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

PHA Number: IL089

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	GOLDEN YEARS PLAZA (IL089000100)	$387,120.00	$104,660.00	$533,125.00	$559,810.00	$338,360.00
	CIVIC APARTMENTS (IL089000300)	$223,121.00	$484,159.00	$189,739.00	$302,539.00	$339,926.00
	AUTHORITY-WIDE	$310,138.00	$178,501.00	$191,501.00	$143,501.00	$143,501.00
	LEWIS - GARDEN ESTATES (IL089000200)	$94,895.00	$250,270.00	$125,720.00	$12,000.00	$202,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			$387,120.00
ID0000713	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$20,560.00
ID0000714	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000715	Mechanical and Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$202,200.00
ID0000716	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$1,000.00
ID0000731	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000742	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000745	Senior Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground designed for Seniors		$1,000.00
ID0000746	Garden Tool She(Non-Dwelling Site Work (1480)-Landscape)	Garden Tool Shed for tools, hoses fertilizer		$3,500.00
ID0000747	Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		$1,000.00
ID0000760	Expand Garage(Non-Dwelling Construction-New Construction (1480)-Storage Area)	In large Garage for more storage and for truck.		$5,000.00
ID0000766	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000776	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$2,000.00
ID0000778	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000781	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
ID0000789	Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Expansion do to lack of spaces with the mix population.		$1,000.00
ID0000790	Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Clean all apartment and common areas ducts.		$2,500.00
ID0000791	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$5,000.00
ID0000793	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		$1,000.00
ID0000797	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		$1,000.00
ID0000798	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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000799	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove and replacement old sidewalks and curbing.		$1,000.00
ID0000803	Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Tables, Chairs, Umbrellas for outdoor patio areas		$1,500.00
ID0000804	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wireless Wi-Fi for Tenants		$1,000.00
ID0000813	HVAC Modernization- (Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Roof Top Vents		$35,000.00
ID0000818	Closet Doors(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replacing old metal closest doors inside each apartment.		$55,000.00
ID0000819	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$30,860.00
ID0000824	Laundry Room(Non-Dwelling Interior (1480)-Laundry Areas)	Laundry Room Coin Dispenser		$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			$223,121.00
ID0000717	Building Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Hallway Floors and Common Areas		$10,000.00
ID0000718	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$9,560.00
ID0000719	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, Heating, Cooling Heating Fins in each Apartment		$100,000.00
ID0000720	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000732	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000733	ADA Handrailings (Non-Dwelling Interior (1480)-Other)	Handrailing's on First Floor		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000737	Cabinet Spilt Units Heat/A-C(Non-Dwelling Interior (1480)-Mechanical)	Heater & A/C Condensing Units in Common Areas		$4,000.00
ID0000739	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
ID0000740	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$1,860.00
ID0000751	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		$1,000.00
ID0000755	Security (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$7,375.00
ID0000757	Building Column Patching, Painting & Caulking (Non-Dwelling Exterior (1480)-Paint and Caulking)	Building column patching, painting & caulking, Tendon Repair		$1,000.00
ID0000764	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000767	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000770	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		$2,000.00
ID0000777	Mailboxes Replacement(Non-Dwelling Interior (1480)-Other)	74 Apartment Mailboxes replaced		$5,000.00
ID0000779	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Installing New Closet Doors in Apartments		$22,000.00
ID0000780	Faucet Replacement(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen, Bathroom		$1,000.00
ID0000782	Air Duct Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace flex ducting with aluminum ducting		$1,000.00
ID0000786	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000788	Solar Powered Parking Lot Lights(Dwelling Unit-Site Work (1480)-Lighting)	Install Solar powered Parking Lot Lights		$5,000.00
ID0000792	Furniture for Common Areas(Non-Dwelling Interior (1480)-Common Area Finishes)	Couches, chairs, tables, lamps, artificial trees		$5,000.00
ID0000795	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		$1,000.00
ID0000796	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		$1,000.00
ID0000800	Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other)	Shelter to accommodate smokers		$11,000.00
ID0000802	West Entrance Improvements(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors)	New Retail Window Enclosure and Roof and Door		$1,000.00
ID0000805	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wi-Fi for Tenants		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000806	Window Sill Repairs(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Joint repair and caulking of the concrete window sills.		$500.00
ID0000812	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors, Front & Back Entry Doors		$1,000.00
ID0000815	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalks. Curbs, Driveway Patios		$10,826.00
	AUTHORITY-WIDE (NAWASD)			$310,138.00
ID0000722	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	CO		$101,501.00
ID0000723	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$1,000.00
ID0000724	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		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000807	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		$64,000.00
ID0000808	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		$97,637.00
ID0000845	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$45,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			$94,895.00
ID0000727	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	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		$15,000.00
ID0000729	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000730	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000738	Playground Mulch(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Safe Mulch Replenishment		$4,000.00
ID0000748	Message Board(Non-Dwelling Site Work (1480)-Signage)	Message Board for onsite Communication		$1,000.00
ID0000749	Garbage Disposals(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Garbage Disposals for apartments		$1,000.00
ID0000750	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		$1,000.00
ID0000753	Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00
ID0000758	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		$2,000.00
ID0000761	Cluster Mailbox Replacement(Non-Dwelling Site Work (1480)-Signage)	Community Mailboxes for USPS		$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000765	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000768	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wi-Fi for Tenants		$10,000.00
ID0000769	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		$2,000.00
ID0000773	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$13,740.00
ID0000774	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000775	Ceiling Fan Living Room(Dwelling Unit-Interior (1480)-Electrical)	Installing Ceiling Fans in Living Rooms		$5,000.00
ID0000784	Lighting Improvement(Non-Dwelling Site Work (1480)-Lighting)	Parking lot, exterior building		$28,155.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000785	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		$1,000.00
ID0000794	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		$1,000.00
	Subtotal of Estimated Cost			$1,015,274.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			$104,660.00
ID0000734	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		$8,000.00
ID0000743	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$18,000.00
ID0000744	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$2,000.00
ID0000754	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$1,000.00
ID0000830	Plumbing Modernization(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Commodes)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$5,160.00
ID0000832	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalk. Curbs, Driveway Patios		$69,500.00

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Work Statement for Year 2 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000841	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			$250,270.00
ID0000735	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		$10,000.00
ID0000763	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. Heat Covers		$1,200.00
ID0000825	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	All Apartment Windows		$5,750.00
ID0000829	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Air Condition Condensing Units		$32,000.00
ID0000833	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 9 structures.		$185,920.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000839	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
ID0000840	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000850	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$8,000.00
ID0000877	Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00
	CIVIC APARTMENTS (IL089000300)			$484,159.00
ID0000736	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		$12,000.00
ID0000741	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$8,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000787	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, Heating, Cooling Heating Fins in each Apartment		$3,000.00
ID0000820	Kitchen Modernization -Phase I(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		$212,000.00
ID0000821	Kitchen Modernization -37 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		$206,500.00
ID0000826	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$5,000.00
ID0000842	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$1,000.00
ID0000843	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$32,299.00
ID0000875	Security (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00

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Work Statement for Year 2 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000887	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator,Dwelling Unit-Interior (1480)-Flooring (non routine))	Elevator		$2,560.00
	AUTHORITY-WIDE (NAWASD)			$178,501.00
ID0000752	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$75,000.00
ID0000834	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		$101,501.00
ID0000835	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
ID0000836	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$1,000.00
	Subtotal of Estimated Cost			$1,017,590.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			$189,739.00
ID0000756	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000762	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		$14,600.00
ID0000809	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$8,000.00
ID0000852	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$7,000.00
ID0000853	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$45,000.00
ID0000858	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000859	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		$44,139.00
ID0000860	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$15,000.00
ID0000862	Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Building Back-Up Generator		$35,000.00
ID0000863	ADA Modernization (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Turning regular units into ADA complaint units.		$10,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			$125,720.00
ID0000772	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000783	Plumbing Modernization(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Sewer line, plumbing fixtures, showers toilets		$1,970.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000810	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$5,000.00
ID0000854	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$7,000.00
ID0000856	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$5,000.00
ID0000866	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	All Apartment Windows		$105,750.00
	GOLDEN YEARS PLAZA (IL089000100)			$533,125.00
ID0000811	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$5,000.00
ID0000822	Kitchen Modernization -Phase 1(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		$230,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000828	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Refrigerators, Stoves		$4,750.00
ID0000849	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		$35,000.00
ID0000851	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$13,000.00
ID0000857	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		$10,000.00
ID0000861	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		$5,375.00
ID0000881	Kitchen Modernization -Phase 2(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		$230,000.00
	AUTHORITY-WIDE (NAWASD)			$191,501.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000847	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		$90,000.00
ID0000855	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		$101,501.00
	Subtotal of Estimated Cost			$1,040,085.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$143,501.00
ID0000771	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$42,000.00
ID0000870	Administration(Administration (1410)-Salaries)	Admin fees		$101,501.00
	GOLDEN YEARS PLAZA (IL089000100)			$559,810.00
ID0000827	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		$5,400.00
ID0000831	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		$9,000.00
ID0000867	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		$4,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000868	HVAC Modernization- (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Hot Water Radiator Fins, Baseboard Cabinets, and new shut off valves for each apartment		$207,850.00
ID0000869	HVAC Modernization- phase 2(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Hot Water Radiator Fins, Baseboard Cabinets, and new shut off valves for each apartment		$100,000.00
ID0000873	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$1,000.00
ID0000882	Kitchen Modernization -Phase 3(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		$230,000.00
ID0000886	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator		$2,560.00
	LEWIS - GARDEN ESTATES (IL089000200)			$12,000.00
ID0000837	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000844	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		$1,000.00
ID0000878	Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00
	CIVIC APARTMENTS (IL089000300)			$302,539.00
ID0000838	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		$12,000.00
ID0000846	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		$1,000.00
ID0000864	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 14 structures.		$281,539.00
ID0000865	Asphalt Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		$7,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000876	Security (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00
	Subtotal of Estimated Cost			$1,017,850.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2031

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			$339,926.00
ID0000721	Bathroom Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Bathroom for Marketability		$279,375.00
ID0000725	Hallway Railings(Non-Dwelling Interior (1480)-Other)	ADA Hand Railings for Hallways		$7,000.00
ID0000728	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		$28,139.00
ID0000801	Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Tables, Chairs, Umbrellas for outdoor patio areas		$12,500.00
ID0000814	Fire System & Communication Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Smoke Detectors, Heat Sensors, Fire System Upgrade to the building.		$11,912.00
ID0000874	Security (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2031

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			$338,360.00
ID0000726	Bathroom Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Tub Surrounds, Vanity, Lights & Floor		$259,360.00
ID0000759	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		$3,000.00
ID0000817	Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Building Back-Up Generator		$75,000.00
ID0000872	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		$1,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			$202,000.00
ID0000816	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors, Front & Back Entry Doors		$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2031

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000823	Kitchen Cabinets and Countertop Removal & Replacement (Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Cabinets, Countertop removal and replacement.		$5,000.00
ID0000848	Bathroom Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Tub Surrounds, Vanity, Lights & Floor		$150,000.00
ID0000871	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		$1,000.00
ID0000879	Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		$1,000.00
	AUTHORITY-WIDE (NAWASD)			$143,501.00
ID0000883	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		$42,000.00
ID0000884	Administration(Administration (1410)-Salaries)	Admin fees		$101,501.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2031

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$1,023,787.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2027

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	$101,501.00
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
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)	$64,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	$97,637.00
Architect (Contract Administration (1480)-Other Fees and Costs)	$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2027

Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	$310,138.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2028

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Architect (Contract Administration (1480)-Other Fees and Costs)	$75,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	$101,501.00
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	$178,501.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
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)	$90,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	$101,501.00
Subtotal of Estimated Cost	$191,501.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2030

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Architect (Contract Administration (1480)-Other Fees and Costs)	$42,000.00
Administration(Administration (1410)-Salaries)	$101,501.00
Subtotal of Estimated Cost	$143,501.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2031

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Architect (Contract Administration (1480)-Other Fees and Costs)	$42,000.00
Administration(Administration (1410)-Salaries)	$101,501.00
Subtotal of Estimated Cost	$143,501.00