

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

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		
	ORNESS PLAZA AND SCATTERED FAMILY SITE (MN0630000001)		Quantity	Estimated Cost
ID0055	Dwelling Interior Improvements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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		\$550,000.00
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

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Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		
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.		
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		
			Quantity	Estimated Cost
				\$60,000.00
				\$35,000.00

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Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		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		
ID0079	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
ID0081	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
	Subtotal of Estimated Cost			\$550,000.00