Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By: 02/28/2022

Part	I: Summary					
	Name: Housing Authority Of The County Of DeKalb Number: IL089	Locality (City/Co	=	Revised 5-Year I	Plan (Revision No:)
Α.	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
	GOLDEN YEARS PLAZA (IL089000100)	\$122,540.00	\$61,120.00	\$94,920.00	\$156,580.00	\$101,560.00
	CIVIC APARTMENTS (IL089000300)	\$245,550.00	\$429,740.00	\$474,080.00	\$538,920.00	\$377,500.00
	LEWIS - GARDEN ESTATES (IL089000200)	\$239,910.00	\$74,140.00	\$64,000.00	\$1,500.00	\$217,940.00
	AUTHORITY-WIDE	\$92,000.00	\$135,000.00	\$67,000.00	\$3,000.00	\$3,000.00

Work Statement for Year 1

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
GOLDEN YEARS PLAZA (IL089000100)			\$122,540.00
Landscaping (Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,840.00
Faucet 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 Faucets & Shower Heads		\$1,000.00
Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,000.00
Bike Covering(Non-Dwelling Exterior (1480)-Other)	Bike Covering to house bikes and protect them from the elements.		\$5,000.00
Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Expansion do to lack of spaces with the mix population.		\$10,000.00
Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Clean all apartment and common areas ducts.		\$2,500.00
	GOLDEN YEARS PLAZA (IL089000100) Landscaping (Non-Dwelling Site Work (1480)-Landscape) Faucet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers) Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Bike Covering(Non-Dwelling Exterior (1480)-Other) Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-	GOLDEN YEARS PLAZA (IL089000100) Landscaping (Non-Dwelling Site Work (1480)-Landscape) Shrubs, Flowers and Mulch Replacement Shrubs, Flowers and Mulch Replacement Kitchen, Bathroom Faucets & Shower Heads Kitchen, Bathroom Faucets & Shower Heads Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Tubs and Showers) Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Asphalt Walkways, parking lots Bike Covering (Non-Dwelling Exterior (1480)-Other) Bike Covering to house bikes and protect them from the elements. Parking Lot Expansion do to lack of spaces with the mix population. Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical, Non-Dwelling Interior (1480)- Clean all apartment and common areas ducts.	GOLDEN YEARS PLAZA (IL089000100) Landscaping (Non-Dwelling Site Work (1480)-Landscape) Shrubs, Flowers and Mulch Replacement Kitchen, Bathroom Faucets & Shower Heads Kitchen, Bathroom Faucets & Shower Heads Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Asphalt Walkways, parking lots Bike Covering(Non-Dwelling Exterior (1480)-Other) Bike Covering to house bikes and protect them from the elements. Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Parking Lot Expansion do to lack of spaces with the mix population. Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)- Clean all apartment and common areas ducts.

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0166	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves, Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$5,000.00
ID0220	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$14,700.00
ID0221	Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Concrete, Wood Tables, Chairs, umbrellas for outdoor patio areas		\$12,500.00
ID0241	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0252	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$20,000.00
ID0265	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0276	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		\$1,000.00

Work Statement for Year 1

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove and replacement old sidewalks and curbing.		\$1,000.00
HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit		\$35,000.00
Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalk. Curbs, Driveway Patios		\$5,000.00
CIVIC APARTMENTS (IL089000300)			\$245,550.00
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		\$6,000.00
Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
Air Duct Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace flex ducting with aluminum ducting		\$1,000.00
	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter) HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical) Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter) CIVIC APARTMENTS (IL089000300) 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) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter) Remove and replacement old sidewalks and curbing. Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter) Sidewalk. Curbs, Driveway Patios CIVIC APARTMENTS (IL089000300) 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) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances) Stove, Refrigerator A/C Units	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter) Remove and replacement old sidewalks and curbing. Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter) Sidewalk, Curbs, Driveway Patios CIVIC APARTMENTS (IL089000300) 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) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances) Stove, Refrigerator A/C Units

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0134	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$10,000.00
ID0136	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape)	Removal of old landscaping with new plants, bushes and mulch.		\$2,490.00
ID0143	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Plumbing, Heating, Cooling Heating Fins in each Apartment		\$3,000.00
ID0152	Cabinet Spilt Units Heat/A-C(Non-Dwelling Interior (1480)-Mechanical)	Heater & A/C Condensing Units		\$15,000.00
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		\$5,000.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	Asphalt Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
ID0181	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ID0222	Furniture for Common Areas(Non-Dwelling Interior (1480)-Common Area Finishes)	Coaches, chairs, tables, lamps, artificial trees		\$25,000.00
ID0243	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0250	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$20,000.00
ID0260	Building Column Patching, Painting & Caulking (Non-Dwelling Exterior (1480)-Paint and Caulking)	Building column patching, painting & caulking.		\$73,000.00
ID0266	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00

Work Statement for Year 1

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		\$1,000.00
Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other)	Shelter to accommodate smokers		\$2,000.00
Final Phase Building Water & Waste Line Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Building Feeder Line Replacement from Galvanized to PEX Tubing and Cast Iron Waste Line to PVC		\$30,000.00
Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Concrete, Wood Tables, Chairs, umbrellas for outdoor patio areas		\$12,500.00
LEWIS - GARDEN ESTATES (IL089000200)			\$239,910.00
Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units, Hot Water Heater		\$1,000.00
Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$5,300.00
	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other) Final Phase Building Water & Waste Line Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Water Distribution) Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other) LEWIS - GARDEN ESTATES (IL089000200) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other) Final Phase Building Water & Waste Line Replacement(Dwelling Unit-Interior (1480)-Plumbing.Non-Dwelling Construction - Mechanical (1480)-Water Distribution) Building Feeder Line Replacement from Galvanized to PEX Tubing and Cast Iron Waste Line to PVC Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other) Concrete, Wood Tables, Chairs, umbrellas for outdoor patio areas LEWIS - GARDEN ESTATES (IL089000200) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances) Stove, Refrigerator A/C Units, Hot Water Heater	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other) Shelter to accommodate smokers Shelter to accommodate smokers Building Feeder Line Replacement from Galvanized to PEX Tubing and Cast Iron Waste Line to PVC Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other) Concrete, Wood Tables, Chairs, umbrellas for outdoor patio areas LEWIS - GARDEN ESTATES (IL089000200) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances) Stove, Refrigerator A/C Units, Hot Water Heater

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0093	Plumbing Modernization(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair water, sewer venting		\$1,970.00
ID0094	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,000.00
ID0103	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ID0109	Lighting Improvement(Non-Dwelling Site Work (1480)-Lighting)	Parking lot, exterior building		\$1,000.00
ID0115	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		\$1,000.00
ID0196	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$7,140.00
ID0200	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Screen Doors, Front & Back Entry Doors		\$25,000.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
ID0224	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
ID0242	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0251	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$20,000.00
ID0267	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units, Hot Water Heater		\$1,000.00
ID0270	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0280	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,000.00
ID0323	Concrete Removal & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalks, Curbs, Gutters, Porches, Stairs		\$153,500.00

Part II: Supporting Pages - Phys	sical Needs Work Statements (s)
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Work Statement for Year 1

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$92,000.00
ID0167	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	СО		\$40,000.00
ID0168	Management Inprovements(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		\$17,000.00
ID0169	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$35,000.00
	Subtotal of Estimated Cost			\$700,000.00

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$429,740.00
ID0174	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$13,860.00
ID0175	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$34,560.00
ID0176	Kitchen Modernization -13 Units Mason(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$70,000.00
ID0177	Kitchen Modernization -13 Units Mason(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$76,000.00
ID0178	Window/Exterior Door Replacement(Dwelling Unit-Exterior (1480)-Windows)	Mason Court Windows & Screen Doors		\$92,000.00
ID0180	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,500.00

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0182	Exterior Facial Panels(Non-Dwelling Exterior (1480)-Siding)	Panels below windows		\$114,820.00
ID0232	Ceiling Fan Living Room(Dwelling Unit-Interior (1480)-Electrical)	Installing Ceiling Fans in Living Rooms		\$5,000.00
ID0238	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0239	Mailboxes Replacement(Non-Dwelling Interior (1480)-Other)	74 Apartment Mailboxes replaced		\$10,000.00
ID0253	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0288	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Installing New Closet Doors in Apartments		\$5,000.00
ID0295	Kitchen Countertop Replacement(Dwelling Unit-Interior (1480)-Electrical)	Installing New Kitchen Counter		\$5,000.00

Work Statement for Year 2

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
GOLDEN YEARS PLAZA (IL089000100)			\$61,120.00
Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$13,280.00
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
Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves in each apartment for isolation.		\$5,000.00
Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$1,000.00
	GOLDEN YEARS PLAZA (IL089000100) Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine)) Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers) Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing) Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine)) Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	GOLDEN YEARS PLAZA (IL089000100) Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine)) Remove All Flooring in Apartment Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Tubs and Showers) Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)- Plumbing) Install Heat shut off valves in each apartment for isolation. Painting apartment units over 10 years leased Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard- non-physical)) Cameras, Server, Wiring Infrastructure	GOLDEN YEARS PLAZA (IL089000100) Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine)) Remove All Flooring in Apartment Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers) Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)- Plumbing) Install Heat shut off valves in each apartment for isolation. Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine)) Painting apartment units over 10 years leased Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard- non-physical)) Cameras, Server, Wiring Infrastructure

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0314	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit		\$35,000.00
	AUTHORITY-WIDE (NAWASD)			\$135,000.00
ID0186	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$50,000.00
ID0187	Management Inprovements(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)	СО		\$45,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$74,140.00
ID0190	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0231	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0234	Ceiling Fan Living Room(Dwelling Unit-Interior (1480)-Electrical)	Installing Ceiling Fans in Living Rooms		\$5,000.00
ID0254	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0287	Kitchen Modernization (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		\$5,000.00
	Subtotal of Estimated Cost			\$700,000.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$64,000.00
ID0075	Playground Mulch(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Safe Mulch Replenishment		\$1,000.00
ID0208	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0228	Message Board(Non-Dwelling Site Work (1480)-Signage)	Message Board for onsite Communication		\$1,000.00
ID0230	Garbage Disposals(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Garbage Disposals for apartments		\$1,000.00
ID0235	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0256	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00

Work Statement for Year 3

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		\$1,000.00
Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing roofs		\$50,000.00
CIVIC APARTMENTS (IL089000300)			\$474,080.00
Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building electrical panels or mechanics .		\$5,000.00
Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$1,860.00
Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$29,560.00
	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing) Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors) CIVIC APARTMENTS (IL089000300) Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Electrical) Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Asphalt Walkways, parking lots HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)- Plumbing) Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors) Replacing roofs CIVIC APARTMENTS (IL089000300) Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical, Non-Dwelling Interior (1480)- Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical, Non-Dwelling Interior (1480)- Electrical Site Work (1480)-Landscape) Shrubs, Flowers and Mulch Replacement	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Asphalt Walkways, parking lots HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)- Plumbing) Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors) Replacing roofs CIVIC APARTMENTS (IL089000300) Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)- Electrical improvements for units or building electrical panels or mechanics . Electrical improvements for units or building electrical panels or mechanics . Shrubs, Flowers and Mulch Replacement

Work Statement for Year 3

oof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing roofs on 16 buildings.		\$110,660.00
			·
ding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 14 structures.		\$287,000.00
ertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ecurity Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-on-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
eal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ppliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
uilding Column Patching, Painting & Caulking (Non-Dwelling Exterior (1480)-Paint and Caulking)	Building column patching, painting & caulking.		\$1,000.00
pr	urity Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-physical)) I Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) Diance Replacement(Dwelling Unit-Interior (1480)-Appliances)	urity Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-physical)) Cameras, Server, Wiring Infrastructure Asphalt Walkways, parking lots Stove, Refrigerator A/C Units	urity Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-physical)) Cameras, Server, Wiring Infrastructure Cameras, Server, Wiring Infrastructure Asphalt Walkways, parking lots Stove, Refrigerator A/C Units

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0278	HVAC Modernization Family Site(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	HVAC Improvements for Units heating system and a/c		\$1,000.00
ID0320	Fire System & Communication Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Smoke Detectors, Heat Sensors, Fire Panel,		\$25,000.00
	GOLDEN YEARS PLAZA (IL089000100)			\$94,920.00
ID0211	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,860.00
ID0212	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$34,560.00
ID0213	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0217	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit		\$30,000.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0225	Senior Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground designed for Seniors		\$5,000.00
ID0226	Garden Tool She(Non-Dwelling Site Work (1480)-Landscape)	Garden Tool Shed for tools, hoses fertilizer		\$3,500.00
ID0227	Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0257	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0264	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,000.00
ID0277	Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building electrical panels or mechanics .		\$1,000.00
ID0303	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins. Heat Covers		\$5,000.00

Part II: Supporting	Pages - Physical Needs	s Work Statements (s)
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Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0307	Expand Garage(Non-Dwelling Construction-New Construction (1480)-Storage Area)	In large Garage for more storage and for truck.		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$67,000.00
ID0214	Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	СО		\$40,000.00
ID0215	Management Inprovements(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		\$7,000.00
ID0240	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$20,000.00
	Subtotal of Estimated Cost			\$700,000.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$1,500.00
ID0108	Basketball Court Inprovements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal Coat & line new equipment		\$1,500.00
	CIVIC APARTMENTS (IL089000300)			\$538,920.00
ID0113	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		\$51,360.00
ID0201	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors, Front & Back Entry Doors		\$12,000.00
ID0296	Building Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Hallway Floors and Common Areas		\$20,000.00
ID0297	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$9,560.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0298	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, Heating, Cooling Heating Fins in each Apartment		\$40,000.00
ID0299	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0300	Kitchen Modernization -15 Units Phase I(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$150,000.00
ID0301	Kitchen Modernization -15 Units Phase II(Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Flooring (non routine))	Update Kitchen for Marketability		\$150,000.00
ID0306	Bathroom Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace tile with Tub Surrounds		\$5,000.00
ID0321	Hallway Railings(Non-Dwelling Interior (1480)-Other)	ADA Hand Railings for Hallways		\$75,000.00
ID0322	Screen Replacement for Enclosed Patio(Non-Dwelling Exterior (1480)-Other)	Screen replacement for enclosed patio. Heavy duty material.		\$25,000.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$156,580.00
ID0122	Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other)	Shelter to accommodate smokers		\$45,000.00
ID0289	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,860.00
ID0290	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$34,560.00
ID0291	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0292	Plumbing Modernization(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$7,160.00
ID0294	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00

Work Statement for Year 4

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Installing New Closet Doors in Apartments		\$30,000.00
HVAC Modernization- Roof Top Vents(Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Roof Top Vents		\$35,000.00
AUTHORITY-WIDE (NAWASD)			\$3,000.00
Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	СО		\$1,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$1,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-System Improvements)	Systems		\$1,000.00
Subtotal of Estimated Cost			\$700,000.00
	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors) HVAC Modernization- Roof Top Vents(Non-Dwelling Construction - Mechanical (1480)-Other) AUTHORITY-WIDE (NAWASD) Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry) Architect (Contract Administration (1480)-Other Fees and Costs) Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-System Improvement (1408)-System Improvements)	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors) Installing New Closet Doors in Apartments HVAC Modernization-Roof Top Vents(Non-Dwelling Construction - Mechanical (1480)-Other) Replace Roof Top Vents AUTHORITY-WIDE (NAWASD) Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry) CO Architect (Contract Administration (1480)-Other Fees and Costs) Design and Planning Management Improvements(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-System Improvement (1408)-System Improvement (1408)-System Improvement (1408)-System Improvement (1408)-System Improvement (1408)-System Improvements)	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors) Installing New Closet Doors in Apartments HVAC Modernization- Roof Top Vents(Non-Dwelling Construction - Mechanical (1480)-Other) Replace Roof Top Vents AUTHORITY-WIDE (NAWASD) Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry) CCO Architect (Contract Administration (1480)-Other Fees and Costs) Design and Planning Management Improvements (Management Improvement (1408)-Empowement Activities, Management Improvement (1408)-Other, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Graph Replacement Improvement (1408)-RMC Costs, Management Improvement (1408)-Graph Replacement Improvement (1408)-Other, Management Improvement (1408)-System Improvement (1408)-Bystem Improve

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$377,500.00
ID0078	Kitchen Modernization -37 Units Phase I(Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Flooring (non routine))	Update Kitchen for Marketability		\$94,000.00
ID0085	Kitchen Modernization - 37 Units Phase II(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$98,500.00
ID0218	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$5,000.00
ID0319	Fire System & Communication Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Smoke Detectors, Heat Sensors, Fire Panel,		\$75,000.00
ID0324	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalks. Curbs, Driveway Patios		\$75,000.00
ID0331	West Entrance Improvements(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors)	New Retail Window Enclosure and Roof and Door		\$30,000.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$101,560.00
ID0223	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,000.00
ID0269	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Refrigerators, Stoves		\$5,400.00
ID0313	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$7,160.00
ID0316	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$4,000.00
ID0317	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalk. Curbs, Driveway Patios		\$75,000.00
ID0326	Kitchen Modernization (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		\$5,000.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$217,940.00
ID0293	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Air Condition Condensing Units		\$32,000.00
ID0325	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 9 structures.		\$185,940.00
	AUTHORITY-WIDE (NAWASD)			\$3,000.00
ID0327	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	СО		\$1,000.00
ID0328	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-System Improvements)	Systems		\$1,000.00
ID0329	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$1,000.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work States	Work Statement for Year 5 2028					
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost	
	Subtotal of Estimated Cost				\$700,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 1 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 Inprovements(Management Improvement (1408)-System Improvements, Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training)	\$17,000.00	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$35,000.00	
Subtotal of Estimated Cost	\$92,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 2 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 Inprovements (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)	\$45,000.00	
Subtotal of Estimated Cost	\$135,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 3 2026		
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 Inprovements(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$7,000.00	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$20,000.00	
Subtotal of Estimated Cost	\$67,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 4 2027		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	\$1,000.00	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$1,000.00	
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)	\$1,000.00	
Subtotal of Estimated Cost	\$3,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5 2028		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Administration(Administration (1410)-Salaries, Administration (1410)-Other, Administration (1410)-Sundry)	\$1,000.00	
Management Improvements(Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-System Improvements)	\$1,000.00	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$1,000.00	
Subtotal of Estimated Cost	\$3,000.00	