

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority Of The County Of DeKalb			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> IL089			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2024</b>	<b>Work Statement for Year 2 2025</b>	<b>Work Statement for Year 3 2026</b>	<b>Work Statement for Year 4 2027</b>	<b>Work Statement for Year 5 2028</b>
	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GOLDEN YEARS PLAZA (IL089000100)			\$122,540.00
ID0063	Landscaping (Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$2,840.00
ID0067	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
ID0102	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,000.00
ID0115	Bike Covering(Non-Dwelling Exterior (1480)-Other)	Bike Covering to house bikes and protect them from the elements.		\$5,000.00
ID0158	Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Expansion do to lack of spaces with the mix population.		\$10,000.00
ID0162	Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Clean all apartment and common areas ducts.		\$2,500.00

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<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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

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<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0304	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove and replacement old sidewalks and curbing.		\$1,000.00
ID0315	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Replace Spilt Units, Boilers, Air Handler Air Cool Condensing Unit		\$35,000.00
ID0318	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
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		\$6,000.00
ID0070	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0086	Air Duct Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace flex ducting with aluminum ducting		\$1,000.00

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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

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<b>Work Statement for Year 1 2024</b>				
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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



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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



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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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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

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<b>Work Statement for Year 2 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GOLDEN YEARS PLAZA (IL089000100)			\$61,120.00
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
ID0210	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
ID0237	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0255	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0274	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$1,000.00

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<b>Work Statement for Year</b>				
2	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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 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		\$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

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<b>Work Statement for Year 2 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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





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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0263	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
ID0279	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		\$1,000.00
ID0332	Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing roofs		\$50,000.00
	CIVIC APARTMENTS (IL089000300)			\$474,080.00
ID0111	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
ID0204	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$1,860.00
ID0205	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$29,560.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0206	Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing roofs on 16 buildings.		\$110,660.00
ID0207	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 14 structures.		\$287,000.00
ID0236	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0258	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0262	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$10,000.00
ID0271	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0273	Building Column Patching, Painting & Caulking (Non-Dwelling Exterior (1480)-Paint and Caulking)	Building column patching, painting & caulking.		\$1,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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 valves, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins. Heat Covers		\$5,000.00







<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	4	2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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 valves, 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





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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2028</b>				
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	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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 valves, 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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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)	CO		\$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



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)	\$17,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$35,000.00
Subtotal of Estimated Cost	\$92,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)	\$45,000.00
Subtotal of Estimated Cost	\$135,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)	\$7,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Subtotal of Estimated Cost	\$67,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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