

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority Of The County Of DeKalb			Locality (City/County & State)			
PHA Number: IL089			<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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	CIVIC APARTMENTS (IL089000300)	\$212,880.00	\$177,280.00	\$496,560.00	\$115,560.00	\$404,740.00
	GOLDEN YEARS PLAZA (IL089000100)	\$218,210.00	\$259,100.00	\$50,300.00	\$376,300.00	\$48,120.00
	LEWIS - GARDEN ESTATES (IL089000200)	\$142,910.00	\$137,620.00	\$27,140.00	\$82,140.00	\$62,140.00
	AUTHORITY-WIDE	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$130,000.00
	HOUSING AUTHORITY CENTRAL OFFICE (IL089009999)					\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$212,880.00
ID0061	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,000.00
ID0066	Facuet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen, Bathroom		\$33,820.00
ID0070	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$5,000.00
ID0073	Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Kitchen, Bathroom, Bedroom Living Room		\$5,000.00
ID0078	Kitchen Modernization -13 Units(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	Update Kitchen for Marketability		\$10,000.00
ID0085	Kitchen Modernization -13 Units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$29,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Air Duct Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace flex ducting with aluminum ducting		\$8,000.00
ID0095	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$9,560.00
ID0104	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ID0113	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		\$2,000.00
ID0116	Tile Carpet Paint Replacement Floor Hallways(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of old carpet and tile in each hallway of each floor. And paint		\$4,000.00
ID0151	Exterior Tuck Pointing & Spalling Repair(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Brick Mortar repair and Spalling patching and surface painting		\$60,000.00
ID0156	Asphalt Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0162	Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Clean all apartment and common areas ducts.		\$2,500.00
ID0193	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$10,000.00
ID0201	Exterior Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors for Apartments		\$12,000.00
	GOLDEN YEARS PLAZA (IL089000100)			\$218,210.00
ID0063	Landscaping (Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$1,000.00
ID0067	Facuet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen, Bathroom		\$13,930.00
ID0069	Hallway Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace Hallway Carpet on all floors		\$145,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0074	Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Kitchen, Bathroom, Bedroom Living Room		\$4,000.00
ID0092	Sidewalk Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk Grinding, Sidewalk Replacement. Patio Replacement or Repairs		\$9,000.00
ID0094	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$13,280.00
ID0102	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,000.00
ID0110	Public Area Improvements(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas)	Furniture, Painting, Artwork		\$2,000.00
ID0122	Shelter(Non-Dwelling Construction-New Construction (1480)-Other)	Shelter to accommodate smokers		\$25,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$142,910.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0071	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units, Hot Water Heater		\$5,000.00
ID0072	Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Kitchen, Bathroom, Bedroom Living Room		\$11,000.00
ID0075	Playground Mulch(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Safe Mulch Replenishment		\$4,000.00
ID0077	Dumpster Surround Replacement(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)	Dumpster fencing replacement		\$5,000.00
ID0093	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$18,840.00
ID0103	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
ID0105	Electric Baseboard Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric baseboard units in apartment		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Misc. Front of buildings.		\$10,000.00
ID0108	Basketball Court Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal Coat & line new equipment		\$9,070.00
ID0109	Lighting Improvement(Non-Dwelling Site Work (1480)-Lighting)	Parking lot, exterior building		\$1,000.00
ID0111	Solar Modernization(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Solar Panels for energy savings		\$32,000.00
ID0115	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		\$1,000.00
ID0148	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,000.00
ID0202	Exterior Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors for Apartments		\$12,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$76,000.00
ID0080	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$40,000.00
ID0082	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$6,000.00
ID0084	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$30,000.00
	Subtotal of Estimated Cost			\$650,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$137,620.00
ID0092	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$5,300.00
ID0093	Plumbing Modernization(Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Repair water, sewer venting		\$3,320.00
ID0094	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,000.00
ID0095	Sidewalk Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Property Sidewalks and patio repair, grinding, replacement		\$100,000.00
ID0113	Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building mechanics.		\$2,000.00
ID0200	Exterior/Interior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Apartment Exterior/Interior Doors		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$259,100.00
ID0101	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$31,840.00
ID0112	Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building mechanics.		\$10,000.00
ID0115	Gazebo (Non-Dwelling Construction-New Construction (1480)-Community Building)	A gazebo that can provide a smoking area for tenants during inclement weather.		\$5,000.00
ID0159	Generator Modernization(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Axillary Power for building.		\$53,000.00
ID0166	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves for isolation and heat fins in each apartment.		\$146,000.00
ID0194	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$13,260.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$177,280.00
ID0111	Electrical Modernization(Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical)	Electrical improvements for units or building mechanics.		\$54,000.00
ID0172	Phase II Building Water Line and Drain Replacement(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	Building Feeder Line Replacement from Galvanized to Copper and Kitchen & Bath drains		\$120,000.00
ID0198	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$3,280.00
	AUTHORITY-WIDE (NAWASD)			\$76,000.00
ID0126	Administration(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	CO		\$40,000.00
ID0127	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$496,560.00
ID0112	Solar Modernization(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Solar Panels for energy savings		\$50,000.00
ID0134	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$9,000.00
ID0136	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape)	Removal of old landscaping with new plants, bushes and mulch.		\$50,000.00
ID0137	Phase I Building Water Line and Drain Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Building Feeder Line Replacement from Galvanized to Copper and Kitchen & Bath drains		\$135,000.00
ID0139	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$15,560.00
ID0143	Mechanical Modernization(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Plumbing, Heating, Cooling Heating Fins in each Apartment		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0146	Telephone Entry Acces Control(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Entrance Door Resident Call to open door		\$2,000.00
ID0171	ADA Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Converting some units to 504 Compliant.		\$70,000.00
ID0191	Phase III Building Water Line and Drain Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Building Feeder Line Replacement from Galvanized to Copper and Kitchen & Bath drains		\$130,000.00
	AUTHORITY-WIDE (NAWASD)			\$76,000.00
ID0128	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$40,000.00
ID0129	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$6,000.00
ID0133	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$50,300.00
ID0141	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$20,300.00
ID0145	Mechanical Modernization(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Plumbing, heating, cooling Heating Fins in all apartments.		\$30,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$27,140.00
ID0142	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$27,140.00
	Subtotal of Estimated Cost			\$650,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$376,300.00
ID0150	Chiller Modernization(Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Hallway A/C 16 Story High Rise		\$100,000.00
ID0158	Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Expansion do to lack of spaces with the mix population.		\$270,740.00
ID0197	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$5,560.00
	CIVIC APARTMENTS (IL089000300)			\$115,560.00
ID0152	Cabinet Spilt Units Heat/A-C(Non-Dwelling Interior (1480)-Mechanical)	Heater & A/C Condensing Units		\$25,000.00
ID0153	Solar Power-Roof Top Panels(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Install Solar Panels to reduce energy costs		\$75,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0195	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$15,560.00
	AUTHORITY-WIDE (NAWASD)			\$76,000.00
ID0167	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	CO		\$40,000.00
ID0168	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training)	Systems		\$6,000.00
ID0169	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$30,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$82,140.00
ID0170	Window Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace windows in all units.		\$75,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY CENTRAL OFFICE (IL089009999)			\$5,000.00
ID0173	Management Improvements(Management Improvement (1408)-System Improvements)	System Improvements		\$5,000.00
	CIVIC APARTMENTS (IL089000300)			\$404,740.00
ID0174	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$22,860.00
ID0175	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$40,560.00
ID0176	Kitchen Modernization -13 Units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$40,000.00
ID0177	Kitchen Modernization -13 Units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$79,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0178	Window Cleaning 5 Stories(Dwelling Unit-Exterior (1480)-Windows)	Cleaning Exterior Windows on 5 Story Building		\$22,000.00
ID0179	Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Kitchen, Bathroom, Bedroom Living Room		\$25,000.00
ID0180	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$25,000.00
ID0181	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ID0182	Exterior Facial Panels(Non-Dwelling Exterior (1480)-Siding)	Panels below windows		\$90,320.00
ID0183	West Entrance Improvements(Non-Dwelling Exterior (1480)-Doors)	Glass Enclosure for west entrance and Door		\$50,000.00
	GOLDEN YEARS PLAZA (IL089000100)			\$48,120.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves in each apartment for isolation.		\$30,000.00
ID0185	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$13,280.00
ID0189	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Refrigerators, Stoves		\$4,840.00
	AUTHORITY-WIDE (NAWASD)			\$130,000.00
ID0186	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$50,000.00
ID0187	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	Systems		\$40,000.00
ID0188	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$40,000.00

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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 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$62,140.00
ID0190	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0192	Garage(Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Garage to house snow plow equipment, trucks, salt and mowers and land equipment.		\$34,000.00
ID0199	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$27,140.00
	Subtotal of Estimated Cost			\$650,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$40,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$6,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$30,000.00
Subtotal of Estimated Cost	\$76,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	\$40,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$6,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$30,000.00
Subtotal of Estimated Cost	\$76,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$40,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$6,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$30,000.00
Subtotal of Estimated Cost	\$76,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$40,000.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training)	\$6,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$30,000.00
Subtotal of Estimated Cost	\$76,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	\$40,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$40,000.00
Subtotal of Estimated Cost	\$130,000.00