th Ave 13A-1,2,3 1621 5th Ave 13B-1,2,3 617 Elm St 14-1,2,3 601 Harper St 15A-1,2,3 605 Harper St 15B-1,2 1710 6th Ave 16A-1,2,3 2020 6th Ave 16B-1,2 300, 404 Homestead Rd 101 Sandpiper Dr 115,117 Cedar St 913,915,919,921,923,925 Mayvis Bld 500,504,508,512 Agency Rd 2005,2009,2013,2017,2021 Hoffman Rd 113 Long St 125 Grace Ct 716 N 5th St 1348 N 6th St 116 Swiss St 108 S Plainview 404 Agency Rd 1212 Highland Ave		\$35,000.00

Form HUD-50075.2(4/2008)

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
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN063000001)			\$550,000.00
ID0046	Dwelling Furnace Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	10 furnace replacement. The contract will include mitigation for lead based paint and asbestos, if needed. Possible site locations: 1514 Woodland Ave 2108 Marwood 106 Carlton Ct #3 1034 Pfau St 6 Riverview 327 Center St 1320 Carney Ave 107 Chapman Rd 1,2 2010 5th Ave 1,2,3 111 Chapman Rd 10-1,2 433 N. 6th St 11-1,2,3 125 Welcome Ave 12-1,2,3,4 1617 5th Ave 13A-1,2,3 1621 5th Ave 13B-1,2,3 617 Elm St 14-1,2,3 601 Harper St 15A-1,2,3 605 Harper St 15B-1,2 1710 6th Ave 16A-1,2,3 2020 6th Ave 16B-1,2 300, 404 Homestead Rd 101 Sandpiper Dr 115,117 Cedar St 913,915,919,921,923,925 Mayvis Bld 500,504,508,512 Agency Rd 2005,2009,2013,2017,2021 Hoffman Rd 113 Long St 125 Grace Ct 716 N 5th St 1348 N 6th St 116 Swiss St 108 S Plainview 404 Agency Rd 1212 Highland Ave		\$35,000.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		116 Haynes St 1407 Fair St 104,106 E Welcome 1509 Marsh St 122 Porter Ave 117 Iota Ave 127 Knollcrest Dr 414 Malin St 1429 N 5th St		
ID0062	Operations(Operations (1406))	Transfer to operating costs for routine maintenance such as turnover cleaning, painting, receptacle plate replacements, toilet stoppers, smoke/Co2 detectors and other miscellaneous routine, plumbing and electrical repairs. Operating expenses include staffing costs. Monies used for maintenance items will be allowed items covered by Part 50 HUD's programmatic determination and not subject to environmental review.		\$5,000.00
ID0066	Dwelling Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	3 water heater replacements. The contract will include mitigation for lead based paint and asbestos, if needed.		\$3,960.00
ID0068	Dwelling Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	12 range replacements \$7800 11 refrigerator replacements \$8580		\$16,380.00
ID0071	Site Driveway and Sidewalk Repairs(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	2 units repair concrete/ seal coating sidewalks and driveways. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered. Addresses: 2020 6th Ave #1 & #2		\$12,000.00
ID0072	Site Foundation Repairs(Dwelling Unit-Exterior (1480)-Foundations)	6 units have foundation repairs. The contract will include mitigation for lead based paint and asbestos, if needed. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$60,000.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0074	Site Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	10 units PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$22,500.00
ID0076	Dwelling Interior Improvements(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Unit Modernization. The contract will include mitigation for lead based paint and asbestos, if needed. 125 interior doors \$30000 20 exterior doors \$11000 10 floors \$69535 19 tub/surround \$20370 10 cab/counter/sink \$63850 32 lighting/electrical \$10220 sheetrock/plaster \$5000 8 windows \$59120 4 stairs/decks \$20000 3 shingles \$18000 1 siding/facia/gutters/soffits \$40737 Insulation \$24592 UFAS \$15000 overhead doors \$1736 EFIS (Omess) \$6000		\$395,160.00
	Subtotal of Estimated Cost			\$550,000.00

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Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN063000001)			\$550,000.00
ID0063	Operations(Operations (1406))	Transfer to operating costs for routine maintenance such as turnover cleaning, painting, receptacle plate replacements, toilet stoppers, smoke/Co2 detectors and other miscellaneous routine, plumbing and electrical repairs. Operating expenses include staffing costs. Monies used for maintenance items will be allowed items covered by Part 50 HUD's programmatic determination and not subject to environmental review.		\$5,000.00
ID0064	Dwelling Furnace Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	10 furnace replacement. The contract will include mitigation for lead based paint and asbestos, if needed. Possible site locations: 1514 Woodland Ave 2108 Marwood 106 Carlton Ct #3 1034 Pfau St 6 Riverview 327 Center St 1320 Carney Ave 107 Chapman Rd 1,2 2010 5th Ave 1,2,3 111 Chapman Rd 10-1,2 433 N. 6th St 11-1,2,3 125 Welcome Ave 12-1,2,3,4 1617 5th Ave 13A-1,2,3 1621 5th Ave 13B-1,2,3 617 Elm St 14-1,2,3 601 Harper St 15A-1,2,3 605 Harper St 15B-1,2 1710 6th Ave 16A-1,2,3 2020 6th Ave 16B-1,2 300, 404 Homestead Rd 101 Sandpiper Dr 115,117 Cedar St 913,915,919,921,923,925 Mayvis Bld 500,504,508,512 Agency Rd 2005,2009,2013,2017,2021 Hoffman Rd 113 Long St 125 Grace Ct		\$35,000.00

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Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		716 N 5th St 1348 N 6th St 116 Swiss St 108 S Plainview 404 Agency Rd 1212 Highland Ave 116 Haynes St 1407 Fair St 104,106 E Welcome 1509 Marsh St 122 Porter Ave 117 Iota Ave 127 Knollcrest Dr 414 Malin St 1429 N 5th St		
ID0067	Dwelling Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	3 water heater replacements. The contract will include mitigation for lead based paint and asbestos, if needed.		\$3,960.00
ID0069	Dwelling Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	12 ranges \$7800 11 refrigerators \$8580		\$16,380.00
ID0070	Site Driveway and Sidewalk Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	2 units repair concrete/ seal coating sidewalks and driveways. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered. Addresses: 617 Elm St, units 1,2,&3		\$12,000.00
ID0073	Site Foundation Repairs(Dwelling Unit-Exterior (1480)-Foundations)	6 units have foundation repairs. The contract will include mitigation for lead based paint and asbestos, if needed. PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$60,000.00

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Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0075	Site Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	10 units PHA will be responsive to any potential contamination issues noted during environmental review process. Scope of work will include monitoring for soil contamination and work will stop immediately if any potential risks are discovered.		\$20,000.00
ID0077	Dwelling Interior Improvements(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)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical)	Unit Modernization. The contract will include mitigation for lead based paint and asbestos, if needed. 100 interior doors \$25000 20 exterior doors \$11000 10 floors \$70000 10 tub/surround \$11793 10 cab/counter/sink \$69782 32 lighting/electrical \$10220 sheetrock/plaster \$5000 8 windows \$59120 4 stairs/decks \$21680 3 shingles \$18000 1 siding/facia/gutters/soffits \$40737 Insulation \$24592 UFAS \$18000 overhead doors \$1736 EFIS (Omess) \$6000		\$397,660.00
	Subtotal of Estimated Cost			\$550,000.00