

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : GREAT DAYTON PREMIER MANAGEMENT			Locality (City/County & State)			
PHA Number: OH005			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	PARK MANOR (OH005000005)	\$2,389,889.00	\$1,735,301.00	\$1,605,227.00	\$2,934,747.00	\$1,201,391.68
	MOUNT CREST (OH005000004)	\$1,231,408.28	\$2,048,922.64	\$654,046.64	\$1,133,519.64	\$1,930,994.00
	WENTWORTH (OH005000002)	\$858,897.36	\$2,591,243.68	\$1,433,041.68	\$1,665,617.68	\$6,211,883.00
	AUTHORITY-WIDE	\$6,222,499.00	\$1,940,173.00	\$4,001,457.00	\$3,713,239.00	
	WILKINSON PLAZA (OH005000006)	\$11,355,808.00	\$1,692,720.00	\$711,000.00	\$5,516,642.00	\$3,666,053.68
	GRAND AVENUE (ELDERLY) (OH005000001)	\$816,218.00	\$2,039,011.86	\$473,548.00	\$691,292.00	\$7,955,061.00
	WINDCLIFF VILLAGE (OH005000013)	\$7,590.00	\$189,664.00	\$51,626.00	\$109,569.00	\$183,186.91
	WESTDALE (OH005000003)	\$537,342.00	\$2,078,286.00	\$577,125.00	\$3,327,961.00	\$4,351,553.00
	DESOTO BASS COURTS (OH005000007)	\$300,000.00	\$842,500.00	\$331,103.00	\$8,249,592.00	\$10,618,223.68
	SCATTERED SITES (H.O.) (OH005000010)		\$87,609.00			\$223,908.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARK MANOR (OH005000005)			\$2,389,889.00
ID0019	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$462,585.00
ID0020	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$462,585.00
ID0769	Park manor: Fan Coil Unit, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fan Coil Units, 1.5 Ton Throughout Hi-Rise Building, 1.5 Ton, Replace1512390 EA		\$124,000.00
ID0959	Park Mano: ECM, Existing Motors With High Efficiency Motors, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	3 HP (Qty 3) circulation pump, heating water 25 HP (Qty 2) circulation pump, chiller & condenser waterECM, Existing Motors With High Efficiency Motors, Replace1515* 05EA		\$10,719.00
ID1004	Imperial: RAD Conversion(Dwelling Unit-Development (1480)-Other)	Update and/full modernize site(s), building(s), and units to covert property to RAD. Items include but are not limited to work items observed in site(s) PNA and other secondary items observed by P&D.		\$720,000.00
ID1007	Quitman: RAD Conversion(Dwelling Unit-Development (1480)-Other)	Update and/Full modernize site(s), building(s), and units to covert property to RAD. Items include but are not limited to work items observed in site(s) PNA and other secondary items observed by P&D.		\$310,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1019	AMP 5 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1021	AMP 5 RAD Post-Conversion Costs Activities(RAD (1503))	Park Manor. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1034	AMP 5 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1036	AMP 5 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1181	AMP 5 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1208	Amp 5 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1209	Amp 5 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOUNT CREST (OH005000004)			\$1,231,408.28
ID0023	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$87,731.64
ID0024	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$87,731.64
ID0682	Wilmington Hi-Rise / Apartment Building: Ductless Split System Air Conditioners, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace151321EA Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace151321EA		\$10,000.00
ID0768	Wilmington Hi-Rise: Fan Coil Unit, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fan Coil Unit, Hydronic, 200 to 400 CFM, Replace15132128EA		\$279,845.00
ID0945	Superba: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	DeterioratedRoadways Asphalt, Asphalt Pavement, Mill & Overlay252412000SF		\$6,100.00
ID1006	Revere: RAD Conversion(Dwelling Unit-Development (1480)-Other)	Update and/Full modernize site(s), building(s), and units to covert property to RAD. Items include but are not limited to work items observed in site(s) PNA and other secondary items observed by P&D.		\$460,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1014	AMP 4 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1015	AMP 4 RAD Post-Conversion Costs Activities(RAD (1503))	Mt. Crest Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1029	AMP 4 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1031	AMP 4 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1177	AMP 4 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1204	Amp 4 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1205	Amp 4 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WENTWORTH (OH005000002)			\$858,897.36
ID0027	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$247,243.68
ID0028	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$247,243.68
ID0145	AMP 2 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0165	AMP 2 RAD Post-Conversion Costs Activities(RAD (1503))	Wentworth. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0172	AMP 2 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0192	AMP 2 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0888	Wentworth: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Overlay252326800SF Parking Lots, Asphalt Pavement, Seal & Stripe527025000SF		\$21,000.00
ID0889	Winston Woods: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe57* 030000SF		\$11,000.00
ID0941	Riverside: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Seal & Stripe54133200SF		\$13,000.00
ID0956	Wentworth: Water Storage Tank, Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Water Storage Tank, 151 to 250 GAL, Replace203601EA		\$19,410.00
ID1170	AMP 2 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1212	Amp 2 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1213	Amp 2 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$6,222,499.00
ID0032	Administration(Administration (1410)-Salaries)	Program administration		\$844,644.00
ID0033	Administration(Administration (1410)-Salaries)	Program administration		\$493,391.00
ID0036	Operations(Operations (1406))	Operating Expenses		\$1,689,288.00
ID0038	Operations(Operations (1406))	Operating Expenses		\$986,782.00
ID0123	RAD Post-Conversion Costs Activities(RAD (1503))	Remaining for the approved portfolio - which we are on the short list with HUD. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0126	UFAS & 504(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-	Make corrections or updates to with UFAS & 504 federal regulations. Contingency fund in case we are asked to do more but at this time we don't have planned.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit-Interior (1480)-Appliances)				
ID0139	RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0140	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$50,000.00
ID0147	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$150,000.00
ID0149	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$50,000.00
ID0150	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Money for Architect and Engineering , inspection cost, sundry, environmental, and other reviews as it relates to work activity projects.		\$500,000.00
ID0151	Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolish as it relates to potential redevelopment and remaining portfolio properties that are on the short list for RAD soon to be approved by HUD.		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0153	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Money for Architect and Engineering , inspection cost, sundry, environmental, and other reviews as it relates to work activity projects.		\$100,000.00
ID0154	Contingency(Contract Administration (1480)-Contingency)	Contingency for projects that may have some unforeseen cost that may arise during the contract.		\$100,000.00
ID0158	Contingency(Contract Administration (1480)-Contingency)	Contingency for projects that may have some unforeseen cost that may arise during the contract.		\$5,000.00
ID0159	RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0184	RAD HAP(RAD (1503))	HAP Payment		\$73,394.00
ID0185	RAD HAP(RAD (1503))	HAP Payment		\$20,000.00
	WILKINSON PLAZA (OH005000006)			\$11,355,808.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0107	Wilkinson Plaza: Replace & Upgrade Electrical(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to the panel/breaker box from 100 to 200 AMPs at Madrid		\$250,000.00
ID0147	AMP 6 RAD Post-Conversion Costs Activities(RAD (1503))	Wilkinson. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0164	AMP 6 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0181	AMP 6 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0200	AMP 6 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID0506	Wilkinson Plaza: Electrical Distribution System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical)	A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements.It is my recommendation to upgrade the electrical distribution systems. This is to provide for wiring, conduit, meter bases and distribution equipment as per report. 404001SF		\$5,212,350.00
ID0654	Wilkinson Plaza: Building/Main Switchgear, Replace(Dwelling Unit-Site Work (1480)-Electric Distribution)	Switchgear - 6000 Amp 120/208V 3 phase 4 wireBuilding/Main Switchgear, 480 Y, 277 V, 6,000 Amp, Replace304301EA		\$611,052.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0756	Wilkinson Plaza: Exterior Wall, Aluminum Faced Insulated Panel System, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Exterior Wall, Aluminum Faced Insulated Panel System, Replace404303360SF		\$47,428.00
ID0856	Wilkinson Plaza: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	All units have 125 amp - STAB-LOK Breaker PanelsLoad Center, 120 / 240 V, 125 Amp to 225 Amp, Single Phase Residential, Replace30430200EA		\$1,581,240.00
ID0865	Wilkinson Plaza: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Packaged Terminal Air Conditioner (PTAC), 6,000 to 12,000 BTUH, Replace10430147EA Packaged Terminal Air Conditioner (PTAC), 6,000 to 12,000 BTUH, Replace1020064EA		\$543,385.00
ID0931	Wilkinson Plaza: Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	Missing GFCI outlets at kitchens and bathroomsReceptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace2020170400EA		\$34,353.00
ID0973	Wilkinson Plaza: Electrical Secondary Switchgear, Replace(Dwelling Unit-Interior (1480)-Electrical)	Secondary Switchgear, 208 Y, 120 V, 1,200 Amp, Replace304301EA		\$76,000.00
ID1001	Telfrod: RAD Conversion(Dwelling Unit-Development (1480)-Other)	Update and/full modernize site(s), building(s), and units to covert property to RAD. Items include but are not limited to work items observed in site(s) PNA and other secondary items observed by P&D.		\$1,700,000.00
ID1002	Shroyer: RAD Conversion(Dwelling Unit-Development (1480)-Other)	Update and/full modernize site(s), building(s), and units to covert property to RAD. Items include but are not limited to work items observed in site(s) PNA and other secondary items observed by P&D.		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1184	AMP 6 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1220	Amp 6 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1221	Amp 6 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	GRAND AVENUE (ELDERLY) (OH005000001)			\$816,218.00
ID0144	AMP 1 RAD Post-Conversion Costs Activities(RAD (1503))	Hallmark-Meridian, Metropolitan, Bruce, Norman, Redwood, Niagara, Holt, Theodore, and Hudson-Cherry. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0163	AMP 1 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0168	AMP 1 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	AMP 1 RAD HAP(RAD (1503))	RAD HAP		\$20,000.00
ID0377	Olive Hills / Apartment Buildings: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$72,000.00
ID0766	Wilkinson: Fan Coil Unit, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fan Coil Unit, 3.5 to 5 Ton, Replace1543028EA		\$114,000.00
ID0779	Triangle View Apartments / Community Building: Furnace, Replace(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	Could not be observed directly due to stored materials blocking access to the floor hatch. POC reported on size, age, and condition.Furnace, Electric, 51 to 75 MBH, Replace201642EA		\$5,000.00
ID0872	Grand Ave.: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair517* 018050		\$6,850.00
ID0969	Grand Ave: Replace Flooring Common Halls & Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	The interior finishes in the common areas vary in condition. The carpeting is generally poor. Based on the estimated Remaining Useful Life (RUL), the common area carpet will require replacement during the assessment period.Floor Finishings, Standard Commercial, Medium Traffic, Replace1017* 010800SF		\$78,368.00
ID0970	Grand Ave.: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor Finishings, , Replace1517* 02400SF Floor Finishings, , Replace1517* 07125SF Floor Finishings, , Replace151412400SF Floor Finishings, Nylon, Residential Grade, Replace717* 028500SF		\$205,000.00

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1044	Amp 1 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1167	AMP 1 RAD HAP(RAD (1503))	RAD HAP		\$20,000.00
ID1195	Amp 1 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1224	Triangle View - Replace Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace playgrounds at Triangleview		\$35,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$7,590.00
ID0145	Windcliff Village: Roadways, Asphalt Pavement, Seal & Stripe(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	ComponentRoadways AttributesAsphalt Pavement ActionSeal & Stripe Uniformat CodeG2012 Master Cost ID23215 Uniformat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score35.6183 Location DescriptionParking Lots Unit Cost\$ 0.38 Quantity10000 SF SubTotal\$ 3,795.00 Total Markup\$ 0.00		\$3,795.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 3,795.00 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019		
ID0952	Windcliff Village: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Seal & Stripe54110000SF		\$3,795.00
	WESTDALE (OH005000003)			\$537,342.00
ID0146	AMP 3 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0166	AMP 3 RAD Post-Conversion Costs Activities(RAD (1503))	Westdale. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0176	AMP 3 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0196	AMP 3 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0211	Olive Hills: Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Install new 25-year roof, as well as gutters, downspouts, and soffits at four two-story buildings.		\$92,000.00
ID0378	Olive Hills / Community Building/Maintenance Garage: Roof, Asphalt Shingle, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$9,420.00
ID0379	Olive Hills / Offices/Daycare: Roof, Asphalt Shingle, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$20,123.00
ID0895	Westdale: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Seal & Stripe5703636SF Parking Lots, Asphalt Pavement, Seal & Stripe51437181SF Parking Lots, Concrete Pavement, Replace302827007SF Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace302823500SF		\$103,000.00
ID0942	Westdale: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Overlay252703636SF		\$6,499.00
ID0943	Olive Hills: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair damaged sections of concrete curb.Roadways, Concrete Curb & Gutter, Repair000100LF		\$2,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0944	Riverview: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Some areas of the concrete pavement were deteriorated or the joints were not aligned, creating a potential hazard. These areas require immediate attention. Roadways, Concrete Pavement, Repair0002000SF		\$3,900.00
ID1174	AMP 3 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1216	Amp 3 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1217	Amp 3 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	DESOTO BASS COURTS (OH005000007)			\$300,000.00
ID1025	AMP 7 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1026	AMP 7 RAD Post-Conversion Costs Activities(RAD (1503))	DeSoto Bass Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project;s development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1040	AMP 7 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1041	AMP 7 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1050	Amp 7 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1188	AMP 7 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1196	Amp 7 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	Subtotal of Estimated Cost			\$23,719,651.64

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WENTWORTH (OH005000002)			\$2,591,243.68
ID0050	Riverside: Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Install new kitchen and bathroom cabinets across 40 units in five buildings.		\$500,000.00
ID0130	Wolf Creek: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, and soffits.		\$65,000.00
ID0175	AMP 2 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0195	AMP 2 RAD Post-Conversion Costs Activities(RAD (1503))	Wentworth. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0207	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$247,243.68
ID0415	Wolf Creek: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106472EA		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0455	Cornell Ridge: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Recommend replacement of gutters and leaders with roof shingle replacement. Gutters & Downspouts, Aluminum w/ Fittings, Replace10642000LF		\$16,000.00
ID0470	Winston Woods: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106446104SF		\$89,000.00
ID0471	Wolf Creek: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106448154SF		\$93,000.00
ID0474	Caliph Court: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106447200SF		\$91,000.00
ID0475	Cornell Ridge: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106437600SF		\$72,000.00
ID0540	Caliph Court: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace20164372EA		\$221,000.00
ID0573	Wolf Creek: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace15114250EA Interior Door, Wood Hollow-Core, Replace20164175EA		\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0611	Caliph Court: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$25,000.00
ID0613	Cornell Ridge: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$35,000.00
ID0639	Wolf Creek: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$460,000.00
ID0977	AMP 2: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Water Heater, Replace		\$82,000.00
ID1171	AMP 2 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1214	Amp 2 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTDALE (OH005000003)			\$2,078,286.00
ID0051	Olive Hills: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Install new flooring and cove base in 100 housing units in 10 buildings; excluding one non-dwelling building. The estimated flooring area is 88,000 square feet.		\$310,000.00
ID0052	Olive Hills: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Install new interior doors in 100 units across 10 buildings; excluding one non-dwelling building.		\$65,000.00
ID0053	Olive Hills: Modernize Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernize 100 units bathrooms across 10 buildings; excluding one non-dwelling building.		\$100,000.00
ID0054	138 GettysBurg: Replace Windows & Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Install new windows and window screens at five units across one building.		\$15,000.00
ID0056	Riverview: Replace Windows Shutters(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Other)	Install new window shutter at 61 units across five buildings; excluding the non-dwelling building on site.		\$13,000.00
ID0178	AMP 3 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0199	AMP 3 RAD Post-Conversion Costs Activities(RAD (1503))	Westdale. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project;s development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0476	Friden/Whitmore: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106417130SF		\$45,000.00
ID0480	Olive Hills / Apartment Buildings: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106490672SF		\$190,000.00
ID0521	Westdale: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 106421590SF		\$61,000.00
ID0559	Olive Hills / Community Building/Maintenance Garage: Replace Interior Doors(Non-Dwelling Interior (1480)-Doors)	Normal wear observed. Will need replaced within the assessment period.Interior Door, Steel, Replace252142EA		\$1,900.00
ID0560	Olive Hills / Offices/Daycare: Replace Interior Doors(Non-Dwelling Interior (1480)-Doors)	Normal wear observed. Will need replaced during the assessment period.Interior Door, Steel, Replace252146EA		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0638	Winters: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0652	Olive Hills / Apartment Buildings: Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Normal wear observedBoiler, Gas, 126 to 250 MBH, Replace252149EA		\$129,398.00
ID0672	Olive Hills / Apartment Buildings: Disconnect Switch, Replace(Dwelling Unit-Interior (1480)-Electrical)	Normal wear observed.Disconnect Switch, 400 Amp, Replace5046425EA		\$137,547.00
ID0978	AMP 3: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Hawthorn VillageWater Heater, Condensing Style, High Efficiency, 30 to 52 GAL, Replace WintersWater Heater, Condensing Style, High Efficiency, 30 to 52 GAL, Replace Friden/WhitmoreAsset appeared to be significantly worn and deteriorated. Based on observed condition, recommend replacement as noted.Water Heater, Electric, Residential, 30 to 52 GAL, Replace 138 GettysburgExisting natural gas, 30-gallon hot water heaters are high efficiency.Water Heater, Gas, Residential, 30 to 50 GAL, Replace WestdaleWater Heater, Gas, Residential, 30 to 50 GAL, Replace WestdaleWater Heater, Gas, Residential, 30 to 50 GAL, Replace WestdaleWater Heater, Gas, Residential, 30 to 50 GAL, Replace WestdaleWater Heater, Gas, Residential, 51 to 120 GAL, Replace		\$314,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0987	Westdale: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace30282399EA		\$233,098.00
ID0988	Friden/Whitmore: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Metal Windows at 2 Bedroom Units appear to be exceedingly aged. Some were difficult to operate, and did not appear to provide a uniform seal. Recommend replacement.Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace30291144EA		\$80,000.00
ID0989	Riverview: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Asset appeared to be significantly worn and has exceeded its recommended useful life. Some windows were difficult to operate, and were missing components. Based on observed condition, recommend replacement as noted.Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace30291375EA		\$208,343.00
ID1175	AMP 3 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1218	Amp 3 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	MOUNT CREST (OH005000004)			\$2,048,922.64

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0060	Huffman/Parnell: Replace Floor Tile In Common Hall(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace floor tile in two common halls in one building.		\$12,500.00
ID0061	Rosemont: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, and soffits at two buildings.		\$150,000.00
ID0063	Superba: Replace Site Sidewalk(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace sidewalks at the site that lead you up to the dwelling units. The site has two dwelling buildings and 24 units.		\$100,000.00
ID0066	Smithville-Monarch: Replace Flooring Common Halls & Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace flooring common halls and areas for the one building housing 22 units.		\$150,000.00
ID0069	Watervliet: Modernize Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernize four units kitchens across two buildings.		\$300,000.00
ID0070	Watervliet: Modernize Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernize four units bathrooms across two buildings.		\$250,000.00
ID0071	Smithville-Monarch: Replace Exterior Door Jamb & Patio Doors(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace exterior door jamb and patio doors 22 units across one building.		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0097	Wilmington Hi-Rise: Replace Boilers & Hot Water Tanks(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace boilers and domestic hot water tanks at Wilmington Hi-Rise. There are two hot water tanks and two boilers for heating.		\$80,000.00
ID0206	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$87,731.64
ID0409	Smithville-Monarch and Rosemont: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106428EA		\$13,946.00
ID0410	Superba: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106448EA		\$23,000.00
ID0485	Smithville-Monarch and Rosemont / Rosemont: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106446104SF		\$123,000.00
ID0508	Smithville-Monarch: Electrical System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Stab-Lok circuit breaker panels observed in all apartment units. No GFCI in bathrooms or kitchens.		\$217,000.00
ID0522	Smithville-Monarch and Rosemont / Rosemont: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064975SF		\$8,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

ID0641	Smithville-Monarch and Rosemont : Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Air Conditioner, Window/Thru-Wall, 1 Ton, Replace106428EA Air Conditioner, Window/Thru-Wall, 1 Ton, Replace106422EA		\$99,891.00
ID0656	Woodview: Circuit Breaker Replace(Dwelling Unit-Interior (1480)-Electrical)	Circuit Breaker, 3 Phase, 600 V, 100 Amp, Replace5046458EA		\$112,854.00
ID0749	Smithville-Monarch and Rosemont: Replace Concrete & Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	The concrete stairs have isolated areas of broken concrete surfaces at the metal handrail base at the stairs located between the Smithville building and the1432 Rosemont building. As a result, the metal handrail is loose.The damaged portions of the stairs must be repaired.Exterior Stairs, Concrete, Repair00* 010SF		\$1,000.00
ID0979	AMP 4: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Water Heater, Replace		\$5,000.00
ID0990	Huffman/Parnell: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Windows will require replacementWindow, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace3026484EA		\$50,000.00
ID0991	Smithville-Monarch and Rosemont: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace3047044EA		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1016	AMP 4 RAD Post-Conversion Costs Activities(RAD (1503))	Mt. Crest Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project;s development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1032	AMP 4 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1047	Amp 4 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1178	AMP 4 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
	PARK MANOR (OH005000005)			\$1,735,301.00
ID0079	Hoch: Replace Chain Link Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace a section of the chain link fencing at the site that is damaged.		\$10,000.00
ID0205	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$462,585.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0403	Modena/Limestone Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106452EA		\$25,900.00
ID0405	Pompano / Apartments: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106431EA		\$15,000.00
ID0452	Bellefontaine / Bellefontaine - Apt Bldgs: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace10641800LF		\$15,000.00
ID0453	Channingway: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace10642000LF		\$16,000.00
ID0473	Bellefontaine / Bellefontaine - Adm/Comm Bldg: Interior Ceiling Repair(Non-Dwelling Interior (1480)-Common Area Painting)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106446104SF		\$89,000.00
ID0507	Quitman: Electrical System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	The vast majority of electrical components within the building, including the circuit breaker panels and wiring, are original to the 1970 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements listed above, an additional overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades. 40364500SF		\$14,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0606	149 Imperial Court / Apartment Building: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$85,000.00
ID0609	Bellefontaine / Bellefontaine - Apt Bldgs: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$100,000.00
ID0612	Channingway: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$50,000.00
ID0617	Fitch/Hawthorne: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$15,000.00
ID0622	Pompano / Apartments: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$158,000.00
ID0752	Channingway: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Succo panels, Wood Door and Window Trim, Exterior Doors, Painted Surface, 1-2 Stories, Prep & Paint10641500SF		\$4,000.00
ID0793	Pompano: Replace Concrete & Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Individual driveways, Asphalt Pavement, Seal5325000SF		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0861	Park Manor : Air Conditioner, Replace(Non-Dwelling Interior (1480)-Mechanical)	Package Units, Roof Mounted on Community Building, 5 Ton, Replace151144 EA		\$44,957.00
ID0924	137 Imperial Court: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	Replace with a gas rangeRange - cooking, Range, Electric, Replace151236EA		\$3,991.00
ID0933	149 Imperial Court / Apartment Building: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	Refrigerator, Residential, 14-18 CF, Replace151236EA		\$6,000.00
ID0980	AMP 5: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Bellefontaine / Bellefontaine - Adm/Comm BldgWater Heater, 40 Gallon, Gas, Residential, 40 GAL, Replace Misty Lane / BuildingsWater Heater, Gas, Residential, 30 to 50 GAL, Replace Misty Lane I & 2 / ApartmentsWater Heater, Gas, Residential, 30 to 50 GAL, Replace Modena/LimestoneWater Heater, Gas, Residential, 30 to 50 GAL, Replace QuitmanReplace with high efficiency type,Water Heater, Gas, Residential, 30 to 50 GAL, Replace		\$137,000.00
ID0992	Hoch: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Rescreen only, deterioratedWindow Screen, Aluminum 12 SF, Replace109130EA		\$4,000.00
ID0993	Park Manor: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Replaced in conjunction with window replacement.Window Security Screen, Aluminum 12 SF, Replace1010* 0315EA Window, Metal framed, Metal Framed Double-Glazed Gas-Filled 12 SF, 1-2 Stories, Replace with Metal Framed Double-Glazed Gas-Filled3031* 0315EA		\$316,868.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0994	Misty Lane: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Areas of suspect mold growth and water damage were observed on the window sill and drywall underneath the window in unit 5487, which is part of the Misty Lane 1 group. The mold appears to be the result of condensation collection at the windows. Replacement of this window is recommended along with clean-up of the window sill. Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace 3030* 01		\$1,000.00
ID1022	AMP 5 RAD Post-Conversion Costs Activities(RAD (1503))	Park Manor. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1037	AMP 5 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1182	AMP 5 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1210	Amp 5 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	GRAND AVENUE (ELDERLY) (OH005000001)			\$2,039,011.86
ID0094	Grand Ave: Replace Boilers & Hot Water Tanks(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace boilers and domestic hot water tanks at Grand, The Metropolitan, and Hallmark. Each building has one of each.		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0171	AMP 1 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0191	AMP 1 RAD Post-Conversion Costs Activities(RAD (1503))	Hallmark-Meridian, Metropolitan, Bruce, Norman, Redwood, Niagara, Holt, Theodore, and Hudson-Cherry. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project;s development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0382	Theodore: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$7,388.00
ID0383	Triangle View Apartments / Community Building: Roof, Asphalt Shingle, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$10,000.00
ID0398	Holt Street: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10648EA		\$4,000.00
ID0412	Triangle View Apartments / Apartment Buildings: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 1064100EA		\$49,000.00
ID0487	Triangle View Apartments / Apartment Buildings: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106410603SF		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0488	Triangle View Apartments / Community Building: Interior Ceiling Repair(Non-Dwelling Interior (1480)-Common Area Painting)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106446104SF		\$4,000.00
ID0516	Norman: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064200SF2.87		\$574.00
ID0517	Redwood Avenue: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064200SF		\$574.00
ID0518	Theodore: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064225SF		\$646.00
ID0549	Holt Street: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace1511424EA		\$30,526.00
ID0556	Niagara: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Closet Door, Bi-Fold, Replace151148EA		\$4,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0564	Redwood Avenue: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace2018232EA		\$19,089.00
ID0567	Short Helena: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace20164140EA		\$83,000.00
ID0569	Theodore: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace2018224EA		\$14,000.00
ID0610	Bruce Avenue: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$75,000.00
ID0628	Triangle View Apartments / Apartment Buildings: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$271,000.00
ID0658	Olive Hills: Circulation Pump Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Circulation Pump, Heating Water, 3 HP, Replace2016418EA Circulator Pump, 0.5 HP, Replace1511410EA		\$101,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0659	Triangle View Apartments / Community Building: Condenser, Replace(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	Condenser, Air-Cooled, 3 Ton, Replace151141EA Condenser, Air-Cooled, 5 Ton, Replace151141EA		\$6,992.00
ID0660	Short Helena: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit, Split System, 2 Ton, Replace1514114EA		\$43,710.00
ID0925	Grand Ave.: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	Range, Gas, Residential,1517* 076EA		\$58,376.00
ID0932	Grand Ave.: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	Refrigerator, Residential, 14-18 CF,1517* 076EA		\$72,000.00
ID0976	AMP 1: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Triangle View Apartments / Community BuildingNormal wear observed. Bruce Avenue Theodore Grand Ave. Bruce Avenue Holt Street Hudson/Cherry Redwood Avenue Redwood Avenue Short HelenaObserved aged and leaking water heaters. These older units should be replaced. Theodore Triangle View Apartments / Apartment BuildingsUnits are old and beyond their EUL. No deficiencies noted. Plan to replace. Norman Hallmark-Meridian		\$270,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0984	Hudson/Cherry: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace3028260EA		\$35,000.00
ID0985	Theodore: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace3026428EA		\$16,900.00
ID0986	The Metropolitan: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Damaged paneWindow, Steel Fixed 24 SF, 1-2 Stories, Repair303001EA		\$2,000.00
ID1012	Grand: Chiller, Air-Cooled, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Chiller, Air-Cooled, 201 to 300 Ton, Replace Distribution Pump, Chiller & Condenser Water, 20 to 25 HP, Replace		\$180,236.86
ID1168	AMP 1 RAD HAP(RAD (1503))	RAD HAP		\$20,000.00
ID1200	Amp 1 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	DESOTO BASS COURTS (OH005000007)			\$842,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0103	DeSoto Bass Courts: Replace HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace or upgrade HVAC at DeSoto Bass Courts at six buildings over 60 units.		\$60,000.00
ID0143	DeSoto Bass Courts: Modernize 904 Building for use of Jobs Plus Program(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Currently the 904 Building on the site is the site location for the Jobs Plus program. The building will continue to go through modernization.		\$50,000.00
ID0144	DeSoto Bass Courts & Hilltop Homes: Replace Concrete & Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	The two sites need asphalt and concrete repaired throughout.		\$25,000.00
ID0839	DeSoto Bass: Interior Floor Finish, Ceramic Tile, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	This provides for replacement of ceramic tile flooring per report.Interior Floor Finish, Ceramic Tile, Replace5050012390SF		\$123,900.00
ID0840	Hilltop: Interior Floor Finish, Ceramic Tile, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	This is to provide for ceramic tile replacement as per report.Interior Floor Finish, Ceramic Tile, Replace505006580SF		\$65,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0842	Hilltop: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	This is to provide for ceramic tile replacement as per report. Interior Floor Finish, Ceramic Tile, Replace505006580SF		\$65,800.00
ID0982	AMP 7: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Desota BassThis provides for electric commercial water heaters as per report. Water Heater, Electric, Commercial, 101 to 120 GAL, Replace HilltopThis is to provide a electric commercial water heater as per report. Water Heater, Electric, Commercial, 101 to 120 GAL, Replace Desota BassThis provides for electric residential water heaters as per report. Water Heater, Electric, Residential, 30 to 52 GAL, Replace HilltopThis is to provide electric residential water heaters as per report. Water Heater, Electric, Residential, 30 to 52 GAL, Replace		\$292,000.00
ID1028	AMP 7 RAD Post-Conversion Costs Activities(RAD (1503))	DeSoto Bass Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1042	AMP 7 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1189	AMP 7 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1197	Amp 7 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,940,173.00
ID0155	Contingency(Contract Administration (1480)-Contingency)	Contingency for projects that may have some unforeseen cost that may arise during the contract.		\$100,000.00
ID0162	RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0187	RAD Post-Conversion Costs Activities(RAD (1503))	Remaining for the approved portfolio - which we are on the short list with HUD. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project;s development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0204	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$200,000.00
ID0208	Administration(Administration (1410)-Salaries)	Program administration		\$493,391.00
ID0209	Operations(Operations (1406))	Operating Expenses		\$986,782.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0210	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Money for Architect and Engineering , inspection cost, sundry, environmental, and other reviews as it relates to work activity projects.		\$100,000.00
ID1164	RAD HAP(RAD (1503))	HAP Payment		\$20,000.00
	WILKINSON PLAZA (OH005000006)			\$1,692,720.00
ID0183	AMP 6 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0203	AMP 6 RAD Post-Conversion Costs Activities(RAD (1503))	Wilkinson. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID0399	Indian Trails: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106468EA		\$33,000.00
ID0400	Madrid / Madrid- Apartment Units: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 1064200EA		\$99,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0406	Red Bluff: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10644EA		\$2,000.00
ID0408	Shroyer: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10642EA		\$1,000.00
ID0414	Westerfield Dr.: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106418EA		\$8,965.00
ID0420	Indian Trails: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	252144EA		\$6,000.00
ID0472	1907 Shroyer Rd.: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10641128SF		\$2,100.00
ID0478	Indian Trails: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 108235445SF		\$68,000.00
ID0479	Madrid / Madrid- Apartment Units: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106458932SF		\$114,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0481	Red Bluff: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10734046SF		\$7,800.00
ID0491	Governors Square: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 106446104SF		\$2,000.00
ID0524	1907 Shroyer Rd.: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064300SF		\$860.00
ID0527	Shroyer: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1064250SF		\$718.00
ID0528	Shroyer: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Alarm Control Panel, Addressable, Replace151141EA		\$20,298.00
ID0554	Indian Trails: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Door has difficulty moving and requires maintenance.Interior Door, Wood Solid-Core Sliding, Replace201641EA		\$2,207.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0555	Madrid / Madrid- Apartment Units: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace20164500EA		\$298,000.00
ID0562	Red Bluff: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace1511416EA		\$20,351.00
ID0572	Wilkinson Plaza: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace2016* 4601EA		\$358,000.00
ID0607	Telford: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$100,000.00
ID0608	Shroyer: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0619	Red Bluff: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0644	Indian Trails: Air Handler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Unit was fully insulated. Data plate was inaccessible. Age and condition based on exterior unit.Air Handler, Interior, 401 to 800 CFM, Replace201641EA		\$3,352.00
ID0764	Indian Trails: Exterior Wall, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Clapboard is significantly deteriorated and missing portions.Exterior Wall, Wood Clapboard, Repair000200SF Exterior Wall, Wood Clapboard, Replace201649972SF Shakes are falling off side elevation.Exterior Wall, Wood Shakes/Shingles, Repair 000100SF Exterior Wall, Wood Shakes/Shingles, Replace201649972SF		\$30,000.00
ID0981	AMP 6: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Red Bluff4500 watt.Water Heater, Electric, Commercial, 40 GAL, Replace ShroyerWater Heater, Gas, Residential, 29 GAL, Replace 1907 Shroyer Rd.Water heater is leaking and secondary drain pan is full.Water Heater, Gas, Residential, 30 GAL, Replace Indian TrailsUnits are significantly past their EUL. To ensure reliable operation it is recommended the assets be replaced.Water Heater, Gas, Residential, 30 GAL, Replace Indian TrailsQuantity assumed based on extrapolation of 25% of units observed. Water Heater, Gas, Residential, 30 to 50 GAL, Replace 1907 Shroyer Rd.Water Heater, Gas, Residential, 40 GAL, Replace Indian TrailsWater Heater, Gas, Residential, 40 GAL, Replace		\$100,000.00
ID0995	Indian Trails: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Window Screen, Aluminum 12 SF, Replace1064274EA		\$142,069.00
ID0996	Telford: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Screen has been torn significantly.Window Screen, Aluminum 12 SF, Replace10 1001EA Window Screen, Aluminum 12 SF, Replace106483EA		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1185	AMP 6 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1222	Amp 6 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$189,664.00
ID0220	Windcliff Village: Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster/Metal ActionPrep & Paint Unifomat CodeC3012 Master Cost ID19964 Unifomat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score35.2644 Location DescriptionApartment Interiors Unit Cost\$ 1.42 Quantity89000 SF SubTotal\$ 126,664.80 Total Markup\$ 0.00 Total With Markup\$ 126,664.80 Year Observed2017 Age4 Lifespan8 Remaining Life4 Next Action Required2022		\$126,664.00
ID0843	Windcliff Village: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151232000SF Interior Floor Finish, Vinyl Tile (VCT), Replace151235480SF		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0983	AMP 13: Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Windcliff Village Water Heater, Gas, Residential, 30 to 50 GAL, Replace108212 EA		\$28,000.00
	SCATTERED SITES (H.O.) (OH005000010)			\$87,609.00
ID0230	2005 Val Vista Court: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Uniformat CodeB3011 Master Cost ID19693 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity1025 SF SubTotal\$ 3,506.01 Total Markup\$ 0.00 Total With Markup\$ 3,506.01 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Roof will need to be replaced due to age		\$3,500.00
ID0231	2005 Val Vista Court: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Uniformat CodeC3025 Master Cost ID20084 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.3538 Location DescriptionLiving Room, Stairs, 1st floor Bedroom, (4) 2nd floor bedrooms and hallway.		\$5,100.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Unit Cost\$ 5.19 Quantity1000 SF SubTotal\$ 5,191.30 Total Markup\$ 0.00 Total With Markup\$ 5,191.30 Year Observed2017 Age3 Lifespan7 Remaining Life4 Next Action Required2022 Replace carpet based on normal life cycle.		
ID0232	2005 Val Vista Court: Shower, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentShower AttributesFiberglass ActionReplace Uniformat CodeD2017 Master Cost ID20274 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.4513 Location Description1st Floor Bathroom Unit Cost\$ 2,599.44 Quantity1 EA SubTotal\$ 2,599.44 Total Markup\$ 0.00 Total With Markup\$ 2,599.44 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace shower and enclosure based on life cycle.		\$2,600.00
ID0233	2005 Val Vista Court: Sump Pump, 3 HP, Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	ComponentSump Pump Attributes3 HP ActionReplace Uniformat CodeD2043 Master Cost ID20711 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.54 Location DescriptionBasement Unit Cost\$ 2,062.81		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Quantity1 EA SubTotal\$ 2,062.81 Total Markup\$ 0.00 Total With Markup\$ 2,062.81 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Replace Sump Pump due to normal life cycle		
ID0234	2005 Val Vista Court: Residential Appliances, Garbage Disposal, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	ComponentResidential Appliances AttributesGarbage Disposal ActionReplace Uniformat CodeE1094 Master Cost ID23148 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 509.92 Quantity1 EA SubTotal\$ 509.92 Total Markup\$ 0.00 Total With Markup\$ 509.92 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Disposal will need replaced based on life cycle.		\$500.00
ID0235	2005 Val Vista Court: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		
ID0252	2056 Hickorydale: Exterior Door, Steel Insulated, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel Insulated ActionReplace Uniformat CodeB2032 Master Cost ID19583 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score80.7258 Location DescriptionOne entry door on the West side of the home. The second entry door is on the North side of the hoom Unit Cost\$ 1,577.53 Quantity2 EA SubTotal\$ 3,155.06 Total Markup\$ 0.00 Total With Markup\$ 3,155.06 Year Observed2017 Age21 Lifespan25 Remaining Life4 Next Action Required2022 Both exterior doors show signs of damage. The casing of the doors are also show cracking and age.		\$3,100.00
ID0253	2056 Hickorydale: Exterior Wall, Vinyl Siding, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	ComponentExterior Wall AttributesVinyl Siding, 1-2 Stories ActionReplace Uniformat CodeB2011 Master Cost ID19306 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9022 Location Description Unit Cost\$ 7.81		\$3,900.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Quantity500 SF SubTotal\$ 3,904.55 Total Markup\$ 0.00 Total With Markup\$ 3,904.55 Year Observed2017 Age21 Lifespan25 Remaining Life4 Next Action Required2022 Siding will need to be replaced due to normal life cycle.		
ID0254	2056 Hickorydale: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesVinyl Tile (VCT) ActionReplace Uniformat CodeC3024 Master Cost ID20068 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.36 Location DescriptionEntry, Kitchen and bathroom Unit Cost\$ 4.80 Quantity200 SF SubTotal\$ 960.12 Total Markup\$ 0.00 Total With Markup\$ 960.12 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Vinyl flooring will need to be replaced based on standard life cycle		\$960.00
ID0255	2056 Hickorydale: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionGood Priority Score44.1773 Location Description Unit Cost\$ 43.90 Quantity1 LF		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		SubTotal\$ 43.90 Total Markup\$ 0.00 Total With Markup\$ 43.90 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022		
ID0256	2056 Hickorydale: Residential Appliances, Garbage Disposal, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRange, Electric ActionReplace Uniformat CodeE1094 Master Cost ID23151 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.18 Location DescriptionKitchen Unit Cost\$ 665.09 Quantity1 EA SubTotal\$ 665.09 Total Markup\$ 0.00 Total With Markup\$ 665.09 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Range is aged.		\$665.00
ID0257	2056 Hickorydale: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRefrigerator, 14-18 CF ActionReplace Uniformat CodeE1094 Master Cost ID23153 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.18 Location DescriptionKitchen Unit Cost\$ 956.04 Quantity1 EA SubTotal\$ 956.04		\$956.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total Markup\$ 0.00 Total With Markup\$ 956.04 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022		
ID0260	4826 Burkhardt: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Unifomat CodeB3011 Master Cost ID19693 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity760 SF SubTotal\$ 2,599.58 Total Markup\$ 0.00 Total With Markup\$ 2,599.58 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 Roof needs to be replaced due to age		\$3,000.00
ID0266	4826 Burkhardt: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRange, Electric ActionReplace Unifomat CodeE1094 Master Cost ID23151 Unifomat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFailed Priority Score80.1836 Location DescriptionKitchen Unit Cost\$ 665.09 Quantity1 EA SubTotal\$ 665.09 Total Markup\$ 0.00		\$665.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 665.09 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 No range present in the home		
ID0272	4826 Burkhardt: Exterior Wall, Vinyl Siding, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	ComponentExterior Wall AttributesVinyl Siding, 1-2 Stories ActionReplace Uniformat CodeB2011 Master Cost ID19306 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9022 Location Description Unit Cost\$ 7.81 Quantity500 SF SubTotal\$ 3,904.55 Total Markup\$ 0.00 Total With Markup\$ 3,904.55 Year Observed2017 Age21 Lifespan25 Remaining Life4 Next Action Required2022 Siding will need to be replaced due to normal life cycle.		\$3,900.00
ID0273	4826 Burkhardt: Water Heater, Electric, Residential, 30 to 52 GAL, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentWater Heater AttributesElectric, Residential, 30 to 52 GAL ActionReplace Uniformat CodeD2023 Master Cost ID20581 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.63 Location DescriptionKitchen Unit Cost\$ 1,738.90 Quantity1 EA SubTotal\$ 1,738.90 Total Markup\$ 0.00 Total With Markup\$ 1,738.90		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Replace due to normal life cycle.		
ID0274	4826 Burkhardt: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentBathtub & Shower Enclosure AttributesFiberglass ActionReplace Uniformat CodeD2015 Master Cost ID20266 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.3613 Location DescriptionBathroom 1 Unit Cost\$ 1,785.27 Quantity1 EA SubTotal\$ 1,785.27 Total Markup\$ 0.00 Total With Markup\$ 1,785.27 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace tub and shower based on life cycle.		\$2,000.00
ID0275	4826 Burkhardt: Residential Appliances, Garbage Disposal, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	ComponentResidential Appliances AttributesGarbage Disposal ActionReplace Uniformat CodeE1094 Master Cost ID23148 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 509.92 Quantity1 EA SubTotal\$ 509.92 Total Markup\$ 0.00 Total With Markup\$ 509.92 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age6 Lifespan10 Remaining Life4 Next Action Required2022 Disposal will need replaced based on life cycle.		
ID0297	1617 Liscum Drive: Exterior Wall, Vinyl Siding, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	ComponentExterior Wall AttributesVinyl Siding, 1-2 Stories ActionReplace Uniformat CodeB2011 Master Cost ID19306 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9022 Location Description Unit Cost\$ 7.81 Quantity500 SF SubTotal\$ 3,904.55 Total Markup\$ 0.00 Total With Markup\$ 3,904.55 Year Observed2017 Age21 Lifespan25 Remaining Life4 Next Action Required2022 Siding will need to be replaced due to normal life cycle.		\$3,900.00
ID0298	1617 Liscum Drive: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesVinyl Tile (VCT) ActionReplace Uniformat CodeC3024 Master Cost ID20068 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.36 Location DescriptionEntry, Kitchen and bathroom Unit Cost\$ 4.80 Quantity200 SF SubTotal\$ 960.12 Total Markup\$ 0.00 Total With Markup\$ 960.12 Year Observed2017		\$1,600.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age11 Lifespan15 Remaining Life4 Next Action Required2022 Vinyl flooring will need to be replaced based on standard life cycle		
ID0299	1617 Liscum Drive: Shower, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentShower AttributesFiberglass ActionReplace Uniformat CodeD2017 Master Cost ID20274 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.4513 Location Description1st Floor Bathroom Unit Cost\$ 2,599.44 Quantity1 EA SubTotal\$ 2,599.44 Total Markup\$ 0.00 Total With Markup\$ 2,599.44 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace shower and enclosure based on life cycle.		\$2,600.00
ID0300	1617 Liscum Drive: Furnace, Electric, 26 to 40 MBH, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ComponentFurnace AttributesElectric, 26 to 40 MBH ActionReplace Uniformat CodeD3051 Master Cost ID22023 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.5414 Location DescriptionKitchen Unit Cost\$ 3,274.56 Quantity1 EA SubTotal\$ 3,274.56 Total Markup\$ 0.00 Total With Markup\$ 3,274.56 Year Observed2017		\$3,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace furnace based on normal life cycle		
ID0301	1617 Liscum Drive: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentBathtub & Shower Enclosure AttributesFiberglass ActionReplace Uniformat CodeD2015 Master Cost ID20266 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.3613 Location DescriptionBathroom 1 Unit Cost\$ 1,785.27 Quantity1 EA SubTotal\$ 1,785.27 Total Markup\$ 0.00 Total With Markup\$ 1,785.27 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace tub and shower based on life cycle		\$2,000.00
ID0302	1617 Liscum Drive: Kitchen Cabinet, Base and Wall Section, Wood, Replace(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	ComponentBathroom Vanity Cabinet AttributesWood, with Cultured Marble Sink Top, 24 to 30" ActionReplace Uniformat CodeE2012 Master Cost ID24020 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1813 Location Description(2) Bathrooms Unit Cost\$ 1,082.84 Quantity2 EA SubTotal\$ 2,165.68 Total Markup\$ 0.00 Total With Markup\$ 2,165.68 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age16 Lifespan20 Remaining Life4 Next Action Required2022 Units showing wear. Will need to be replaced based on life cycle		
ID0303	1617 Liscum Drive: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRange, Electric ActionReplace Uniformat CodeE1094 Master Cost ID23151 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFailed Priority Score80.1836 Location DescriptionKitchen Unit Cost\$ 665.09 Quantity1 EA SubTotal\$ 665.09 Total Markup\$ 0.00 Total With Markup\$ 665.09 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 No range present in the home		\$665.00
ID0304	1617 Liscum Drive: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRefrigerator, 14-18 CF ActionReplace Uniformat CodeE1094 Master Cost ID23153 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.18 Location DescriptionKitchen Unit Cost\$ 956.04 Quantity1 EA SubTotal\$ 956.04 Total Markup\$ 0.00 Total With Markup\$ 956.04 Year Observed2017		\$956.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age11 Lifespan15 Remaining Life4 Next Action Required2022		
ID0305	1617 Liscum Drive: Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	ComponentBathroom Vanity Cabinet AttributesWood, with Cultured Marble Sink Top, 24 to 30" ActionReplace Uniformat CodeE2012 Master Cost ID24020 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1813 Location Description(2) Bathrooms Unit Cost\$ 1,082.84 Quantity2 EA SubTotal\$ 2,165.68 Total Markup\$ 0.00 Total With Markup\$ 2,165.68 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 <i>Units showing wear. Will need to be replaced based on life cycle</i>		\$2,100.00
ID0316	3000 Germantown Street: Exterior Door, Steel Insulated, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel Insulated ActionReplace Uniformat CodeB2032 Master Cost ID19583 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score80.7258 Location DescriptionOne entry door on the West side of the home. The second entry door is on the North side of the hoom Unit Cost\$ 1,577.53 Quantity2 EA SubTotal\$ 3,155.06 Total Markup\$ 0.00 Total With Markup\$ 3,155.06		\$1,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age21 Lifespan25 Remaining Life4 Next Action Required2022 Both exterior doors show signs of damage. The casing of the doors are also show cracking and age.		
ID0317	3000 Germantown Street: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Uniformat CodeB3011 Master Cost ID19693 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity1025 SF SubTotal\$ 3,506.01 Total Markup\$ 0.00 Total With Markup\$ 3,506.01 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Roof will need to be replaced due to age		\$5,800.00
ID0318	3000 Germantown Street: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesVinyl Tile (VCT) ActionReplace Uniformat CodeC3024 Master Cost ID20068 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.36 Location DescriptionEntry, Kitchen and bathroom Unit Cost\$ 4.80 Quantity200 SF SubTotal\$ 960.12 Total Markup\$ 0.00 Total With Markup\$ 960.12		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Vinyl flooring will need to be replaced based on standard life cycle		
ID0319	3000 Germantown Street: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentBathtub & Shower Enclosure AttributesFiberglass ActionReplace Uniformat CodeD2015 Master Cost ID20266 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.3613 Location DescriptionBathroom 1 Unit Cost\$ 1,785.27 Quantity1 EA SubTotal\$ 1,785.27 Total Markup\$ 0.00 Total With Markup\$ 1,785.27 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace tub and shower based on life cycle		\$2,000.00
ID0320	3000 Germantown Street: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		
ID0333	1822 Ditzel Avenue: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Uniformat CodeB3011 Master Cost ID19693 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity1025 SF SubTotal\$ 3,506.01 Total Markup\$ 0.00 Total With Markup\$ 3,506.01 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Roof will need to be replaced due to age		\$6,000.00
ID0334	1822 Ditzel Avenue: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesVinyl Tile (VCT) ActionReplace Uniformat CodeC3024 Master Cost ID20068 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.36 Location DescriptionEntry, Kitchen and bathroom Unit Cost\$ 4.80 Quantity200 SF SubTotal\$ 960.12 Total Markup\$ 0.00 Total With Markup\$ 960.12 Year Observed2017		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age11 Lifespan15 Remaining Life4 Next Action Required2022 Vinyl flooring will need to be replaced based on standard life cycle		
ID0335	1822 Ditzel Avenue: Residential Appliances, Garbage Disposal, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	ComponentResidential Appliances AttributesGarbage Disposal ActionReplace Uniformat CodeE1094 Master Cost ID23148 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 509.92 Quantity1 EA SubTotal\$ 509.92 Total Markup\$ 0.00 Total With Markup\$ 509.92 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Disposal will need replaced based on life cycle.		\$500.00
ID0336	1822 Ditzel Avenue: Kitchen Cabinet, Base and Wall Section, Wood, Replace(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	ComponentBathroom Vanity Cabinet AttributesWood, with Cultured Marble Sink Top, 24 to 30" ActionReplace Uniformat CodeE2012 Master Cost ID24020 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1813 Location Description(2) Bathrooms Unit Cost\$ 1,082.84 Quantity2 EA SubTotal\$ 2,165.68 Total Markup\$ 0.00 Total With Markup\$ 2,165.68 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age16 Lifespan20 Remaining Life4 Next Action Required2022 Units showing wear. Will need to be replaced based on life cycle		
ID0337	1822 Ditzel Avenue: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRange, Electric ActionReplace Uniformat CodeE1094 Master Cost ID23151 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFailed Priority Score80.1836 Location DescriptionKitchen Unit Cost\$ 665.09 Quantity1 EA SubTotal\$ 665.09 Total Markup\$ 0.00 Total With Markup\$ 665.09 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 No range present in the home		\$665.00
ID0338	1822 Ditzel Avenue: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRefrigerator, 14-18 CF ActionReplace Uniformat CodeE1094 Master Cost ID23153 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.18 Location DescriptionKitchen Unit Cost\$ 956.04 Quantity1 EA SubTotal\$ 956.04 Total Markup\$ 0.00 Total With Markup\$ 956.04 Year Observed2017		\$956.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age11 Lifespan15 Remaining Life4 Next Action Required2022		
ID0339	1822 Ditzel Avenue: Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	ComponentBathroom Vanity Cabinet AttributesWood, with Cultured Marble Sink Top, 24 to 30" ActionReplace Uniformat CodeE2012 Master Cost ID24020 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1813 Location Description(2) Bathrooms Unit Cost\$ 1,082.84 Quantity2 EA SubTotal\$ 2,165.68 Total Markup\$ 0.00 Total With Markup\$ 2,165.68 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 <u>Units showing wear. Will need to be replaced based on life cycle</u>		\$2,100.00
ID0356	1706 Hannibal Court: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Uniformat CodeB3011 Master Cost ID19693 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity1025 SF SubTotal\$ 3,506.01 Total Markup\$ 0.00 Total With Markup\$ 3,506.01 Year Observed2017		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age16 Lifespan20 Remaining Life4 Next Action Required2022 Roof will need to be replaced due to age		
ID0357	1706 Hannibal Court: Shower, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	ComponentShower AttributesFiberglass ActionReplace Uniformat CodeD2017 Master Cost ID20274 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.4513 Location Description1st Floor Bathroom Unit Cost\$ 2,599.44 Quantity1 EA SubTotal\$ 2,599.44 Total Markup\$ 0.00 Total With Markup\$ 2,599.44 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Replace shower and enclosure based on life cycle.		\$2,600.00
ID0358	1706 Hannibal Court: Residential Appliances, Garbage Disposal, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	ComponentResidential Appliances AttributesGarbage Disposal ActionReplace Uniformat CodeE1094 Master Cost ID23148 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 509.92 Quantity1 EA SubTotal\$ 509.92 Total Markup\$ 0.00 Total With Markup\$ 509.92 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age6 Lifespan10 Remaining Life4 Next Action Required2022 Disposal will need replaced based on life cycle.		
ID0359	1706 Hannibal Court: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		\$500.00
ID0360	1706 Hannibal Court: Residential Appliances, Range, Electric, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRange, Electric ActionReplace Uniformat CodeE1094 Master Cost ID23151 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFailed Priority Score80.1836 Location DescriptionKitchen Unit Cost\$ 665.09 Quantity1 EA SubTotal\$ 665.09 Total Markup\$ 0.00 Total With Markup\$ 665.09 Year Observed2017		\$665.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age11 Lifespan15 Remaining Life4 Next Action Required2022 No range present in the home		
ID0361	1706 Hannibal Court: Residential Appliances, Refrigerator, 14-18 CF, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesRefrigerator, 14-18 CF ActionReplace Uniformat CodeE1094 Master Cost ID23153 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.18 Location DescriptionKitchen Unit Cost\$ 956.04 Quantity1 EA SubTotal\$ 956.04 Total Markup\$ 0.00 Total With Markup\$ 956.04 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022		\$956.00
	Subtotal of Estimated Cost			\$15,245,431.18

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARK MANOR (OH005000005)			\$1,605,227.00
ID0017	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$462,585.00
ID0110	Park Manor: Repair or Replace Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair and/or replace elevators at Park Manor. There are two elevators at Park Manor.		\$240,000.00
ID0697	Hoch: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	Additional insulation is needed, \$2229 total costECM Attic Insulation, Attic Insulation Levels, Upgrade2525* 03000SF		\$2,229.00
ID1023	AMP 5 RAD Post-Conversion Costs Activities(RAD (1503))	Park Manor. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1038	AMP 5 RAD Investment Activities(RAD Investment Activity (1504))	Park Manor. Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1048	Amp 5 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1051	Modena/Limestone Exterior Stairs, Concrete, Replace(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Modena/LimestoneB1015Exterior Stairs, Concrete, Replace		\$50,000.00
ID1058	Niagar Exterior Wall, Painted Surface, 1-2 Stories, Prep & Painturface, 1-2 Stories, Prep & Paintep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	NiagaraB2011Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint1064175 SF		\$16,000.00
ID1059	Park Manor / Park Manor Exterior Wall, Caulk and Seal, Joint Caulking 0" to 1/2", 3+ Stories, Replace(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Park Manor / Park Manor - HR&CBB2011Exterior Wall, Caulk and Seal, Joint Caulking 0" to 1/2", 3+ Stories, Replace106411000LF		\$33,000.00
ID1068	Park Manor / Park Manor - HR&CBRoof (Folded deck-upside down Vâ¿¿s) Covering, Single Ply TPO Membrane, Single-Ply TPO Membrane, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Park Manor / Park Manor - HR&CBRoof (Folded deck-upside down Vâ¿¿s) Covering, Single Ply TPO Membrane, Single-Ply TPO Membrane, Replace2016410750SF		\$171,000.00
ID1069	QuitmanRoof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	QuitmanRoof, Asphalt Shingle, Replace201643500SF		\$10,000.00
ID1070	137 Imperial CourtRoof, Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	137 Imperial CourtGutters & Downspouts, Aluminum w/ Fittings, Replace1064200LF		\$100,000.00
ID1072	Hoch Roof, Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	2729 Argella AveGutters & Downspouts, Aluminum w/ Fittings, Replace1064150 LF		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1073	Quitman Roof, Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	2729 Argella AveGutters & Downspouts, Aluminum w/ Fittings, Replace1064150 LF		\$100,000.00
ID1077	137 Imperial CourtInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	137 Imperial CourtInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint8441000SF		\$14,200.00
ID1079	Fitch/HawthorneInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Citview TerraceInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint 8441500SF		\$21,000.00
ID1083	Quitman Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	QuitmanInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint8447000 SF		\$10,000.00
ID1092	Fisher Drive / Wayne Meadows/Hilgefod / Apartment UnitsInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Fisher Drive / Wayne Meadows/Hilgefod / Apartment UnitsInterior Floor Finish, Vinyl Tile (VCT), Replace151143200SF		\$15,360.00
ID1096	Park Manor / Park Manor - HR&CBInterior Floor Finish - Community Room, Offices and Small Activity Rooms (VCT), Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Park Manor / Park Manor - HR&CBInterior Floor Finish - Community Room, Offices and Small Activity Rooms (VCT), Vinyl Tile (VCT), Replace1511411500 SF		\$55,200.00
ID1102	137 Imperial CourtInterior Carpet Floor Finish, Carpet Tile Commercial-Grade, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	137 Imperial CourtInterior Carpet Floor Finish, Carpet Tile Commercial-Grade, Replace10642000SF		\$13,920.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1106	Fitch/HawthorneCondensing Unit 2 ton, Split System, 2 Ton, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fitch/HawthorneCondensing Unit 2 ton, Split System, 2 Ton, Replace151146EA		\$18,733.00
ID1114	149 Imperial Court / SiteParking Lot, Parking Lot, Repair(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	149 Imperial Court / SiteParking Lot, Parking Lot, Repair252143835SF		\$12,000.00
ID1183	AMP 5 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
	MOUNT CREST (OH005000004)			\$654,046.64
ID0021	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$87,731.64
ID1017	AMP 4 RAD Post-Conversion Costs Activities(RAD (1503))	Mt. Crest Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1033	AMP 4 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1062	Citview TerraceWindow Screen, Aluminum 12 SF, Replace(Dwelling Unit-Exterior (1480)-Windows)	Citview TerraceWindow Screen, Aluminum 12 SF, Replace106450EA		\$3,000.00
ID1064	Citview TerraceScreen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Citview TerraceScreen Door, Plain/Anodized Aluminum, Replace106420EA		\$10,000.00
ID1066	Huffman/ParnellScreen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Huffman/ParnellScreen Door, Plain/Anodized Aluminum, Replace106410EA		\$5,000.00
ID1076	WoodviewInterior Door, Wood Hollow-Core Sliding, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	WoodviewInterior Door, Wood Hollow-Core Sliding, Replace151148EA		\$10,175.00
ID1078	Citview TerraceInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Citview TerraceInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84415000SF		\$21,000.00
ID1082	Huffman/ParnellInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Huffman/ParnellInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84412000SF		\$17,000.00
ID1084	Revere Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	RevereInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84420000SF		\$28,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1087	WatervlietInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	WatervlietInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint844 5000SF		\$7,100.00
ID1097	Smithville-Monarch and Rosemont / RosemontInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Smithville-Monarch and Rosemont / RosemontInterior Floor Finish, Vinyl Tile (VCT), Replace1511412000SF		\$57,600.00
ID1099	WatervlietInterior Floor Finish, Wood Parquetry, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	WatervlietInterior Floor Finish, Wood Parquetry, Refinish10642000SF		\$8,000.00
ID1101	WoodviewInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	WoodviewInterior Floor Finish, Vinyl Tile (VCT), Replace1511449800SF		\$239,040.00
ID1179	AMP 4 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1207	Amp 4 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WENTWORTH (OH005000002)			\$1,433,041.68

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0026	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$247,243.68
ID0173	AMP 2 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0630	Wentworth: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$80,000.00
ID0675	Winston Woods: Distribution Panel, Replace(Dwelling Unit-Interior (1480)-Electrical)	The unit circuit breaker panels are mostly original 1982 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.Distribution Panel, 208 Y, 120 V, 100 Amp, Replace3030033EA		\$167,638.00
ID1045	Amp 2 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1055	Caliph Court Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Caliph CourtB2011Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint1064 1775SF		\$5,000.00
ID1060	Wentworth Exterior Wall, Joint Caulking to 1/2" (Difficult), ReplaceJoint Caulking 0" to 1/2", 3+ Stories, Replace(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	WentworthB2011Exterior Wall, Joint Caulking to 1/2" (Difficult), Replace1064 6000LF		\$78,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1075	WentworthInterior Door, Wood Hollow-Core, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	WentworthInterior Door, Wood Hollow-Core, Replace20164294EA		\$175,000.00
ID1088	WentworthInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	WentworthInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84422050SF		\$31,311.00
ID1089	Wolf CreekInterior Wall Finish, Gypsum Board, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Wolf CreekInterior Wall Finish, Gypsum Board, Prep & Paint84410131SF		\$15,000.00
ID1091	Redwood Avenue Interior Floor Finish, Concrete, Prep & Paint(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Redwood AvenueInterior Floor Finish, Concrete, Prep & Paint10643072SF		\$28,000.00
ID1093	Holt StreetInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Holt StreetInterior Floor Finish, Vinyl Tile (VCT), Replace15114400SF		\$2,000.00
ID1094	Hudson/CherryInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Hudson/CherryInterior Floor Finish, Vinyl Tile (VCT), Replace15114160SF		\$1,000.00
ID1095	NormanInterior Floor Finish, Wood Strip, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	NormanInterior Floor Finish, Wood Strip, Refinish10642560SF		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1100	WentworthInterior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	WentworthInterior Floor Finish, Vinyl Tile (VCT), Replace1511410700SF		\$10,700.00
ID1105	Caliph Court Toilet, Bath & Shower, Replace (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Caliph CourtToilet, Flush Tank (Water Closet), Replace2016442EA Caliph CourtBath tub, Enameled Steel, Replace2016436EA Caliph CourtBath tub & Shower Enclosure, Fiberglass, Replace2016436EA		\$150,000.00
ID1108	Winston WoodsCondenser, Air-Cooled, 2 Ton, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Winston WoodsCondenser, Air-Cooled, 2 Ton, Replace1511432EA		\$82,808.00
ID1110	Winston WoodsFurnace, Gas, 26 to 40 MBH, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Winston WoodsFurnace, Gas, 26 to 40 MBH, Replace2016418EA		\$40,994.00
ID1111	Caliph CourtKitchen Cabinet, Base and Wall Section, Wood, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Caliph CourtKitchen Cabinet, Base and Wall Section, Wood, Replace20164360 LF		\$168,347.00
ID1172	AMP 2 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$4,001,457.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0030	Administration(Administration (1410)-Salaries)	Program administration		\$793,819.00
ID0035	Operations(Operations (1406))	Operating Expenses		\$1,587,638.00
ID0152	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Money for Architect and Engineering , inspection cost, sundry, environmental, and other reviews as it relates to work activity projects.		\$100,000.00
ID0160	RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$200,000.00
ID1117	Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolish as it relates to potential redevelopment and remaining portfolio properties that are on the short list for RAD soon to be approved by HUD.		\$1,000,000.00
ID1118	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$200,000.00
ID1119	Copy of UFAS & 504(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area	Make corrections or updates to with UFAS & 504 federal regulations. Contingency fund in case we are asked to do more but at this time we don't have planned.		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)				
ID1165	RAD HAP(RAD (1503))	HAP Payment		\$20,000.00
	WESTDALE (OH005000003)			\$577,125.00
ID0109	Westdale: Repair or Replace Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair and/or replace elevators at Westdale Hi-Rise. There are two elevators in the Hi-Rise.		\$240,000.00
ID0177	AMP 3 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0707	Olive Hills: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	? EMG recommends improving the existing attic insulation levels from R-19 to R-38. This will ensure that the net insulation levels in the attic meet the minimum IECC2012 requirements. NOTE: The attic spaces could not be directly observed while on site due to lack of access. The current level of insulation is unknown and assumed to be R-19 based on building age and type.ECM, Attic Insulation Levels, Upgrade2525056670SF		\$51,003.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1046	Amp 3 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1067	Malden/HollencampScreen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Malden/HollencampScreen Door, Plain/Anodized Aluminum, Replace106442EA		\$20,000.00
ID1103	Malden/HollencampInterior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Malden/HollencampInterior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace106412495SF		\$90,000.00
ID1104	WestdaleInterior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	WestdaleInterior Floor Finish, Carpet Residential-Grade Nylon, Replace7346960 SF		\$36,122.00
ID1176	AMP 3 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
	WILKINSON PLAZA (OH005000006)			\$711,000.00
ID0121	Amp 6: Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolish Wilkinson Plaza as it relates to RAD and potential redevelopment		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0135	Wilkinson: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, and soffits; Wilkinson and Shroyer.		\$400,000.00
ID0180	AMP 6 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID0633	Westerfield Dr.: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$54,000.00
ID1049	Amp 6 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
ID1056	Madrid / Madrid- Apartment Units Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paintep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Madrid / Madrid- Apartment UnitsB2011Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint104* 65700SF		\$16,000.00
ID1057	Madrid / Madrid- Community Building Exterior Wall, Painted Surface, 1-2 Stories, Prep & PaintSurface, 1-2 Stories, Prep & Paintep & Paint(Non-Dwelling Exterior (1480)-Paint and Caulking)	Madrid / Madrid- Community BuildingB2011Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint104* 6350SF		\$1,000.00
ID1186	AMP 6 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAND AVENUE (ELDERLY) (OH005000001)			\$473,548.00
ID0169	AMP I RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1054	Bruce Avenue Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Bruce AvenueB2011Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint252142500SF		\$110,000.00
ID1074	The MetropolitanInterior Door, Wood Hollow-Core, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	The MetropolitanInterior Door, Wood Hollow-Core, Replace20164149EA		\$88,000.00
ID1080	Hallmark-MeridianInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Hallmark-MeridianInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84432558SF		\$46,000.00
ID1081	Hudson/CherryInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Hudson/CherryInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint8441920SF		\$3,000.00
ID1085	The Metropolitan Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	The MetropolitanInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84412690SF		\$18,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1086	Triangle View Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Triangle View Apartments / Apartment BuildingsInterior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint84431807SF		\$45,166.00
ID1112	Triangle View Apartments / Apartment BuildingsKitchen Cabinet, Base and Wall Section, Wood, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Triangle View Apartments / Apartment BuildingsKitchen Cabinet, Base and Wall Section, Wood, Replace2016450LF		\$23,382.00
ID1169	AMP 1 RAD HAP(RAD (1503))	RAD HAP		\$20,000.00
ID1201	Amp 1 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	DESOTO BASS COURTS (OH005000007)			\$331,103.00
ID1027	AMP 7 RAD Post-Conversion Costs Activities(RAD (1503))	DeSoto Bass Expend Capital Funds on materials and services (provided 2 CFR Part 200 is followed as to the procurement of these materials and services) related to the Project's development and preliminary development work. PHA's may expend up to \$100,000		\$20,000.00
ID1043	AMP 7 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1065	DeSoto Bass Pedestrian Gate, Wrought Iron, Refinish(Dwelling Unit-Exterior (1480)-Exterior Doors)	DeSoto BassPedestrian Gate, Wrought Iron, Refinish106496EA		\$5,000.00
ID1115	DeSoto BassParking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	DeSoto BassParking Lots, Asphalt Pavement, Seal & Stripe5141SF		\$46,103.00
ID1116	DeSoto Bass & Hilltop pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace302645000 SF(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	DeSoto BassPedestrian Pavement, Sidewalk, Concrete Large Areas, Replace302645000SF HilltopPedestrian Pavement, Sidewalk, Concrete Large Areas, Replace302644000 SF		\$120,000.00
ID1190	AMP 7 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1198	Amp 7 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$51,626.00
ID1107	Windcliff VillageCondensing Unit/Heat Pump, Split System, 2 Ton, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Windcliff VillageCondensing Unit/Heat Pump, Split System, 2 Ton, Replace1511413EA		\$40,588.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,713,239.00
ID0037	Operations(Operations (1406))	Operating Expenses		\$986,782.00
ID0157	Contingency(Contract Administration (1480)-Contingency)	Contingency for projects that may have some unforeseen cost that may arise during the contract.		\$5,000.00
ID1158	Administration(Administration (1410)-Salaries)	Program administration		\$793,819.00
ID1159	Operations(Operations (1406))	Operating Expenses		\$1,587,638.00
ID1160	Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Money for Architect and Engineering , inspection cost, sundry, environmental, and other reviews as it relates to work activity projects.		\$100,000.00
ID1161	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1162	RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1166	RAD HAP(RAD (1503))	HAP Payment		\$20,000.00
	GRAND AVENUE (ELDERLY) (OH005000001)			\$691,292.00
ID0189	AMP I RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID0512	The Metropolitan: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Update elevator, cab , doors, cluster, floors, hydraulic, and other modernization.		\$23,000.00
ID0514	Grand Ave.: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Update elevator, cab , doors, cluster, floors, hydraulic, and other modernization.		\$24,000.00
ID0645	Grand Ave.: Air Handler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Air Handler, Multizone, 1,301 to 2,500 CFM, Replace201821EA Air Handler, Multizone, 2,501 to 4,000 CFM, Replace201821EA		\$22,785.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1120	Bruce: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace201648EA		\$30,412.00
ID1121	Holt: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 41 to 50 MBH, Replace201648EA		\$19,616.00
ID1122	Redwood: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace201648EA		\$30,412.00
ID1123	Short Helena: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 26 to 40 MBH, Replace2016414EA		\$31,884.00
ID1124	Metropolitan: A/C - Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Packaged Terminal Air Conditioner (PTAC), 6,000 to 12,000 BTUH, Replace106439EA		\$100,436.00
ID1134	Metropolitan: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel, Replace2521411EA		\$10,451.00
ID1139	Redwood: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace1064335LF		\$2,804.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1141	Triangleview: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathtub & Shower Enclosure, Fiberglass, Replace2016450EA		\$89,264.00
ID1142	Hallmark-Meridian: Domestic Circulator or Booster Pump, 0.5 HP, Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Domestic Circulator or Booster Pump, 0.5 HP, Replace201644EA\$3,414.40 Domestic Circulator or Booster Pump, 1/6 HP, Replace201644EA\$3,414.40		\$27,000.00
ID1143	Hudson/Cherry: Replace Domestic Hot Water Heater(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Water Heater, Gas, Residential, 30 to 50 GAL, Replace10642EA		\$4,699.00
ID1150	Triangle View Apartments: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Roadways, Asphalt Pavement, Mill & Overlay2521441015SF		\$134,529.00
ID1191	AMP 1 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1202	Amp 1 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WESTDALE (OH005000003)			\$3,327,961.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0197	AMP 3 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID0456	Hawthorn Village: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace108* 21500LF		\$12,000.00
ID0463	Westdale: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace102201060LF		\$9,000.00
ID0468	Westdale: Intercom Master Station, Replace(Dwelling Unit-Site Work (1480)-Other)	Intercom Master Station, Replace202701EA		\$3,814.00
ID0483	Riverview: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 1015* 045219SF		\$89,000.00
ID0495	Caliph Court: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 202003EA		\$4,418.00
ID0496	Malden/Hollencamp: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 2020060EA		\$88,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0497	Misty Lane / Buildings: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 202006EA		\$6,800.00
ID0499	Riverview: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 1010048EA		\$66,816.00
ID0520	Hawthorn Village: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 109110000SF		\$28,000.00
ID0566	Riverview: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Solid-Core, Replace20182450EA		\$640,401.00
ID0600	Friden/Whitmore: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Some areas were deeply stained and wear patters were visible. Based on observed condition, recommend replacement as noted.Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace101002159SF Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace10645038SF		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0601	Olive Hills / Offices/Daycare: Interior Floor Finish, Replace(Non-Dwelling Interior (1480)-Common Area Flooring)	Carpet worn and stained.Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace101001650SF		\$11,000.00
ID0631	Westdale: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$581,000.00
ID0649	Westdale: Balcony Railings, Handrails, Metal, Replace(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Balcony Railings, Handrails, Metal, Replace25270320LF		\$16,000.00
ID0650	Friden/Whitmore: Baseboard Heater, Electric, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Asset appeared to be significantly worn and deteriorated. Based on observed condition, recommend replacement as noted.Baseboard Heater, Electric, 6', 1500 Watts, Replace25250100EA		\$23,958.00
ID0673	Olive Hills / Apartment Buildings: Distribution Panel, Replace(Dwelling Unit-Interior (1480)-Electrical)	No deficiencies noted but the panels are beyond their EUL. Plan to replace. Distribution Panel, 208 Y, 120 V, 100 Amp, Replace30291100EA No deficiencies noted but the panels are beyond their EUL. Plan to replace. Distribution Panel, 208 Y, 120 V, 100 Amp, Replace3029110EA		\$558,792.00
ID0674	Riverview: Distribution Panel, Replace(Dwelling Unit-Interior (1480)-Electrical)	? Aproximately 25% of the unit circuit breaker panels are mostly original 1970 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time. Recommend replacement.Distribution Panel, 208 Y, 120 V, 100 Amp, Replace3045* 015EA		\$76,199.00
ID0677	Westdale: Domestic Boiler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Domestic Boiler, Gas, 260 to 500 MBH, Replace222802EA		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0684	Olive Hills: Dumpster Accessories, Replace(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Cracking, damage, and deterioration observed.Dumpster Accessories, Concrete Pad, Replace252418400SF Damage, deterioration, and poor joints observed.Dumpster Accessories, Enclosures, Masonry, 8' High, Replace35341180LF		\$150,000.00
ID0709	Riverview: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	ECM, Attic Insulation Levels, Upgrade2525022610SF		\$19,445.00
ID0712	138 Gettysburg : Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	ECM, Existing Air Conditioners with Energy Star Air Conditioners, Replace1515 * 05EA		\$10,605.00
ID0719	Malden/Hollencamp: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace1818021 EA		\$28,862.00
ID0720	Riverview: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace1818060 EA		\$69,600.00
ID0747	Friden/Whitmore: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Concrete steps are sloped and require replacement.Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace2525020LF		\$1,000.00
ID0785	Westdale: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace2022026EA		\$98,838.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0786	Olive Hills / Offices/Daycare: Furnace, Replace(Non-Dwelling Interior (1480)-Mechanical)	Normal wear observed.Furnace, Gas, 151 to 200 MBH, Replace201731EA		\$7,067.00
ID0821	Olive Hills / Apartment Buildings: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Damaged and worn tiles observed.Interior Floor Finish, Vinyl Tile (VCT), Replace1515056670SF		\$272,000.00
ID0826	Winters: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace158* 73600SF		\$18,000.00
ID1000	Riverview: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc. Address the repairs for the emergency water line repair as needed.		\$10,000.00
ID1147	Malden/Hollencamp: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Condenser, Air-Cooled, 3 Ton, Replace1511413EA		\$35,817.00
ID1148	Riverview: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Condenser, Air-Cooled, 2 Ton, Replace1511416EA Condenser, Air-Cooled, 2 Ton, Replace1511444EA		\$150,000.00
ID1153	Malden/Hollencamp: Exterior Stairs, Wood, Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace25214300LF		\$11,529.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1193	AMP 3 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1219	Amp 3 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	DESOTO BASS COURTS (OH005000007)			\$8,249,592.00
ID0426	Desoto Bass: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel, Replace25250700EA		\$209,697.00
ID0428	Hilltop: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel, Replace25250700EA		\$95,000.00
ID0503	DeSoto Bass: Electrical Distribution System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical)	A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements.It is my recommendation to upgrade the electrical distribution systems. This is to provide for wiring, conduit, meter bases and distribution equipment as per report. 404001SF		\$596,923.00
ID0504	Hilltop: Electrical Distribution System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical)	A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements.It is my recommendation to upgrade the electrical distribution systems. This is to provide for wiring, conduit, meter bases and distribution equipment as per report. 404001SF		\$485,956.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0614	DeSoto Bass: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$750,000.00
ID0615	Hilltop: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$500,000.00
ID0646	Hilltop: Attic Insulation, Install(Dwelling Unit-Exterior (1480)-Other)	This is to provide for attic insulation as per report.Attic Insulation, Blanket Type, Achieve Full R-38 Value, ~ 12" Thick, Install505001SF		\$43,967.00
ID0647	DeSoto Bass: Awning, Metal, Replace(Dwelling Unit-Exterior (1480)-Canopies)	Replacement of awnings per report.Awning, Metal, Replace40400354SF		\$884,037.00
ID0648	Hilltop: Awning, Metal, Replace(Dwelling Unit-Exterior (1480)-Canopies)	Replacement of awnings per report.Awning, Metal, Replace40400354SF		\$189,793.00
ID0670	Hilltop: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	This is to provide for heat pumps / condensers, 1 to 5 ton, as per report. Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace15150152EA		\$343,976.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0671	DeSoto Bass: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	This provides for replacement of heat pump / condensers, 1 to 5 ton, as per report. Condensing Unit/Heat Pump, Split System, Replace15150158EA		\$350,013.00
ID0681	DeSoto Bass: Ductless Split System Air Conditioners, Replace(Dwelling Unit-Interior (1480)-Mechanical)	This provides replacement of ductless mini-split systems as per report.Ductless Split System Air Conditioners, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace15150218EA		\$1,216,017.00
ID0706	DeSoto Bass: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	This provides for replacement of attic insulation.ECM, Attic Insulation Levels, Upgrade000149500SF		\$85,000.00
ID0762	Hilltop: Exterior Wall, Stucco, Repair(Dwelling Unit-Exterior (1480)-Other)	This provides for stucco to be replaced with cement board siding, soffit replacement as well as wood trim to be replaced with PVC as per report.Exterior Wall, Stucco, 1-2 Stories, Replace202001SF		\$326,797.00
ID0974	Hilltop: Security/Surveillance System, Cameras and CCTV, Install(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	This is to provide for surveillance equipment.Security/Surveillance System, Cameras and CCTV, Install101001SF		\$108,851.00
ID0998	DeSoto Bass: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	This includes window and security screen replacement, window removal in bathtub per report as well as 100 SF of storefront windows. This also provides for mini-blinds.Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace303001EA This includes repairs for steel window lintels.Window, Steel, Repair0001634EA This provides for replacement of wood trim with PVC as per report.Wood Trim, Exterior Building Envelope Penetrations, Potential LBP Hazardous Materials Handling/Disposal, Replace3030029550LF		\$1,481,651.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0999	Hilltop: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	This is to provide for window and security screen replacement as per report. Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace303001EA		\$441,914.00
ID1024	AMP 7 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1039	AMP 7 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1199	Amp 7 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	PARK MANOR (OH005000005)			\$2,934,747.00
ID0469	137 Imperial Court: Interior Carpet Floor Finish, Carpet Tile Commercial-Grade, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Deteriorated, trip hazzard in dwelling unit replace Interior Carpet Floor Finish, Carpet Tile Commercial-Grade, Replace1010* 0300 SF		\$2,089.00
ID0501	Smithville-Monarch and Rosemont / Rosemont: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 202008EA		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0585	Channingway: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace76114400SF		\$75,000.00
ID0586	Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpets are wrinkled.Interior Floor Finish, Carpet Residential-Grade Nylon, Replace79* 08320SF		\$43,192.00
ID0587	Misty Lane / Buildings: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7522400SF		\$1,200.00
ID0588	Pompano / Apartments: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet is showing signs of wear and will require replacement.Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7613720SF Carpet in bedrooms is showing signs of wear and will require replacement.Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7613720SF		\$40,000.00
ID0605	Park Manor: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet, Carpet Residential-Grade Nylon, Replace75212250 SF Interior Floor Finish, Carpet, Hi-Rise Apartment Units, Carpet Residential-Grade Nylon, Replace76124500SF		\$200,000.00
ID0616	Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$750,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0623	Park Manor: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$258,000.00
ID0651	Madrid- Community Building: Baseboard Heater, Electric, Replace(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Cost included in event ECM- heat pump recommendation is not selected. Baseboard Heater, Electric, 8', 2000 Watts, Replace2522320EA		\$5,324.00
ID0666	149 Imperial Court / Apartment Building: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, 1 Ton, Replace151236EA		\$12,714.00
ID0686	Fitch/Hawthorne: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	Additional insulation is neededECM - Attic Insulation, Attic Insulation Levels, Upgrade2525* 03600SF		\$4,896.00
ID0687	Quitman: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	Additional insulation is needed.ECM - Attic Insulation, Attic Insulation Levels, Upgrade2525* 03000SF		\$4,000.00
ID0690	Hoch: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ECM - Furance, Inefficient Furnace System, Replace2020* 06EA		\$8,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0692	Fitch/Hawthorne: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Replace split system, furnaces and external condensing unitsECM - Furnace, Inefficient Furnace System, Replace2020* 06EA		\$29,000.00
ID0693	Quitman: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ECM - Furnace, Inefficient Furnace System, Replace2020* 06EA		\$8,000.00
ID0695	Fitch/Hawthorne: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Replace with high efficiency typeECM - Water Heaters, Existing Water Heater With New Energy Efficient Units, Replace1818* 06EA\$6,960		\$7,000.00
ID0703	Hoch: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Replace with high efficiency type. \$8617 total investment costECM water heater, Existing Water Heater With New Energy Efficient Units, Replace1818* 06EA		\$8,616.00
ID0723	149 Imperial Court: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace181806 EA		\$6,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0791	Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units: Heat Pump System(Dwelling Unit-Interior (1480)-Mechanical)	EHeat Pump, 1.5 to 2 Ton, Replace1513216EA		\$80,491.00
ID0908	Misty Lane: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	There is water ponding occurring at the concrete walkway and landscaped areas adjacent to the building containing unit 5529. The affected areas must be graded to direct storm water toward the paved areas and to the storm water system. Pedestrian Pavement, Sidewalk, Concrete, Replace3030075SF ? The concrete walkways between the buildings also have areas of settlement, surface wear possibly due to the use of salts or other ice-melting agents, as well as cracking and spalling concretePedestrian Pavement, Sidewalk, Concrete, Replace 30282225SF Pedestrian Pavement, Sidewalk, Concrete, Replace3019* 11675SF		\$8,775.00
ID0911	Willow: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	DeterioratedParking Lots Asphalt, Asphalt Pavement, Mill & Overlay252501500 SF Deteriorated, missingParking Lots Seal and Stripe, Asphalt Pavement, Seal & Stripe5501500SF cracked in a few placesPedestrian Sidewalk Pavement, Sidewalk, Concrete, Replace30273200SF		\$7,200.00
ID0949	Modena/Limestone: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Mill & Overlay2521414350SF		\$471,000.00
ID0968	Channingway: Fire Suppression/Alarm System, Multi-Family, Install(Dwelling Unit-Interior (1480)-Other)	Fire Suppression/Alarm System, Multi-Family, Install2020* 024960SF		\$91,104.00
ID0971	149 Imperial Court: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor Finishings, , Replace15123600SF Floor Finishings, , Replace159* 650SF Carpet rippling and worn.Floor Finishings, Nylon, Residential Grade, Replace780 480SF Floor Finishings, Nylon, Residential Grade, Replace7522400SF Floor Finishings, Standard Commercial, Medium Traffic, Replace1091200SF		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1020	AMP 5 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1035	AMP 5 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1127	Quitman: A/C - Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Air Conditioner, Window/Thru-Wall, 1 Ton, Replace10646EA		\$6,587.00
ID1132	Misty Lane: Exterior Wall Work(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint10642000SF Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint104* 63000SF		\$13,000.00
ID1135	Quitman: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace10646EA		\$2,988.00
ID1136	Fitch/Hawthorn: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace106412EA		\$5,977.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

ID1138	Fitch/Hawthorne: Roof, Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	B3016Gutters & Downspouts, Aluminum w/ Fittings, Replace1064240LF		\$2,009.00
ID1152	Quitman: Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace302645000SF(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Pedestrian Concrete Pavement, Sidewalk, Concrete, Replace30264700SF		\$120,000.00
ID1155	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$462,585.00
ID1211	Amp 5 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WILKINSON PLAZA (OH005000006)			\$5,516,642.00
ID0477	Governors Square: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10734175SF		\$8,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0484	Shroyer: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10734420SF		\$8,500.00
ID0486	Telford: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10737740SF		\$2,000.00
ID0489	Westerfield Dr.: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 107330200SF		\$58,000.00
ID0492	Wilkinson Plaza: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 0002000SF		\$30,000.00
ID0502	Winters: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 202004EA		\$17,000.00
ID0509	Madrid / Madrid- Community Building: Electrical System, Office Building, Upgrade(Non-Dwelling Interior (1480)-Electrical)	system outdated Electrical System, Office Building, Upgrade403915298SF		\$144,391.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0511	Wilkinson Plaza: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Update elevator, cab , doors, cluster, floors, hydraulic, and other modernization.		\$16,000.00
ID0525	Governors Square: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1073398SF		\$2,000.00
ID0526	Indian Trails: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 1010019944SF		\$57,000.00
ID0534	Indian Trails: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	POC noted plans for future installation of fire alarm systems throughout the remaining units that do not currently have fire alarm systems. Quantity assumed based on extrapolation of 25% of units observed.Fire Alarm System, Multi-Family, Install2020035451SF		\$77,000.00
ID0535	Telford: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	Building is not currently protected by a fire alarm system.Fire Alarm System, Multi-Family, Install202004860SF		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0589	1907 Shroyer Rd.: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7432055SF		\$10,668.00
ID0590	Red Bluff: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace761100SF		\$600.00
ID0591	Shroyer Rd.: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7612705SF		\$14,000.00
ID0592	Telford: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet has typically been replaced with VCT when units are turned over.Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7613880SF		\$20,142.00
ID0593	Washington Village: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace76* 14000SF		\$20,765.00
ID0594	Westerfield Dr.: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace75221744SF Interior Floor Finish, Carpet Residential-Grade Nylon, Replace743604SF		\$112,880.00
ID0595	Wilkinson Plaza: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace717050000SF		\$259,565.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0604	Madrid / Madrid- Community Building: Interior Floor Finish, Replace(Non-Dwelling Interior (1480)-Common Area Flooring)	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace1091144SF		\$2,000.00
ID0620	Governors Square: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0634	Wilkinson Plaza: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$733,000.00
ID0642	Telford: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace10825EA		\$2,000.00
ID0667	Madrid- Community Building: Condenser, Replace(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building)	Appears older- equipment tag is faded. Cost included in event ECM- heat pump recommendation is not selected.Condenser, Air-Cooled, 2 Ton, Replace151411EA		\$2,588.00
ID0668	Indian Trails: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Utilizes R-22 refrigerant.Condensing Unit/Heat Pump, Split System, 1.5 Ton, Replace151321EA		\$3,122.00
ID0669	Red Bluff: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, 1.5 Ton, Replace151324EA\$3,122.18		\$12,489.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0680	Wilkinson Plaza: Domestic Boiler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Domestic Circulator or Booster Pump, 10 HP, Replace204301EA		\$12,404.00
ID0714	Madrid: Terminal Heat Pump System(Dwelling Unit-Interior (1480)-Mechanical)	ECM, Existing Baseboard Electric Heater And AirConditioners With Package Terminal Heat Pump System, Replace020* 095EA ECM, Existing Baseboard Electric Heater And AirConditioners With Package Terminal Heat Pump System, Replace2020* 05EA ECM, Existing Baseboard Electric Heater And AirConditioners With Package Terminal Heat Pump System, Replace2020* 02EA		\$163,037.00
ID0837	Shroyer: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace15114975SF		\$4,681.00
ID0967	Wilkinson Plaza: Fire Pump, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Pump, 30 HP Electric, Replace204301EA		\$34,865.00
ID1011	Madrid Estates Community Room: Roof, Asphalt Shingle, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$35,000.00
ID1129	Wilkinson Plaza: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Elevator Shaft, Concrete Cast-in-Place, Renovate5046423947SF\$41.76 \$1,000,027		\$1,000,027.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1131	Indian Trails: Exterior Wall Work(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Exterior Wall, Wood Clapboard, Replace201646543SF		\$176,830.00
ID1151	Washington Village: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe55* 07560SF		\$2,873.00
ID1154	Wilkinson Plaza: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Sanitary Sewer Piping and Manholes, Replace504648240LF		\$2,313,215.00
ID1187	AMP 6 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1194	AMP 6 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1223	Amp 6 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	WENTWORTH (OH005000002)			\$1,665,617.68

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0482	Riverside: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 107347200SF		\$9,100.00
ID0490	Wolf Creek: Interior Ceiling Repair(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Ceiling Finish, Gypsum Board, Prep & Paint, Replace 10731363SF		\$2,600.00
ID0493	138 Gettysburg: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 2020* 036EA4457.79		\$160,480.00
ID0513	Wentworth: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Update elevator, cab , doors, cluster, floors, hydraulic, and other modernization.		\$23,000.00
ID0519	Riverside: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 10739700SF		\$27,846.00
ID0530	Wentworth: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Alarm Control Panel, Addressable, Replace 151701EA		\$20,298.00
ID0536	Winston Woods: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	The building is not protected by fire alarm system. Due to its construction date, the facility most likely was not required to have a fire alarm system in place at the time. EMG recommends a full fire alarm system retrofit.Fire Alarm System, Office Building, Install202001SF		\$7,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0537	Wolf Creek: Fire Alarm Control Panel, Addressable, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Alarm System, Office Building, Install201731363SF		\$3,200.00
ID0599	Winston Woods: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet in some units is in poor condition with cigarette burns, stains and worn patches. Recommend replacement. Photo is of Unit # 1832 - family photos obscured for privacy.Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace101001383SF Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace107327279SF		\$200,000.00
ID0637	Winston Woods: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$30,000.00
ID0640	Frederick: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Air Conditioner, Window, 1 Ton, Replace10736EA		\$11,987.00
ID0676	Wentworth: Distribution Pump, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Distribution Pump, Chiller & Condenser Water, 12.5 to 15 HP, Replace201732EA		\$13,000.00
ID0691	Cornell Ridge: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	It is determined to be cost effective to replace the largest furnaces as part of an ECM.ECM - Furnace Replacement, Inefficient Furnace System, Replace202004EA		\$58,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

ID0705	Caliph Court: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	ECM, Attic Insulation Levels, Upgrade2525023500SF		\$20,445.00
ID0708	Riverside: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	ECM, Attic Insulation Levels, Upgrade2525026200SF		\$22,794.00
ID0713	Fredrick: Terminal Heat Pump System(Dwelling Unit-Interior (1480)-Mechanical)	ECM, Existing Baseboard Electric Heater And AirConditioners With Package Terminal Heat Pump System, Replace202006EA		\$12,000.00
ID0715	Riverside: Terminal Heat Pump System(Dwelling Unit-Interior (1480)-Mechanical)	ECM, Existing Heat Pumps With Energy Efficient Heat Pumps, Replace2020* 040EA		\$80,000.00
ID0716	Frederick: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units,181806EA		\$8,280.00
ID0717	Caliph Court: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Manufacture date 1996ECM, Existing Water Heater With New Energy Efficient Units, Replace1818036EA		\$41,760.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0718	Riverside: Water Heater, Replace (Dwelling Unit-Interior (1480)-Plumbing)	Manufacture date 1996ECM, Existing Water Heater With New Energy Efficient Units, Replace1818* 040EA		\$59,000.00
ID0815	Wentworth: Interior Floor Finish, Vinyl Tile (VCT), Replace (Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1517058740SF Interior Floor Finish, Vinyl Tile (VCT), Replace151704935SF Interior Floor Finish, Vinyl Tile (VCT), Replace151706345SF		\$336,138.00
ID0890	Wolf Creek: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop (Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking space lines are very faded, many asphalt surface areas appeared to have severe alligatoring. Parking Lots, Asphalt Pavement, Seal & Stripe 521* 035000SF		\$13,283.00
ID0966	Wentworth: Fire Pump, Replace (Dwelling Unit-Interior (1480)-Other)	Fire Pump, 25 HP, Replace201821EA		\$23,730.00
ID1125	Cornell Ridge: Furnace Replace (Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 26 to 40 MBH, Replace2016428EA Furnace, Gas, 51 to 100 MBH, Replace201644EA		\$78,000.00
ID1126	Winston Woods: A/C - Furnace Replace (Dwelling Unit-Interior (1480)-Mechanical)	Air Conditioner, Window/Thru-Wall, 1 Ton, Replace10646EA		\$6,587.00
ID1133	Wentworth: Exterior Wall Work (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other)	Exterior Wall, Masonite Panel, Replace201641000SF		\$6,997.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1146	Wolf Creek: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Water Heater, Gas, Residential, 30 to 50 GAL, Replace10641EA		\$2,349.00
ID1157	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$247,243.68
ID1173	AMP 2 RAD HAP(RAD (1503))	HAP Contract		\$20,000.00
ID1192	AMP 2 RAD Investment Activities(RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1215	Amp 2 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00
	MOUNT CREST (OH005000004)			\$1,133,519.64
ID0498	Mount Crest Ct.: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 202004EA		\$4,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0523	Woodview: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint 109121025SF		\$60,000.00
ID0531	Wilmington: Fire Alarm Control Panel, Multiplex, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Alarm Control Panel, Addressable, Replace 151321EA		\$4,284.00
ID0584	Woodview: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace75221660SF		\$112,444.00
ID0602	Smithville-Monarch and Rosemontn: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace1064675SF Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace10641200SF		\$12,000.00
ID0603	Wilmington Hi-Rise / Apartment Building: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace107317471SF		\$126,000.00
ID0624	Smithville-Monarch and Rosemont: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$22,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0625	Superba: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$20,000.00
ID0629	Watervliet: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0635	Wilmington Hi-Rise / Apartment Building: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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,Dwelling Unit-Interior (1480)-Appliances)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$65,000.00
ID0665	Mount Crest Ct.: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Not used.Condensing Unit/Heat Pump, Split System, 2 Ton, Replace151501EA Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace151321EA Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace151321EA DeterioratedCurb concrete, Concrete Curb & Gutter, Replace25241200LF		\$15,000.00
ID0688	Revere: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	Add attic insulationECM - Attic Insulation, Attic Insulation Levels, Upgrade252507200SF		\$9,792.00
ID0689	Revere: Domestic Boiler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	300 Btu/hrECM - Boiler, Inefficient Heating Plant, Replace2525* 01EA		\$18,000.00
ID0694	Huffman/Parnell: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Replace with high efficiency typeECM - Water Heater, Existing Water Heater With New Energy Efficient Units, Replace018* 012EA		\$14,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0698	Superba: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	Additional insulation is neededECM Attic Insulation, Attic Insulation Levels, Upgrade252509600SF		\$7,000.00
ID0699	Citiview Terrace: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Replace with more energy efficient unitECM furnace, Inefficient Furnace System, Replace1818* 010EA		\$47,000.00
ID0700	Huffman/Parnell: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ECM Furnace, Inefficient Furnace System, Replace2020* 012EA\$16,704		\$16,704.00
ID0701	Superba: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ECM Furnace, Inefficient Furnace System, Replace2020024EA		\$27,426.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0722	Smithville-Monarch and Rosemont: Water Heater, Replace (Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace1818028 EA ECM, Existing Water Heater With New Energy Efficient Units, Replace181801 EA ECM, Existing Water Heater With New Energy Efficient Units, Replace181801 EA		\$55,258.00
ID0903	Watervliet: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop (Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot seal and stripe, Asphalt Pavement, Seal & Stripe541800SF		\$1,000.00
ID1030	AMP 4 RAD Investment Activities (RAD Investment Activity (1504))	As the Authority is on the short list of receiving CHAPS for our portfolio, money will be used for RAD conversions.		\$20,000.00
ID1128	Huffman/Parnell: Exterior Stairs, Concrete, Replace (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Exterior Stairs, Concrete, Replace5046425SF\$48.94 Exterior Stairs, Concrete, Replace5046430SF\$48.94		\$2,700.00
ID1130	Huffman/Parnell: Exterior Wall Work (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Other)	Exterior Wall Paint, Painted Surface, 1-2 Stories, Prep & Paint1064800SF		\$1,657.00
ID1137	Watervliet: Roof Replacement (Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Soffits)	Roof, Asphalt Shingle, Replace201643700SF		\$11,176.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1140	Watervliet: Roof, Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Gutters & Downspouts, Aluminum w/ Fittings, Replace1064300LF		\$1,912.00
ID1144	Watervliet: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Water Heater, Gas, Residential, 30 to 50 GAL, Replace10644EA		\$9,398.00
ID1145	Wilmington Hi-Rise: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	Water Heater, Condensing Style, High Efficiency, 71 to 120 GAL, Replace10644 EA		\$63,859.00
ID1149	Smithville-Monarch and Rosemont: Circulation Pump Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Circulation Pump, Heating Water, 5 HP, Replace201644EA		\$22,076.00
ID1156	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$87,731.64
ID1180	AMP 4 RAD HAP (RAD (1503))	HAP Contract		\$20,000.00
ID1206	Amp 4 RAD Pre Closing Activity(RAD Funds Pre Closing (1480))	PHAs may use up to \$100,000 in public housing funds for RAD pre-development expenses without prior approval from HUD		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAND AVENUE (ELDERLY) (OH005000001)			\$7,955,061.00
ID0039	The Metropolitan: Replace Domestic Hot Water Heater(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace one domestic hot water heater for the building.		\$30,000.00
ID0040	Redwood Avenue: Replace Sewer & Water Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace sewer and water lines coming to the building.		\$42,500.00
ID0041	Hudson/Cherry: Waterproof Basements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations)	Waterproof basements at two buildings to stop water intrusion.		\$25,000.00
ID0042	Theodore: Waterproof Basements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations)	Waterproof basements at one building to stop water intrusion.		\$100,000.00
ID0043	Bruce Avenue: Waterproof Basements(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Building Slab)	Waterproof basements at two building to stop water intrusion.		\$25,000.00
ID0044	Hallmark-Meridian: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, and soffits at two buildings.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	Grand Ave: Update Climate Control System(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Install a new up-to-date climate control system for one building housing 95 units.		\$60,000.00
ID0136	AMP 1 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0148	AMP 1:Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolish Hallmark-Meridian, Metropolitan, Bruce, Norman, Redwood, Niagara, Holt, Theodore, Hudson-Cherry as it relates to RAD and potential redevelopment.		\$100,000.00
ID0369	Grand Ave.: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$92,665.00
ID0375	Hudson/Cherry: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$8,400.00
ID0381	Short Helena: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$22,233.00
ID0385	Hallmark-Meridian: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$325,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0390	The Metropolitan: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$151,901.00
ID0391	Norman: Sanitary Sewer Piping and Manholes, Replace(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace deteriorating Sanitary Sewer Piping and Manholes.		\$13,000.00
ID0392	Bruce Avenue: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)- Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10824EA		\$2,000.00
ID0417	Triangle View Apartments / Apartment Buildings: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Metal, Repaint10100100EA		\$8,700.00
ID0418	Short Helena: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Metal, Replace108214EA		\$23,517.00
ID0419	Hudson/Cherry: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel Insulated, Replace252702EA		\$3,155.00
ID0423	Triangle View Apartments / Community Building: Exterior Door, Replace(Non-Dwelling Exterior (1480)-Doors)	Exterior Door, Steel Insulated, Replace252504EA		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0432	Hallmark-Meridian: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Wood Solid-Core, Replace2536075EA		\$106,734.00
ID0436	Holt Street: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 0120100SF		\$5,000.00
ID0439	Hallmark-Meridian: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 256602000SF		\$82,000.00
ID0440	Norman: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 252322900SF		\$119,000.00
ID0441	Theodore: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Other)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 252323240SF		\$133,000.00
ID0442	Triangle View Apartments / Apartment Buildings: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 4040* 01920SF		\$93,000.00
ID0443	Triangle View Apartments / Community Building: Exterior Wall, Repair(Non-Dwelling Exterior (1480)-Tuck Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 4040* 020SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0445	Redwood Avenue: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 0270150SF		\$2,629.00
ID0457	Hudson/Cherry: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace10270185LF		\$2,000.00
ID0461	Short Helena: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace1082920LF		\$7,000.00
ID0462	Triangle View Apartments / Community Building: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Soffits)	Many areas of damage observedGutters & Downspouts, Aluminum w/ Fittings, Replace10100226LF		\$2,000.00
ID0466	Redwood Avenue: Intercom Master Station, Replace(Dwelling Unit-Site Work (1480)-Other)	Intercom Master Station, Replace202701EA		\$3,814.00
ID0467	The Metropolitan: Intercom Master Station, Replace(Dwelling Unit-Site Work (1480)-Other)	Intercom Master Station, Replace202701EA		\$3,814.00
ID0505	Short Helena: Electrical Distribution System, Multi-Family, Upgrade(Dwelling Unit-Interior (1480)-Electrical)	A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements.It is my recommendation to upgrade the electrical distribution systems. This is to provide for wiring, conduit, meter bases and distribution equipment as per report. 404001SF		\$304,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0510	Hallmark-Meridian: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Update elevator, cab , doors, cluster, floors, hydraulic, and other modernization.		\$500,000.00
ID0515	Bruce Avenue: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint1082600SF		\$1,722.00
ID0529	Triangle View Apartments / Community Building: Fire Alarm Control Panel, Addressable, Replace(Non-Dwelling Interior (1480)-Other)	Fire Alarm Control Panel, Addressable, Replace 151321EA		\$4,500.00
ID0532	Grand Ave.: Fire Alarm System, , Replace(Dwelling Unit-Interior (1480)-Other)	Fire Alarm System, , Replace20182100EA		\$16,413.00
ID0533	Grand Ave.: Fire Alarm System, Multi-Family, Install(Dwelling Unit-Interior (1480)-Other)	POC noted plans for future installation of fire alarm systems throughout the remaining units that do not currently have fire alarm systems. Quantity assumed based on extrapolation of 25% of units observed.Fire Alarm System, Multi-Family, Install2020035451SF		\$20,000.00
ID0539	Bruce Avenue: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace1519056EA		\$71,228.00
ID0544	Grand Ave.: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Hollow Core, Painted/Stained, Interior Door, Replace20182190EA		\$113,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0546	Hallmark-Meridian: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace20360402EA		\$239,803.00
ID0550	Hudson/Cherry: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace1517048EA		\$61,000.00
ID0568	The Metropolitan: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace15150376EA		\$478,000.00
ID0577	Hudson/Cherry: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7703000SF Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7433000SF		\$279,000.00
ID0578	Redwood Avenue: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7707680SF Interior Floor Finish, Carpet Residential-Grade Nylon, Replace770200SF		\$40,000.00
ID0579	Short Helena: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace76112000SF		\$62,296.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0580	The Metropolitan: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace77032160SF		\$166,952.00
ID0597	Hallmark-Meridian: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace103608624SF		\$62,578.00
ID0598	Norman: Interior Floor Finish, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace108268SF		\$600.00
ID0621	Short Helena: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$54,000.00
ID0626	The Metropolitan: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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,Dwelling Unit-Interior (1480)-Appliances)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$364,000.00
ID0627	Theodore: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0643	Hallmark-Meridian: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Air Conditioner, Window/Thru-Wall, Replace1020030EA Air Conditioner, Window/Thru-Wall, Replace1010045EA		\$149,837.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0653	Hallmark-Meridian: Building/Main Switchgear, Replace(Dwelling Unit-Site Work (1480)-Electric Distribution)	Building/Main Switchgear, 208 Y, 120 V, 600 Amp, Replace303602EA		\$324,834.00
ID0655	Grand Ave.: Ceiling Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Ceilings, , Replace2018213200SF Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		\$41,065.00
ID0657	Grand Ave.: Circulation Pump Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Circulation Pump, Chiller & Condenser Water, 20 to 25 HP, Replace201822EA Circulation Pump, Hot Water, 20 to 25 HP, Replace201822EA		\$50,000.00
ID0661	Redwood Avenue: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, 1 Ton, Replace151418EA		\$16,952.00
ID0662	The Metropolitan: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, 1 Ton, Replace152201EA Condensing Unit/Heat Pump, Split System, 6 to 7.5 Ton, Replace		\$25,000.00
ID0663	Bruce Avenue: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, 2 Ton, Replace151708EA		\$24,977.00
ID0664	Hallmark-Meridian: Condenser, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Condensing Unit/Heat Pump, Split System, Replace151702EA		\$7,157.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0678	The Metropolitan: Domestic Boiler, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Domestic Boiler, Gas, 501 to 800 MBH, Replace222801EA		\$38,000.00
ID0685	Triangle View: Dumpster Accessories, Replace(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Brick deteriorating and mortar joints cracked/missing mortar.Dumpster Accessories, Enclosures, Masonry, 8' High, Replace3533232LF		\$6,800.00
ID0728	Short Helena: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Wooden windows are deteriorated and replacement with higher efficiency windows is recommended.ECM, External Windows, Replace2525024EA		\$14,857.00
ID0729	Triangle View Apartments / Apartment Buildings: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Windows are old, single pane, inefficient units. Recommend upgrading to double pane, insulated, energy star windows.ECM, External Windows, Replace25250256 EA		\$174,000.00
ID0730	Triangle View Apartments / Community Buildings: External Windows, Replace(Non-Dwelling Exterior (1480)-Windows)	Windows are old, single pane, inefficient units. Recommend upgrading to double pane, insulated, energy star windows.ECM, External Windows, Replace25250256 EA		\$2,000.00
ID0736	Grand: Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	ECM, Inefficient Heating Plant,017* 02EA		\$127,000.00
ID0739	Hudson/Cherry: Exterior Canopies, Replace(Non-Dwelling Exterior (1480)-Canopies)	Exterior Canopies, Wood, Replace2523280SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0740	Hallmark-Meridian: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Exterior Stairs & Ramps, Handrails, Metal, Modify25360560LF Exterior Stairs & Ramps, Handrails, Metal, Replace25360200LF		\$38,000.00
ID0741	Hudson/Cherry: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Exterior Stairs & Ramps, Handrails, Metal, Replace25400100LF		\$5,000.00
ID0753	Grand Avenue: Exterior Wall, Stucco, Repair(Dwelling Unit-Exterior (1480)-Other)	Exterior Wall, Stucco, 1-2 Stories, Repair ComponentStucco Exterior Wall AttributesPainted, Exterior, 1-2 Stories ActionRepair Uniformat CodeB2011 Master Cost ID19295 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score35.9045 Location DescriptionExterior Walls Unit Cost\$ 18.20 Quantity300 SF SubTotal\$ 5,458.86 Total Markup\$ 0.00 Total With Markup\$ 5,458.86 Year Observed2017 Age18 Lifespan0 Remaining Life0 Next Action Required2018		\$5,743.00
ID0754	Grand Avenue: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Wall Paint, 1-2 Stories, Repair1017* 0850SF		\$2,440.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0760	Metropolitan: Exterior Wall, Masonite Panel, Replace(Dwelling Unit-Exterior (1480)-Other)	Exterior Wall, Masonite Panel, Replace202702300SF		\$16,000.00
ID0765	Grand: Fan Coil Unit, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fan Coil Unit, 1 to 1.5 Ton, Replace1517* 095EA Fan Coil Unit, 1 to 1.5 Ton, Replace151327EA		\$200,000.00
ID0770	Grand Ave.: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Fencing20182140LF		\$8,638.00
ID0780	The Metropolitan: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 251 to 300 MBH, Replace202002EA		\$28,000.00
ID0781	Hudson/Cherry: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace202108EA		\$30,000.00
ID0782	Norman: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace202104EA		\$15,206.00
ID0783	Theodore: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Gas, 51 to 100 MBH, Replace202104EA		\$15,206.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0784	Grand Ave.: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Garage Door Opener, Belt Drive, 0.5 HP, Replace151501EA		\$1,000.00
ID0794	Hallmark-Meridian: Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace(Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace203608034SF		\$24,994.00
ID0796	The Metropolitan: Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace(Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace201826383SF		\$20,000.00
ID0797	Wentworth: Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace(Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace201738820SF		\$27,000.00
ID0798	Grand Ave.: Kitchen Countertop, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Kitchen Countertop, Plastic Laminate, Postformed, Replace1017* 0760LF		\$33,361.00
ID0799	Bruce Avenue: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace15170800SF		\$6,336.00
ID0800	Bruce Avenue: Interior Floor Finish, Wood Strip, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Wood Strip, Refinish10824800SF		\$17,652.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0801	Hallmark-Meridian: Interior Floor Finish, Metal Grating, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Metal Grating, Replace30360160SF		\$2,222.00
ID0802	Hallmark-Meridian: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace153603000 Interior Floor Finish, Vinyl Tile (VCT), Replace151506800 Interior Floor Finish, Vinyl Tile (VCT), Replace153606000		\$75,850.00
ID0803	Holt Street: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151701240SF Interior Floor Finish, Vinyl Tile (VCT), Replace151143720SF Interior Floor Finish, Vinyl Tile (VCT), Replace15114240SF		\$24,963.00
ID0804	Hudson/Cherry: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace15270200SF Interior Floor Finish, Vinyl Tile (VCT), Replace15141240SF		\$2,000.00
ID0805	Niagara: Interior Floor Finish, Natural Linoleum Tile, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Natural Linoleum Tile, Replace15114576SF Interior Floor Finish, Natural Linoleum Tile, Replace151142168SF Interior Floor Finish, Natural Linoleum Tile, Replace15114256SF Interior Floor Finish, Natural Linoleum Tile, Replace15114200SF		\$15,362.00
ID0806	Norman: Interior Floor Finish, Wood Strip, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Wood Strip, Refinish1082125SF		\$1,000.00
ID0807	Redwood Avenue: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace15270400SF Interior Floor Finish, Vinyl Tile (VCT), Replace15141240SF Interior Floor Finish, Vinyl Tile (VCT), Replace15141360SF		\$4,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0809	Short Helena: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Observed damaged and mismatched vinyl tiles. Age accelerated for the fact that same for same is unavailable.Interior Floor Finish, Vinyl Tile (VCT), Replace15150840SF		\$4,000.00
ID0810	The Metropolitan: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151702625SF Interior Floor Finish, Vinyl Tile (VCT), Replace151703375SF Interior Floor Finish, Vinyl Tile (VCT), Replace152705550SF		\$55,447.00
ID0811	Theodore: Interior Floor Finish, Wood Strip, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Wood Strip, Refinish10822560SF		\$9,415.00
ID0812	Triangle View Apartments / Apartment Buildings: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Heavy wear, damaged and mismatched tiles observed.Interior Floor Finish, Vinyl Tile (VCT), Replace1514131807SF		\$152,693.00
ID0813	Triangle View Apartments / Community Building: Interior Floor Finish, Vinyl Tile (VCT), Replace(Non-Dwelling Interior (1480)-Common Area Flooring)	Normal wear observed.Interior Floor Finish, Vinyl Tile (VCT), Replace151142422SF		\$11,627.00
ID0845	Triangle View Apartments / Apartment Buildings: Interior Stair/Ramp Rails, Wood, Refinish(Dwelling Unit-Interior (1480)-Other)	Finishes damaged and worn.Interior Stair/Ramp Rails, Wood, Refinish5501650LF		\$1,806.00
ID0850	Hudson/Cherry: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Load Center, 120 / 240 V, 125 Amp to 225 Amp, Single Phase Residential, Replace302828EA		\$63,250.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0851	Hallmark-Meridian: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace3036075EA		\$380,995.00
ID0852	Short Helena: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Observed aged and painted over electrical distribution panels with aluminum wiring to the main lugs and also to the range.Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace3048014EA		\$71,000.00
ID0860	Hudson/Cherry: Overhead Garage Door, Replace(Dwelling Unit-Site Work (1480)-Other)	Overhead Door, Steel Residential Garage 56 SF, Replace353708EA		\$6,924.00
ID0862	The Metropolitan: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Packaged Terminal Air Conditioner (PTAC), 6,000 to 12,000 BTUH, Replace1017039EA		\$100,436.00
ID0863	Hallmark-Meridian: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Other.Dwelling Unit-Interior (1480)-Mechanical)	Packaged Unit (RTU), 5 Ton, Replace152303EA		\$33,718.00
ID0866	Niagara: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	plumbing at end of lifePlumbing System, Sanitary Sewer Risers and Laterals, Replace40520100SF		\$8,100.00
ID0870	Hallmark-Meridian: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing System, Domestic Supply, Replace4066076665SF		\$447,724.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0874	Triangle View Apartments / Site: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Cut out and replace damaged areas of asphalt pavement that have excessive cracking and/or settling.Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair020010254SF Recommend sealing and striping to maintain the integrity of the paving.Parking Lots, Asphalt Pavement, Seal & Stripe55* 051269SF Cracking, surface deterioration, and settlement observed. Replace damaged areas. Pedestrian Pavement, Sidewalk, Concrete, Replace303001305SF		\$92,000.00
ID0876	Redwood Avenue: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Mill & Overlay25320350SF Parking Lots, Asphalt Pavement, Seal & Stripe523350SF Parking Lots, Concrete Pavement, Replace303201535SF Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace30282150SF Pipe & Fittings, Cast Iron, 6", Replace5048260LF		\$20,000.00
ID0877	Hallmark-Meridian: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Exceedingly agedParking Lots, Asphalt Pavement, Overlay253603000SF DamagedParking Lots, Concrete Pavement, Repair0170100SF Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace303602415SF		\$30,000.00
ID0878	The Metropolitan: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Overlay2527012000SF Parking Lots, Asphalt Pavement, Seal & Stripe527012000SF Parking Lots, Wheel Stop, Concrete or Plastic, Replace2027033EA Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace30300250SF Pipe & Fittings, Cast Iron, 6", Replace50482350LF		\$74,000.00
ID0879	Bruce Avenue: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Overlay2527012000SF		\$2,000.00
ID0880	Holt Street: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Mill & Overlay252701200SF Parking Lots, Asphalt Pavement, Seal & Stripe5141200SF		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0881	Niagara: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe5501600SF		\$1,000.00
ID0882	Redwood Avenue: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe523350SF		\$1,000.00
ID0883	Short Helena: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Observed normal wear and tear. Recommend asphalt sealing and striping.Parking Lots, Asphalt Pavement, Seal & Stripe5505600SF		\$21,125.00
ID0884	Hudson/Cherry: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Concrete Pavement, Replace303201000SF Parking Lots, Concrete Pavement, Replace303202500SF Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace30282320SF Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace30282280SF		\$33,000.00
ID0885	Norman: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace30420183SF		\$2,000.00
ID0930	Short Helena: Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace2016470EA		\$6,000.00
ID0937	Theodore: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Seal & Stripe5141400SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0938	Triangle View Apartments: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Damaged, cracked, and shifted areas of curb observed. Repair these areas. Roadways, Concrete Curb & Gutter, Repair000100LF		\$2,400.00
ID0953	Grand Ave.: Water Softener, Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Water Softener, 1,001 to 2,500 GAL, Replace2047* 01EA		\$9,705.00
ID0954	The Metropolitan: Water Storage Tank, Replace(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Water Storage Tank, 1,001 to 2,500 GAL, Replace204701EA		\$9,705.00
ID0955	Hallmark-Meridian: Water Storage Tank, Replace(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Water Storage Tank, 151 to 250 GAL, Replace203601EA		\$2,778.00
ID0958	Grand Ave.: ECM, Existing Motors With High Efficiency Motors, Replace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Motors With High Efficiency Motors,017* 04EA		\$7,431.00
ID0963	Grand Ave.: Fire Pump, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Pump, 0.5 HP, Replace201821EA		\$46,000.00
ID0964	The Metropolitan: Fire Pump, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Pump, 25 HP, Replace201821EA		\$23,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0965	Triangle View Apartments: Fire Pump, Replace(Dwelling Unit-Interior (1480)-Other)	Fire Suppression System, Wet Chemical, Replace151321EA		\$3,489.00
ID0975	Grand Ave.: Water Pumps, High Efficiency, 7.5 HP, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Water Pumps, High Efficiency, 7.5 HP, Replace201821EA		\$11,887.00
ID1063	Bruce AvenueExterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Bruce AvenueExterior Door, Steel Insulated, Replace252144EA Bruce AvenueExterior Door, Steel, Replace252148EA		\$20,000.00
	WESTDALE (OH005000003)			\$4,351,553.00
ID0059	Hawthorn Village: Replace Staircases(Dwelling Unit-Interior (1480)-Other)	Replace interior staircases at 6 units across 7 buildings; excluding one dwelling building on site.		\$20,000.00
ID0091	Malden/Hollencamp: Replace HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace HVAC, heater and ac, at 21 buildings across the 21 dwelling units.		\$125,000.00
ID0104	Westdale: Replace & Upgrade Electrical(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to the panel/breaker box from 100 to 200 AMPs at Friden/Whitmore, Malden/Hollencamp, 138 Gettysburg, Winters, Hawthorne Village.		\$318,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0115	Westdale: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, and soffits at Friden/Whitmore and 138 Gettysburg.		\$500,000.00
ID0139	AMP 3 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0150	AMP 3:Demolition(Dwelling Unit - Demolition (1480))	Demolish Westdale as it relates to RAD and potential redevelopment.		\$100,000.00
ID0153	Amp 3: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$15,000.00
ID0373	Friden/Whitmore: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$92,665.00
ID0389	Westdale: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$71,000.00
ID0396	Friden/Whitmore: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 109132EA		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0404	Olive Hills / Apartment Buildings: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 1010080EA		\$39,846.00
ID0413	Westdale: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 108268EA		\$33,000.00
ID0421	Olive Hills / Apartment Buildings: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel Insulated, Replace2524190EA		\$150,000.00
ID0422	Riverview: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Riverview		\$197,000.00
ID0431	Friden/Whitmore Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Wood Solid-Core w/ Safety Glass, Replace2524132EA		\$61,000.00
ID0450	138 Gettysburg: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace10100200LF		\$2,000.00
ID0465	Winters: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace109* 1400LF		\$3,349.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0542	Friden/Whitmore: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Asset appeared to be significantly worn and has exceeded its recommended useful life. Based on observed condition, recommend replacement as noted.Interior Door, Wood Hollow-Core, Replace20191144EA		\$85,899.00
ID0558	Olive Hills / Apartment Buildings: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Heavy wear and some damage observed.Interior Door, Wood Solid-Core, Replace 2020079EA		\$112,000.00
ID0571	Westdale: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core, Replace20182500		\$308,000.00
ID0581	Westdale: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7706960SF Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7436960SF		\$60,000.00
ID0733	Olive Hills / Apartment Buildings: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Existing windows are old and in poor condition. Replace with energy efficient windows.ECM, External Windows, Replace25250223EA		\$151,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0746	Malden/Hollencamp: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Exterior Stair/Ramp Rails, Metal, Replace40373200LF		\$9,999.00
ID0751	Malden/Hollencamp: Exterior Stairs, Wood, Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Asset appeared to be significantly worn and deteriorated. The spacing of the balusters and bottom rail is greater than four inches and presents a safety hazard to small children and others and does not comply with current standards. Recommend immediate replacement.Exterior Stairs, Wood, Replace15160200SF		\$7,386.00
ID0758	Olive Hills / Apartment Buildings: Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Existing wood and vinyl siding is in poor condition and highly weathered with areas of damage as well. Recommend replacing with cement board siding as was done at the newly renovated buildings.Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace3030013134SF		\$81,954.00
ID0761	Westdale: Exterior Wall, Masonite Panel, Replace(Dwelling Unit-Exterior (1480)-Other)	Exterior Wall, Masonite Panel, Replace202707560SF Exterior Wall, Metal/Insulated Sandwich Panels, 2" Thick, Replace40420150SF		\$52,000.00
ID0763	Olive Hills / Apartment Buildings: Exterior Wall, Stucco, Repair(Dwelling Unit-Exterior (1480)-Other)	Cracks and deterioration observed.Exterior Wall, Stucco, 1-2 Stories, Replace202003503SF		\$70,000.00
ID0771	Riverview: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Fences & Gates, Chain Link, 6' High, Replace30282300LF		\$11,261.00
ID0818	138 Gettysburg: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1513* 23750SF		\$18,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0819	Friden/Whitmore: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Asset appeared to be significantly worn and has exceeded its recommended useful life. Based on observed condition, recommend replacement as noted.Interior Floor Finish, Vinyl Tile (VCT), Replace151414837SF Interior Floor Finish, Vinyl Tile (VCT), Replace1511411286SF		\$77,000.00
ID0820	Hawthorn Village: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace158* 73500SF		\$16,802.00
ID0822	Olive Hills / Offices/Daycare: Interior Floor Finish, Vinyl Tile (VCT), Replace(Non-Dwelling Interior (1480)-Common Area Flooring)	Damage and worn tiles observed.Interior Floor Finish, Vinyl Tile (VCT), Replace 151413400SF		\$16,322.00
ID0823	Riverview: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Asset appeared to be significantly worn and has exceeded its recommended useful life. Based on observed condition, recommend replacement as noted.Interior Floor Finish, Vinyl Tile (VCT), Replace1521* 044315SF		\$212,000.00
ID0824	Westdale: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace152202400SF Interior Floor Finish, Vinyl Tile (VCT), Replace151703400SF Interior Floor Finish, Vinyl Tile (VCT), Replace151703790SF Interior Floor Finish, Vinyl Tile (VCT), Replace151704600SF		\$68,000.00
ID0825	Westdale: Interior Floor Finish, Wood Strip, Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Wood Strip, Refinish101705500SF Interior Floor Finish, Wood Strip, Refinish10734750SF		\$37,000.00
ID0844	Riverview: Interior Stair Treads, Raised Rubber Tile, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Vinyl stair coverings at interior wood stairs appear to be significantly worn, exposing the wood tread below. The deteriorated presents a hazardous condition, where possibly injury may occur. Recommend immediate replacement.Interior Stair Treads, Raised Rubber Tile, Replace1821* 02500SF		\$22,445.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0847	Olive Hills / Apartment Buildings: Interior Stair/Ramp Rails, Wood, Refinish(Dwelling Unit-Interior (1480)-Other)	Damaged and deteriorated finish observed.Interior Stairs, Wood, Refinish541 3000SF		\$3,606.00
ID0849	Malden/Hollencamp: Interior Stair/Ramp Rails, Wood, Refinish(Dwelling Unit-Interior (1480)-Other)	The open riser design may be hazardous to young children. The spacing of the balusters and bottom rail is greater than four inches and presents a safety hazard to small children and others and does not comply with current standards. Recommend immediate replacement.Interior Stairs, Wood, Replace30440200SF		\$9,019.00
ID0854	Friden/Whitmore: Load Center, Single Phase Residential, Replace(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Interior (1480)-Electrical)	Asset appeared to be significantly worn and deteriorated. Based on observed condition, recommend replacement as noted.Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace3030016EA		\$81,000.00
ID0864	Westdale: Air Conditioner, Replace(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Packaged Terminal Air Conditioner (PTAC), 12,001 to 15,000 BTUH, Replace10 13040EA Packaged Terminal Air Conditioner (PTAC), 12,001 to 15,000 BTUH, Replace10 13020EA Packaged Terminal Air Conditioner (PTAC), 12,001 to 15,000 BTUH, Replace10 27096EA Packaged Unit (RTU), 4 Ton, Replace151901EA Packaged Unit (RTU), 4 Ton, Replace151321EA		\$451,000.00
ID0891	138 Gettysburg: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe5412625SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0892	Malden/Hollencamp: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Cut & Patch25214500SF Driveways do not appear to have been seal coated. Recommend application of seal coat to all driveways.Parking Lots, Asphalt Pavement, Seal & Stripe510010000SF Displaced concrete requires replacement.Pedestrian Pavement, Sidewalk, Concrete, Replace3030* 0100SF		\$6,000.00
ID0893	Olive Hills : Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Significant areas of cracking, damage, and heavy wear observed.Parking Lots, Asphalt Pavement, Mill & Overlay2524168450SF Parking Lots, Asphalt Pavement, Seal & Stripe54168450SF Cracking, surface deterioration, and settling observed.Pedestrian Pavement, Sidewalk, Concrete, Replace302911102SF		\$260,000.00
ID0894	Riverview: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Asphalt drive and parking areas were extensively deteriorated, with top and base courses crumbling in some areas. Based on observed condition, recommend replacement as noted.Parking Lots, Asphalt Pavement, Mill & Overlay252502500SF		\$8,000.00
ID0896	Winters: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Mill & Overlay252321500SF Parking Lots, Asphalt Pavement, Seal & Stripe55* 01500SF Shifted pavement, cracksPedestrian Pavement, Sidewalk, Concrete, Replace3018* 121000SF		\$10,000.00
ID0923	Olive Hills: Baseboard Heater, Electric, Replace(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Radiator, Hydronic Baseboard (per LF), Replace50500200LF Radiator, Hydronic Baseboard (per LF), Replace504642000LF		\$292,000.00
ID1008	Westdale: Utility Room Reconfiguration(Dwelling Unit-Interior (1480)-Other)	At the Westdale cottages, utility rooms need to be widen/enlarged to accommodate future furnace and water heater work.		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOUNT CREST (OH005000004)			\$1,930,994.00
ID0062	Wilmington Hi-Rise: Replace Flooring Common Halls & Areas(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring common halls and areas for the one building housing 64 units.		\$251,000.00
ID0065	Superba: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Install new flooring and cove base in 24 housing units in 2 buildings.		\$150,000.00
ID0112	Mt Crest: Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Install new 25-year roof, as well as gutters, downspouts, and soffits at Rosemont, Smithville-Monarch, and Watervliet.		\$155,000.00
ID0132	Smithville: Modernize Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Modernize units at Smithville.		\$10,000.00
ID0133	Smithville: Modernize Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernize unites at site		\$10,000.00
ID0140	AMP 4 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0154	Amp 4: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$15,000.00
ID0411	Woodview: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 108258EA		\$28,889.00
ID0438	Woodview: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 00010SF		\$500.00
ID0454	Citiview Terrace: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace1082300LF		\$2,000.00
ID0460	Mount Crest Ct.: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace10732400LF		\$20,000.00
ID0464	Wilmington Hi-Rise / Apartment Building: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace1073900LF		\$7,500.00
ID0500	Shroyer: ECM, Inefficient Furnace System, Replace(Dwelling Unit-Interior (1480)-Mechanical)	update and/or replace furnaces, including air conditioner replacement. 2020028EA		\$41,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0553	Huffman/Parnell: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Scratched, deteriorated doorsInterior Door, Wood Hollow-Core, Replace2018248 EA		\$28,633.00
ID0574	Huffman/Parnell: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Worn, agedInterior Floor Finish VCT, Vinyl Tile (VCT), Replace15132700SF		\$3,360.00
ID0583	Smithville-Monarch and Rosemont: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7436000SF Interior Floor Finish, Carpet Residential-Grade Nylon, Replace7436000SF		\$60,000.00
ID0737	Smithville-Monarch and Rosemont: Replace Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	ECM, Inefficient Heating Plant, Replace252501EA ECM, Inefficient Heating Plant, Replace252501EA		\$40,000.00
ID0748	Huffman/Parnell: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Failed, missing, a hazardous conditionExterior Stair Rails, Metal, Replace4040* 0 5LF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0750	Watervliet: Replace Concrete & Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Deteriorated, crackedExterior Stairs, Concrete, Replace50473110SF		\$6,000.00
ID0755	Watervliet: Exterior Wall, Prep & Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint is peeling off in seen areasExterior Wall Paint, Painted Surface, 1-2 Stories, Prep & Paint1091400SF		\$1,000.00
ID0778	Mount Crest Ct.: Foundation Wall, Concrete or CMU w/ Continuous Footings(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations)	At failed foundation areasFoundation Wall, Concrete or CMU w/ Continuous Footings5050050LF		\$5,000.00
ID0787	Mount Crest Ct.: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Far beyond expected life.Furnace, Gas, 101 to 150 MBH, Replace202701EA Far beyond expected life.Furnace, Gas, 101 to 150 MBH, Replace2027* 01EA		\$10,000.00
ID0827	Mount Crest Ct.: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1514137500SF		\$180,000.00
ID0828	Smithville-Monarch and Rosemont: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151232750SF		\$13,202.00
ID0829	Wilmington Hi-Rise / Apartment Building: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1513* 251000SF		\$244,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0871	Smithville-Monarch and Rosemont: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Estimated 50% of 12,000 SFPlumbing System, Domestic Supply & Sanitary, Multi-Family, Upgrade403646000SF Estimated 50% of 7,500 SFPlumbing System, Domestic Supply & Sanitary, Multi-Family, Upgrade403643750SF		\$261,000.00
ID0897	Citiview Terrace: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	DeterioratedParking Lot Mill and overlay, Asphalt Pavement, Mill & Overlay252416000SF Parking Lots, Asphalt Pavement, Seal & Stripe5236000SF		\$20,000.00
ID0898	Huffman/Parnell: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot - Seal and Stripe, Asphalt Pavement, Seal & Stripe5502500SF DeterioratedParking Lot Asphalt Mill and Iverlay, Asphalt Pavement, Mill & Overlay252502500SF		\$8,500.00
ID0899	Mount Crest Ct.: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Filled with potholes and cracksParking Lots, Asphalt Pavement, Mill & Overlay2525050000SF Shifted pavement, cracksPedestrian Pavement, Sidewalk, Concrete, Replace3030014000SF		\$290,000.00
ID0900	Revere: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	cracked, wornParking Lot and Driveway Seal, Asphalt Pavement, Seal & Stripe5321600SF		\$1,000.00
ID0901	Smithville-Monarch and Rosemont: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe54113200SF Two rear catch basinsParking Lots, Asphalt Pavement, Cut & Patch2524125SF Parking Lots, Asphalt Pavement, Seal & Stripe5419000SF		\$9,000.00
ID0902	Superba: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Deteriorated asphalt - to be accomplished after mill and overlay of the parking areasParking Lots, Asphalt Pavement, Seal & Stripe5412000SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0904	Wilmington Hi-Rise / Site: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Faded striping. No evidence of any seal coating since installationParking Lots, Asphalt Pavement, Seal & Stripe55020000SF Shifted pavement, cracksPedestrian Pavement, Sidewalk, Concrete, Replace3013*172500SF		\$30,000.00
ID0946	Huffman/Parnell: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat)	deteriorated, failedRoadway asphalt, Asphalt Pavement, Mill & Overlay2525* 0 250SF DeterioratedRoadways Curb, Concrete Curb & Gutter, Replace2525010LF		\$1,000.00
ID0957	Superba: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Concrete Curb, Concrete Curb & Gutter, Replace25232200LF DeterioratedConcrete curb, Concrete Curb & Gutter, Replace2523230LF DeterioratedConcrete Sidewalk, Sidewalk, Concrete, Replace30273600SF		\$16,410.00
	PARK MANOR (OH005000005)			\$1,201,391.68
ID0106	Park Manor: Replace & Upgrade Electrical(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to the panel/breaker box from 100 to 200 AMPs at Willow and Quitman.		\$48,000.00
ID0113	Park Manor: Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Roofs)	Install new 25-year roof, as well as gutters, downspouts, and soffits at Park Manor community room.		\$179,266.68

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0134	Limestone Modena: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Install new flooring and cove base in 24 housing units in 2 buildings.		\$10,000.00
ID0141	AMP 5 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0155	Amp 5: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$15,000.00
ID0395	Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 108216EA		\$8,000.00
ID0401	Misty Lane / Buildings: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10738EA		\$4,000.00
ID0402	Misty Lane I Apartments: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 106* 418EA		\$8,900.00
ID0425	Park Manor / Park Manor: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel Insulated, Steel Insulated, Replace2526070EA		\$67,075.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0444	Park Manor: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair of exterior masonry wall and brick veneer.Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair 101002000LF		\$5,600.00
ID0451	Bellefontaine / Bellefontaine - Adm/Comm Bldg: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Soffits)	Gutters & Downspouts, Aluminum w/ Fittings, Replace106485LF		\$1,000.00
ID0538	149 Imperial Court: Interior Door, , Replace(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, , Replace151236EA		\$4,500.00
ID0575	Bellefontaine / Bellefontaine - Apt Bldgs: Interior Floor Finish(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Bedrooms, Living Rooms, Carpet Residential-Grade Nylon, Replace76112500SF		\$64,891.00
ID0724	Pompano: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace1818031 EA		\$35,000.00
ID0772	Willow: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Rusted, damagedFence chain link, Chain Link, 4' High, Replace3027380LF		\$2,441.00
ID0792	Park Manor / Park Manor - HR&CB: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	Hi-Rise Building's Apartment Units Bathtub & Ceramic Tile Shower Enclosure, Steel Tibs with porcelein finish and ceramic tile shower surround, Replace2014* 6169EA		\$301,710.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0830	Misty Lane: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151237000SF Interior Floor Finish, Vinyl Tile (VCT), Replace159* 615000SF		\$100,000.00
ID0831	Modena/Limestone: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	No major deficiencies.Interior Floor Finish, Vinyl Tile (VCT), Replace15114 21320SF		\$100,000.00
ID0832	Park Manor - HR&CB: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, VCT, Hi-Rise Building Apartment Units, Vinyl Tile (VCT), Replace1513210500SF		\$50,000.00
ID0905	137 Imperial Court: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Asphalt shows signs of crackingParking Lot seal and stripe, Asphalt Pavement, Seal & Stripe5322000SF		\$1,000.00
ID0906	149 Imperial Court / Site: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair522* 03835SF Deteriorating asphalt at entrance driveParking Lot, Parking Lot, Replace2527* 0 80SF		\$1,700.00
ID0907	Hoch: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	DeterioratedParking Lot Asphalt, Asphalt Pavement, Mill & Overlay252501000 SF Faded in areasParking Lot Seal and Stripe, Asphalt Pavement, Seal & Stripe541 1000SF		\$3,500.00
ID0909	Park Manor: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Significant concrete cranking in parking area to rear of Hi-Rise BuildingParking Lots, Drive Aisle, Concrete Pavement, Replace30310250SF		\$2,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0910	Quitman: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Deteriorated, crackedParking Lot Asphalt, Asphalt Pavement, Mill & Overlay252231200SF Deteriorated, crackedParking Lot wheel stop, Wheel Stop, Concrete or Plastic, Replace201916EA DeterioratedParking Lots Seal and Stripe, Asphalt Pavement, Seal & Stripe5411200SF		\$5,000.00
ID0913	Fitch/Hawthorne: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Space or Stall Lines, Paint52312EA		\$1,000.00
ID0928	Misty Lane: Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	The GFCI outlet in the bathroom of unit 5547 was observed to be discolored and appears to be in operable. Since this is a safety issue, immediate replacement of the outlet is recommended.Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace20200601EA		\$100.00
ID0929	Olive Hills Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	GFCI outlets do not exist at approximatley 50% of the kitchens and bathrooms throughout the units.Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace20200100EA		\$8,588.00
ID0948	Bellefontaine: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadway and parking areas, Asphalt Pavement, Seal & Stripe55018000SF		\$6,800.00
ID0950	Channingway: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Roadways, Asphalt Pavement, Seal & Stripe53217150SF		\$6,508.00
ID0951	Modena/Limestone: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt seal and stripe appear worn and beyond their EUL.Roadways, Asphalt Pavement, Seal & Stripe52010014350SF		\$5,446.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

ID0960	Bellefontaine: Fire Alarm/Suppression System, Install Fire Suppression System(Dwelling Unit-Interior (1480)-Other)	Fire Alarm/Suppression System, Multi-Family Life Safety System, Install Fire Suppression System2028030000SF		\$109,500.00
ID0972	Park Manor: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Security Screen Door, Plain/Anodized Aluminum, Replace1010070EA		\$34,866.00
	WENTWORTH (OH005000002)			\$6,211,883.00
ID0114	Wentworth: Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 25-year roof, as well as gutters, downspouts, Wolf Creek.		\$250,000.00
ID0138	AMP 2 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0149	AMP 2:Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolish Wentworth as it relates to RAD and potential redevelopment.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0152	Amp 2: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$15,000.00
ID0368	Frederick: Accessible Door, Threshold, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Accessible Door, Door, Threshold, Replace for safety.		\$600.00
ID0371	Caliph Court: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$92,665.00
ID0388	Wentworth: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$148,000.00
ID0393	Caliph Court: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 107372EA		\$35,000.00
ID0407	Riverside: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 107380EA		\$39,846.00
ID0424	Wolf Creek: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel Insulated, Replace2522372EA		\$113,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0570	Wentworth: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door, Wood Hollow-Core Sliding, Replace15132588EA		\$747,892.00
ID0618	Frederick: Kitchen & Bathroom Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Modernization and replacement of kitchen and bath in units including but not limited to counter tops, cabinets, stoves, refrigerator, floor, faucets, fixtures, tubs, showers, toilets, vanity, sink, etc.		\$10,000.00
ID0679	Wentworth: Domestic Boiler, Replace(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Domestic Circulator or Booster Pump, 1 HP, Replace201732EA		\$8,000.00
ID0731	Caliph Court: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	Majority of windows are single hung units. 14 units have sliding windows. All are vinyl frame and double glazed.ECM, External Windows, Replace25250176EA		\$119,000.00
ID0732	Riverside: External Windows, Replace(Dwelling Unit-Exterior (1480)-Windows)	The windows are antiquated, energy-inefficient units with single-pane glazing. Window replacement is recommended.ECM, External Windows, Replace2532* 0 224EA		\$152,000.00
ID0743	Frederick: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Metal tread pans are rusted.Exterior Stair/Ramp, Painted, Exterior Railing, Repair 1022* 0200LF		\$10,000.00
ID0744	Wentworth: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace2527040LF		\$1,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0745	Cornell Ridge: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	The asset does not appear to ADA compliant. Recommend replacement with ADA compliant handrails on both sides of steps.Exterior Stairs & Ramps, Handrails, Metal, Replace2526* 0300LF		\$15,000.00
ID0759	Cornell Ridge: Exterior Wall, Insulated Finishing System (EIFS), 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Other)	Exterior Insulating Finish System appears to be greatly deteriorated. Cracks and open joints were observed. Recommend immediate repalcement.Exterior Wall, Insulated Finishing System (EIFS), 1-2 Stories, Replace3020* 1099999SF		\$2,279,977.00
ID0767	Wentworth: Fan Coil Unit, Replace(Dwelling Unit-Interior (1480)-Mechanical)	Fan Coil Unit, 400 - 800 CFM, Replace15141147EA		\$405,000.00
ID0814	Caliph Court: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1513247200SF		\$226,588.00
ID0816	Winston Woods: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1512317058SF Interior Floor Finish, Vinyl Tile (VCT), Replace15123922SF Interior Floor Finish, Vinyl Tile (VCT), Replace15114922SF		\$90,741.00
ID0817	Wolf Creek: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Observed deteriorated tiles, open joints and some areas badly stained, chipped or burned. Suggest replacement.Interior Floor Finish, Vinyl Tile (VCT), Replace151327130SF Interior Floor Finish, Vinyl Tile (VCT), Replace15123990SF		\$38,000.00
ID0846	Cornell Ridge: Interior Stair/Ramp Rails, Wood, Refinish(Dwelling Unit-Interior (1480)-Other)	The basement stairs at the four, four bedroom units did not have balusters or side fall protection. Due to its construction date, the stairs most likely were not required to have fall protection along the sides. EMG recommends upgrading the handrails and adding balusters.Interior Stair/Ramp Rails, Wood, Replace2044* 0200LF		\$2,583.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0853	Wentworth: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Load Center, 120 / 240 V, 125 Amp to 225 Amp, Single Phase Residential, Replace30370147EA Load Center, 120 / 240 V, 125 Amp to 225 Amp, Single Phase Residential, Replace303708EA		\$1,162,211.00
ID0886	Frederick: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair56* 05350SF		\$2,000.00
ID0887	Caliph Court: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lots, Asphalt Pavement, Seal & Stripe54120500SF		\$7,780.00
ID0934	Wentworth: Retaining Wall(Dwelling Unit-Site Work (1480)-Other)	Repair stone wallRetaining Wall, Brick/Stone (per SF Face), Repair0450150SF		\$2,000.00
ID0935	Cornell Ridge: Retaining Wall(Dwelling Unit-Site Work (1480)-Other)	The steep grade condition near Unit 2020 appears to be creating some erosion and some hazardous pedestrian conditions. A retaining wall and guard rail system may be required to mitigate the conditions.Retaining Wall, Cast-in-place Concrete (per SF Face), Repair044* 0500SF		\$6,000.00
ID0939	Wolf Creek: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Roadways, Asphalt Pavement, Mill & Overlay2522* 335000SF		\$114,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0940	Cornell Ridge: Roadways, Asphalt & Concrete Pavement, Curb & Gutter, Mill & Overlay, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Pavement markings are indistinguishable.Roadways, Asphalt Pavement, Seal & Stripe516* 020000SF		\$7,500.00
	WILKINSON PLAZA (OH005000006)			\$3,666,053.68
ID0142	AMP 6 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0156	Amp 6: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$15,000.00
ID0386	Wilkinson Plaza: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$142,000.00
ID0429	Red Bluff: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Steel, Replace252501EA		\$950.00
ID0433	Wilkinson Plaza: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Wood Solid-Core, Replace25430200EA		\$284,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0446	Wilkinson Plaza: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Exterior Wall, Concrete Block (CMU), 3+ Stories, Repoint254305000SF		\$45,000.00
ID0725	Madrid: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace18180100EA		\$85,000.00
ID0726	Telford: Water Heater,Replace(Dwelling Unit-Interior (1480)-Plumbing)	ECM, Existing Water Heater With New Energy Efficient Units, Replace1818015EA		\$9,000.00
ID0738	Wilkinson Plaza: Bathtub & Shower Enclosure, Fiberglass, Replace(Dwelling Unit-Interior (1480)-Tubs and Showers)	Enameled Steel Tub with Ceramic Surround, , Replace20430200EA		\$302,474.68
ID0773	1907 Shroyer Rd.: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Fences & Gates, Wood Board, Refinish106420SF		\$1,000.00
ID0774	Governors Square.: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Fences & Gates, Wood Board, Refinish107355SF		\$1,000.00
ID0775	Westerfield Dr.: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Fences & Gates, Wood Board, Refinish1082180SF Fences & Gates, Wood Board, Refinish1064180SF		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0790	Shroyer: Stair/Ramp Rails, Replace(Non-Dwelling Exterior (1480)-Balconies and Railings)	Handrail has been removed at the first level.Handrails, Ramp/Stairs, Modify0001 EA		\$300.00
ID0795	Wilkinson: Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace(Dwelling Unit-Interior (1480)-Other)	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace202006500SF		\$20,222.00
ID0833	1907 Shroyer Rd.: Interior Floor Finish, Concrete, Prep & Paint(Dwelling Unit-Interior (1480)-Flooring (non routine))	Paint is peeling in multiple locations.Interior Floor Finish, Concrete, Prep & Paint 10912432SF		\$22,458.00
ID0834	Indian Trails: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Sheeting, Replace1511450SF Some minor damage observed throughout units. Flooring is typically replaced when units are turned over. Quantity assumed based on extrapolation of 25% of units observed.Interior Floor Finish, Vinyl Tile (VCT), Replace1513235445SF Interior Floor Finish, Vinyl Tile (VCT), Replace151141100SF		\$175,000.00
ID0835	Madrid / Madrid- Apartment Units: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1512* 359020SF		\$283,000.00
ID0836	Red Bluff: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace151143641SF		\$17,000.00
ID0838	Wilkinson Plaza: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Floor Finish, Vinyl Tile (VCT), Replace1520019000SF Interior Floor Finish, Vinyl Tile (VCT), Replace152005000SF Interior Floor Finish, Vinyl Tile (VCT), Replace1520020000SF		\$211,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0855	Indian Trails: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Load Center, 120 / 240 V, 125 Amp to 225 Amp, Single Phase Residential, Replace302641EA		\$7,906.00
ID0857	Red Bluff: Load Center, Single Phase Residential, Replace(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Interior (1480)-Electrical)	Stab-Lok panels are known to cause fires and it is highly recommended that these panels be replaced.Load Center, 120 / 240 V, 125 Amp, Single Phase Residential, Replace303004EA		\$31,625.00
ID0867	Wilkinson Plaza: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Replace domestic drain linesPlumbing System, Sanitary Waste, Replace4043018000SF		\$700,200.00
ID0868	Madrid / Madrid- Community Building: Plumbing System, Domestic Supply, Replace(Non-Dwelling Interior (1480)-Plumbing)	The plumbing infrastructure is original to the 1975 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included. Half of the square footage is reflected in this line item.Plumbing System, Domestic Supply & Sanitary, Multi-Family, Upgrade403732649SF		\$70,935.00
ID0869	Wilkinson Plaza: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	Replace domestic water supply linesPlumbing System, Domestic Supply, Replace4043018000SF		\$1,051,200.00
ID0912	1907 Shroyer Rd.: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Seal coat is worn and minor cracking is occurring.Parking Lots, Asphalt Pavement, Seal & Stripe550722SF		\$1,000.00
ID0914	Governors Square: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Seal coat is worn and vegetative growth present in cracks.Parking Lots, Asphalt Pavement, Seal & Stripe5603200SF		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0915	Indian Trails: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Cracking observed throughout lot and instances of vegetation growth.Parking Lots, Asphalt Pavement, Mill & Overlay2525033633SF RUL extended because seal coating will occur with recommended mill and overlay.Parking Lots, Asphalt Pavement, Seal & Stripe51433633SF Pole is sticking out of the concrete creating a potential trip hazard and safety issue.Pedestrian Pavement, Sidewalk, Concrete, Repair00040SF		\$123,000.00
ID0916	Madrid: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lots, Asphalt Pavement, Seal & Stripe54196600SF Parking Lots, Asphalt Pavement, Seal & Stripe5417700SF		\$38,000.00
ID0917	Red Bluff: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Seal coat is worn.Parking Lots, Asphalt Pavement, Seal & Stripe5507070SF		\$2,683.00
ID0918	Telford: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Seal coat is worn.Parking Lots, Asphalt Pavement, Seal & Stripe55010440SF Vehicle stop has come off the supporting rebar.Parking Lots, Wheel Stop, Concrete or Plastic, Replace202001EA		\$4,100.00
ID0919	Washington Village: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Seal coat and stripping is worn. Minor cracking observed.Parking Lots, Asphalt Pavement, Seal & Stripe5507560SF		\$3,000.00
ID0920	Westerfield Dr.: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Section of lot has depressed causing significant cracking and deterioration. Parking Lots, Asphalt Pavement, Cut & Patch25250500SF Seal coat is worn and minor cracking is observed with vegetation growth in some of the cracks.Parking Lots, Asphalt Pavement, Seal & Stripe55011031SF		\$6,000.00
	DESOTO BASS COURTS (OH005000007)			\$10,618,223.68

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	AMP 7 Security Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Add, update, or improve CCT, intercom, and other security features that will deter crime and improve safety.		\$10,000.00
ID0374	Hilltop: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts		\$92,665.00
ID0394	Desoto Bass: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10100618EA		\$155,000.00
ID0397	Hilltop: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door, Plain/Anodized Aluminum, Replace. Significant deterioration. 10100304EA		\$76,000.00
ID0434	Hilltop: Exterior Door, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door, Wood Solid-Core, Replace2525044EA		\$32,000.00
ID0449	DeSoto Bass: Exterior Wall, Repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Cleaning of exterior masonry wall surface per report.Exterior Wall, Concrete/Masonry (CMU), 1-2 Stories, Repair10100254500SF		\$464,004.00
ID0541	DeSoto Bass: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	This includes replacement of interior passage / closet doors and frames as per report.Interior Door, Wood Solid-Core, Replace202002715EA		\$882,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0548	Hilltop: Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	This is to provide for interior passage and closet doors as per report.Interior Door, Wood Solid-Core, Replace202001430EA		\$4,333,000.00
ID0757	DeSoto Bass: Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replacement of exterior wall siding per report.Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace30300134200SF		\$527,406.00
ID0776	DeSoto Bass: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	Provide for steel trash barrel and enclosure per report.Fences & Gates, Chain Link, 4' High, Replace30300354LF Replacement of wrought iron fence per report.Fences & Gates, Wrought Iron, 4' High, Replace30300700LF		\$275,000.00
ID0777	Hilltop: Fences & Gates, Replace(Non-Dwelling Site Work (1480)-Fencing)	This is to provide corral and garbage receptacle as per report.Fences & Gates, Chain Link, 4' High, Replace30300152LF This is to provide a wrought iron fence as per report.Fences & Gates, Wrought Iron, 4' High, Replace303003550LF		\$300,000.00
ID0788	DeSoto Bass: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	This provides for replacement of residential furnaces / indoor air handlers and thermostats as per report.Furnace, Electric, 86 to 100 MBH, Replace20200158EA		\$209,957.00
ID0789	Hilltop: Furnace, Replace(Dwelling Unit-Interior (1480)-Mechanical)	This provides for replacement of residential furnaces / indoor air handlers and thermostats as per report.Furnace, Electric, 86 to 100 MBH, Replace20200158EA		\$142,422.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0841	DeSoto Bass: Interior Floor Finish, Vinyl Tile (VCT), Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	This includes replacement of vinyl flooring, underlayment and vinyl cove base per report.Interior Floor Finish, Vinyl Tile (VCT), Replace151501SF		\$1,085,610.68
ID0848	DeSoto Bass: Interior Stair/Ramp Rails, Wood, Refinish(Dwelling Unit-Interior (1480)-Other)	This provides for replacement of vinyl stair treads as per report.Interior Stairs, Wood, Replace303001SF		\$193,491.00
ID0858	DeSoto Bass: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	This is to provide for replacement of load center and branch wiring in units as per report.Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace303001EA		\$509,678.00
ID0859	Hilltop: Load Center, Single Phase Residential, Replace(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	This is to provide replacement of load center and branch wiring as per report.Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace303001EA		\$218,845.00
ID0921	DeSoto Bass: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	This includes milling and paving of parking lots, repairs, signage, as well as curb and gutter work as per report.Parking Lots, Asphalt Pavement, Mill & Overlay252501SF This is to provide for repairs to wrought iron fencing as per report.Pedestrian Gate, Wrought Iron, Refinish1010096EA Replacement of concrete sidewalk per report.Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace303005000SF		\$573,000.00
ID0922	Hilltop: Parking Lots, Asphalt & Concrete, Mill & Overlay, Seal & Stripe, Wheel Stop(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	This is to provide for replacement of concrete parking / drive areas as per report. Parking Lots, Concrete Pavement, Replace303001SF This provides for replacement of concrete sidewalks and handrails as per report. Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace303001SF		\$196,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0926	DeSoto Bass: Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	This is to provide for ground fault circuit interrupters throughout units as per report.Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace 202001EA		\$229,645.00
ID0927	Hilltop: Receptacle, Ground Fault Circuit Interrupter (GFCI)(Dwelling Unit-Interior (1480)-Electrical)	This is to provide GFCI's as per report.Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace20200796EA		\$104,000.00
ID0936	Hilltop: Retaining Wall(Dwelling Unit-Site Work (1480)-Other)	This is to provide a modular retaining wall as per report.Retaining Wall, Concrete Masonry Unit (per SF Face), Replace404001SF		\$8,500.00
	WINDCLIFF VILLAGE (OH005000013)			\$183,186.91
ID0157	Amp 13: Signage, Lighting & Landscaping(Dwelling Unit-Site Work (1480)-Signage)	Update, replace, or create signage, lighting, and landscaping Authority Wide.		\$10,000.00
ID0212	Windcliff Village: Fences & Gates, Vinyl, 6' High, Replace(Non-Dwelling Site Work (1480)-Fencing)	ComponentFences & Gates AttributesVinyl, 6' High ActionReplace Uniformat CodeG2041 Master Cost ID25552 Uniformat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score80.3649 Location DescriptionPlayground Unit Cost\$ 61.70 Quantity200 LF SubTotal\$ 12,340.00 Total Markup\$ 0.00		\$12,340.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 12,340.00 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018		
ID0213	Windcliff Village: Fences & Gates, Wood Board, Replace(Non-Dwelling Site Work (1480)-Fencing)	ComponentFences & Gates AttributesWood Board ActionReplace Unifomat CodeG2041 Master Cost ID23268 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score80.3663 Location DescriptionCommon area Unit Cost\$ 6.11 Quantity100 SF SubTotal\$ 611.10 Total Markup\$ 0.00 Total With Markup\$ 611.10 Year Observed2017 Age31 Lifespan30 Remaining Life0 Next Action Required2018		\$611.10
ID0214	Windcliff Village: ECM, Low Flow Shower Heads, Install(Dwelling Unit-Interior (1480)-Other)	ComponentECM AttributesLow Flow Shower Heads ActionInstall Unifomat CodeX103X Master Cost ID23535 Unifomat Code Level 1 DescriptionX - ECMs ConditionNA Priority Score71.18 Location DescriptionApartment bathrooms Unit Cost\$ 38.00 Quantity25 EA SubTotal\$ 950.00 Total Markup\$ 0.00 Total With Markup\$ 950.00 Year Observed2017 Age11		\$950.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Lifespan10 Remaining Life0 Next Action Required2018		
ID0215	Windcliff Village: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Uniformat CodeC3025 Master Cost ID20084 Uniformat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score35.3529 Location DescriptionApartment Living & Bedrooms Unit Cost\$ 5.19 Quantity19180 SF SubTotal\$ 99,569.13 Total Markup\$ 0.00 Total With Markup\$ 99,569.13 Year Observed2017 Age5 Lifespan7 Remaining Life2 Next Action Required2020		\$99,596.00
ID0216	Windcliff Village: Water Heater, Gas, Residential, 30 to 50 GAL, Replace(Dwelling Unit-Interior (1480)-Mechanical)	ComponentWater Heater AttributesGas, Residential, 30 to 50 GAL ActionReplace Uniformat CodeD2023 Master Cost ID20598 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score35.6264 Location DescriptionApartments - 1-Story townhomes Unit Cost\$ 2,349.48 Quantity12 EA SubTotal\$ 28,193.81 Total Markup\$ 0.00 Total With Markup\$ 28,193.81 Year Observed2017 Age8		\$28,193.81

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Lifespan10 Remaining Life2 Next Action Required2020		
ID0217	Windcliff Village: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score35.1764 Location DescriptionApartment kitchens Unit Cost\$ 43.90 Quantity250 LF SubTotal\$ 10,973.88 Total Markup\$ 0.00 Total With Markup\$ 10,973.88 Year Observed2017 Age8 Lifespan10 Remaining Life2 Next Action Required2020		\$10,973.00
ID0218	Windcliff Village: Residential Appliances, Dishwasher, Replace(Dwelling Unit-Interior (1480)-Appliances)	ComponentResidential Appliances AttributesDishwasher ActionReplace Uniformat CodeE1094 Master Cost ID23147 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score35.1764 Location DescriptionApartment units Unit Cost\$ 820.94 Quantity25 EA SubTotal\$ 20,523.49 Total Markup\$ 0.00 Total With Markup\$ 20,523.49 Year Observed2017 Age8		\$20,523.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Lifespan10 Remaining Life2 Next Action Required2020		
	SCATTERED SITES (H.O.) (OH005000010)			\$223,908.00
ID0221	2005 Val Vista Court: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$920.00
ID0222	2005 Val Vista Court: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Uniformat CodeB2032 Master Cost ID19581 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance & Storage door located on the north side of the home in the back Unit Cost\$ 950.12		\$950.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00 Total With Markup\$ 950.12 Year Observed2017 Age26 Lifespan25 Remaining Life0 Next Action Required2018 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		
ID0223	2005 Val Vista Court: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Unifomat CodeB2039 Master Cost ID19667 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Next Action Required2018		
ID0224	2005 Val Vista Court: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Unifomat CodeB2021 Master Cost ID19443 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity8 EA SubTotal\$ 4,673.65 Total Markup\$ 0.00 Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$5,000.00
ID0225	2005 Val Vista Court: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Unifomat CodeC3012 Master Cost ID20017 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity80 SF SubTotal\$ 1,898.35 Total Markup\$ 0.00 Total With Markup\$ 1,898.35 Year Observed2017		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		
ID0226	2005 Val Vista Court: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Uniformat CodeC3012 Master Cost ID19966 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity2000 SF SubTotal\$ 6,754.00 Total Markup\$ 0.00 Total With Markup\$ 6,754.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace drywall		\$7,000.00
ID0227	2005 Val Vista Court: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Uniformat CodeD2039 Master Cost ID25532 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017		\$3,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		
ID0228	2005 Val Vista Court: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Uniformat CodeD2029 Master Cost ID25531 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1000 SF SubTotal\$ 5,840.00 Total Markup\$ 0.00 Total With Markup\$ 5,840.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		\$5,800.00
ID0229	2005 Val Vista Court: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Uniformat CodeG2022 Master Cost ID23230 Uniformat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionDriveway on North side of home Unit Cost\$ 0.38 Quantity550 SF SubTotal\$ 208.73 Total Markup\$ 0.00		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 208.73 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019 Driveway is showing age. Needs sealed to maintain integrity.		
ID0236	2056 Hickorydale: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity160 LF SubTotal\$ 1,339.49 Total Markup\$ 0.00 Total With Markup\$ 1,339.49 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018 Roof needs to be replaced due to age		\$1,339.00
ID0237	2056 Hickorydale: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Uniformat CodeB2032 Master Cost ID19581 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance Unit Cost\$ 950.12 Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00 Total With Markup\$ 950.12		\$950.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age26 Lifespan25 Remaining Life0 Next Action Required2018 Replace damaged sliding door. Door does not seal properly.		
ID0239	2056 Hickorydale: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Uniformat CodeB2021 Master Cost ID19443 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity10 EA SubTotal\$ 5,842.07 Total Markup\$ 0.00 Total With Markup\$ 5,842.07 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$6,000.00
ID0240	2056 Hickorydale: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Uniformat CodeC3012 Master Cost ID20017 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity85 SF SubTotal\$ 2,017.00 Total Markup\$ 0.00 Total With Markup\$ 2,017.00 Year Observed2017		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		
ID0241	2056 Hickorydale: Interior Door, Wood Hollow-Core, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	ComponentInterior Door AttributesWood Hollow-Core ActionReplace Uniformat CodeC1021 Master Cost ID19834 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.3613 Location DescriptionBathroom and (1) Bedroom Door damaged Unit Cost\$ 596.52 Quantity2 EA SubTotal\$ 1,193.05 Total Markup\$ 0.00 Total With Markup\$ 1,193.05 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 2 Interior doors were found damaged. (1) bathroom door and (1) bedroom door.		\$2,000.00
ID0243	2056 Hickorydale: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Uniformat CodeC3012 Master Cost ID26647 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00 Year Observed2017		\$1,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age9 Lifespan8 Remaining Life0 Next Action Required2018 Walls of home need repainted due to wear, damage and mold		
ID0244	2056 Hickorydale: Water Heater, Electric, Residential, 53 to 120 GAL, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentWater Heater AttributesElectric, Residential, 53 to 120 GAL ActionReplace Uniformat CodeD2023 Master Cost ID20582 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.63 Location DescriptionBasement Unit Cost\$ 2,937.40 Quantity1 EA SubTotal\$ 2,937.40 Total Markup\$ 0.00 Total With Markup\$ 2,937.40 Year Observed2017 Age24 Lifespan15 Remaining Life0 Next Action Required2018 Based on water heater serial number MM94 the unit was manufactured in 1994 and is 23 years old		\$3,000.00
ID0245	2056 Hickorydale: Kitchen Cabinet, Base and Wall Section, Wood, Replace(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	ComponentKitchen Cabinet AttributesBase and Wall Section, Wood ActionReplace Uniformat CodeE2012 Master Cost ID23156 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionPoor Priority Score44.1813 Location DescriptionKitchen Unit Cost\$ 467.63 Quantity1 LF SubTotal\$ 467.63 Total Markup\$ 0.00 Total With Markup\$ 467.63		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 Base cabinets showing excessive wear and tear. One drawer is damaged		
ID0246	2056 Hickorydale: Landscaping, Mature Tree, Remove/Trim(Dwelling Unit-Site Work (1480)-Landscape)	ComponentLandscaping AttributesMature Tree ActionRemove/Trim Unifomat CodeG2055 Master Cost ID23307 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score1 Location DescriptionOvergrown Brush/tree on the east side of the property Unit Cost\$ 1,239.70 Quantity1 EA SubTotal\$ 1,239.70 Total Markup\$ 0.00 Total With Markup\$ 1,239.70 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 Large overgrown shrub and tree behind home. Needs removed.		\$1,200.00
ID0247	2056 Hickorydale: Engineer, Environmental, Mold Remediation, Evaluate/Report(Dwelling Unit-Interior (1480)-Other)	ComponentEngineer AttributesEnvironmental, Mold Remediation ActionEvaluate/Report Unifomat CodeP000X Master Cost ID23485 Unifomat Code Level 1 DescriptionP - Follow-up Studies ConditionPoor Priority Score80.189 Location DescriptionMold found on basement wall as well in 2 bedrooms Unit Cost\$ 3,500.00 Quantity1 EA SubTotal\$ 3,500.00 Total Markup\$ 0.00		\$3,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 3,500.00 Year Observed2017 Age1 Lifespan0 Remaining Life0 Next Action Required2018 <u>Mold found in basement and 2 Bedrooms</u>		
ID0248	2056 Hickorydale: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Uniformat CodeC3012 Master Cost ID19966 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity550 SF SubTotal\$ 1,857.35 Total Markup\$ 0.00 Total With Markup\$ 1,857.35 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace 1/2 of drywall		\$2,000.00
ID0249	2056 Hickorydale: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Uniformat CodeD2039 Master Cost ID25532 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1250 SF SubTotal\$ 4,862.50 Total Markup\$ 0.00 Total With Markup\$ 4,862.50		\$4,800.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		
ID0250	2056 Hickorydale: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Uniformat CodeD2029 Master Cost ID25531 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1250 SF SubTotal\$ 7,300.00 Total Markup\$ 0.00 Total With Markup\$ 7,300.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		\$7,300.00
ID0251	2056 Hickorydale: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Uniformat CodeG2022 Master Cost ID23230 Uniformat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionAsphalt driveway Located on North side of the home Unit Cost\$ 0.38 Quantity650 SF SubTotal\$ 246.68 Total Markup\$ 0.00 Total With Markup\$ 246.68 Year Observed2017		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age4 Lifespan5 Remaining Life1 Next Action Required2019 Asphalt is in need of sealing before damage occurs		
ID0258	4826 Burkhardt: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity130 LF SubTotal\$ 1,088.33 Total Markup\$ 0.00 Total With Markup\$ 1,088.33 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018 Roof needs to be replaced due to age		\$1,000.00
ID0259	4826 Burkhardt: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Uniformat CodeB2032 Master Cost ID19581 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance Unit Cost\$ 950.12 Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00 Total With Markup\$ 950.12 Year Observed2017		\$950.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age26 Lifespan25 Remaining Life0 Next Action Required2018 Replace damaged sliding door. Door does not seal properly.		
ID0261	4826 Burkhardt: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Uniformat CodeB2039 Master Cost ID19667 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0 Next Action Required2018 Replace damaged sliding door. Door does not seal properly.		\$500.00
ID0262	4826 Burkhardt: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Uniformat CodeB2021 Master Cost ID19443 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity8 EA SubTotal\$ 4,673.65 Total Markup\$ 0.00		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		
ID0263	4826 Burkhardt: Exterior Door, Fully-Glazed Aluminum-Framed Sliding, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesFully-Glazed Aluminum-Framed Sliding ActionReplace Unifomat CodeB2031 Master Cost ID19556 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionDining Room Unit Cost\$ 2,334.31 Quantity1 EA SubTotal\$ 2,334.31 Total Markup\$ 0.00 Total With Markup\$ 2,334.31 Year Observed2017 Age26 Lifespan25 Remaining Life0 Next Action Required2018 Replace damaged sliding door. Door does not seal properly.		\$2,300.00
ID0264	4826 Burkhardt: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Unifomat CodeC3012 Master Cost ID20017 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity75 SF SubTotal\$ 1,779.71 Total Markup\$ 0.00		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total With Markup\$ 1,779.71 Year Observed2017 Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		
ID0265	4826 Burkhardt: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Uniformat CodeC3025 Master Cost ID20084 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score1 Location DescriptionLiving room, dining room, hallway, (2) bedrooms. Unit Cost\$ 5.19 Quantity500 SF SubTotal\$ 2,595.65 Total Markup\$ 0.00 Total With Markup\$ 2,595.65 Year Observed2017 Age8 Lifespan7 Remaining Life0 Next Action Required2018 Replace carpet based on wear and tear.		\$2,500.00
ID0267	4826 Burkhardt: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Uniformat CodeC3012 Master Cost ID19966 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity450 SF SubTotal\$ 1,519.65 Total Markup\$ 0.00 Total With Markup\$ 1,519.65		\$1,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace 1/2 of drywall		
ID0268	4826 Burkhardt: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Unifomat CodeD2039 Master Cost ID25532 Unifomat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		\$3,800.00
ID0269	4826 Burkhardt: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Unifomat CodeD2029 Master Cost ID25531 Unifomat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1000 SF SubTotal\$ 5,840.00 Total Markup\$ 0.00 Total With Markup\$ 5,840.00 Year Observed2017		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		
ID0270	4826 Burkhardt: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		\$500.00
ID0271	4826 Burkhardt: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Uniformat CodeC3012 Master Cost ID26647 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00		\$1,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Year Observed2017 Age9 Lifespan8 Remaining Life0 Next Action Required2018 Walls of home need repainted due to wear, damage and mold		
ID0278	1617 Liscum Drivet: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$1,600.00
ID0279	1617 Liscum Drive: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Uniformat CodeB2032 Master Cost ID19581 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance & Storage door located on the north side of the home in the back Unit Cost\$ 950.12 Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00 Total With Markup\$ 950.12 Year Observed2017		\$950.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Age26 Lifespan25 Remaining Life0 Next Action Required2018 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		
ID0280	1617 Liscum Drive: Roof, Asphalt Shingle, Replace(Dwelling Unit-Exterior (1480)-Roofs)	ComponentRoof AttributesAsphalt Shingle ActionReplace Uniformat CodeB3011 Master Cost ID19693 Uniformat Code Level 1 DescriptionB - Shell ConditionFair Priority Score44.9014 Location DescriptionMain roof Unit Cost\$ 3.42 Quantity1025 SF SubTotal\$ 3,506.01 Total Markup\$ 0.00 Total With Markup\$ 3,506.01 Year Observed2017 Age16 Lifespan20 Remaining Life4 Next Action Required2022 Roof will need to be replaced due to age		\$3,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0281	1617 Liscum Drive: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Unifomat CodeB2039 Master Cost ID19667 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0 Next Action Required2018		\$500.00
ID0282	1617 Liscum Drive: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Unifomat CodeB2021 Master Cost ID19443 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity8 EA SubTotal\$ 4,673.65 Total Markup\$ 0.00 Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0283	1617 Liscum Drive: Exterior Door, Fully-Glazed Aluminum-Framed Sliding, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesFully-Glazed Aluminum-Framed Sliding ActionReplace Unifomat CodeB2031 Master Cost ID19556 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionDining Room Unit Cost\$ 2,334.31 Quantity1 EA SubTotal\$ 2,334.31 Total Markup\$ 0.00 Total With Markup\$ 2,334.31 Year Observed2017 Age26 Lifespan25 Remaining Life0 Next Action Required2018 Replace damaged sliding door. Door does not seal properly.		\$2,300.00
ID0285	1617 Liscum Drive: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Unifomat CodeC3012 Master Cost ID20017 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity80 SF SubTotal\$ 1,898.35 Total Markup\$ 0.00 Total With Markup\$ 1,898.35 Year Observed2017 Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		\$2,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0286	1617 Liscum Drive: Interior Door, Wood Hollow-Core, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	ComponentInterior Door AttributesWood Hollow-Core ActionReplace Unifomat CodeC1021 Master Cost ID19834 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.3613 Location DescriptionBathroom and (1) Bedroom Door damaged Unit Cost\$ 596.52 Quantity2 EA SubTotal\$ 1,193.05 Total Markup\$ 0.00 Total With Markup\$ 1,193.05 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 2 Interior doors were found damaged. (1) bathroom door and (1) bedroom door.		\$2,300.00
ID0287	1617 Liscum Drive: Interior Ceiling Finish, Gypsum Board/Plaster, Repair(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Ceiling Finish AttributesGypsum Board/Plaster ActionRepair Unifomat CodeC3031 Master Cost ID20104 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score80.279 Location DescriptionLiving Room Unit Cost\$ 7.32 Quantity1 SF SubTotal\$ 7.32 Total Markup\$ 0.00 Total With Markup\$ 7.32 Year Observed2017 Age1 Lifespan0 Remaining Life0 Next Action Required2018 Repair damaged living room ceiling.		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0288	1617 Liscum Drive: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Unifomat CodeC3025 Master Cost ID20084 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.3538 Location DescriptionLiving room and Bedrooms Unit Cost\$ 5.19 Quantity500 SF SubTotal\$ 2,595.65 Total Markup\$ 0.00 Total With Markup\$ 2,595.65 Year Observed2017 Age8 Lifespan7 Remaining Life0 Next Action Required2018 Carpet is soiled and stained beyond repair. Needs replaced.		\$2,500.00
ID0289	1617 Liscum Drive: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Unifomat CodeC3012 Master Cost ID26647 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00 Year Observed2017 Age9 Lifespan8 Remaining Life0 Next Action Required2018 Walls of home need repainted due to wear, damage and mold		\$1,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0290	1617 Liscum Drive: Water Heater, Electric, Residential, 30 to 52 GAL, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentWater Heater AttributesElectric, Residential, 30 to 52 GAL ActionReplace Uniformat CodeD2023 Master Cost ID20581 Uniformat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.63 Location DescriptionKitchen Unit Cost\$ 1,738.90 Quantity1 EA SubTotal\$ 1,738.90 Total Markup\$ 0.00 Total With Markup\$ 1,738.90 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Replace due to normal life cycle		\$2,000.00
ID0291	1617 Liscum Drive: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0292	1617 Liscum Drive: Landscaping, Mature Tree, Remove/Trim(Dwelling Unit-Site Work (1480)-Landscape)	ComponentLandscaping AttributesMature Tree ActionRemove/Trim Unifomat CodeG2055 Master Cost ID23307 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score1 Location DescriptionOvergrown Brush/tree on the east side of the property Unit Cost\$ 1,239.70 Quantity1 EA SubTotal\$ 1,239.70 Total Markup\$ 0.00 Total With Markup\$ 1,239.70 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 Large overgrown shrub and tree behind home. Needs removed.		\$1,200.00
ID0293	1617 Liscum Drive: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Unifomat CodeG2022 Master Cost ID23230 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionAsphalt driveway Located on North side of the home Unit Cost\$ 0.38 Quantity650 SF SubTotal\$ 246.68 Total Markup\$ 0.00 Total With Markup\$ 246.68 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019 Asphalt is in need of sealing before damage occurs		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0294	1617 Liscum Drive: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Unifformat CodeC3012 Master Cost ID19966 Unifformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity2000 SF SubTotal\$ 6,754.00 Total Markup\$ 0.00 Total With Markup\$ 6,754.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace drywall		\$2,000.00
ID0295	1617 Liscum Drive: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Unifformat CodeD2039 Master Cost ID25532 Unifformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		\$3,800.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0296	1617 Liscum Drive: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Uniformat CodeD2029 Master Cost ID25531 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1000 SF SubTotal\$ 5,840.00 Total Markup\$ 0.00 Total With Markup\$ 5,840.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		\$8,700.00
ID0306	3000 Germantown Street: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$1,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0307	3000 Germantown Street: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Unifomat CodeB2039 Master Cost ID19667 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0 Next Action Required2018		\$996.00
ID0308	3000 Germantown Street: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Unifomat CodeB2021 Master Cost ID19443 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity8 EA SubTotal\$ 4,673.65 Total Markup\$ 0.00 Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0309	3000 Germantown Street: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Uniformal CodeC3012 Master Cost ID20017 Uniformal Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity80 SF SubTotal\$ 1,898.35 Total Markup\$ 0.00 Total With Markup\$ 1,898.35 Year Observed2017 Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		\$3,000.00
ID0310	3000 Germantown Street: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Uniformal CodeC3025 Master Cost ID20084 Uniformal Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.3538 Location DescriptionLiving room and Bedrooms Unit Cost\$ 5.19 Quantity500 SF SubTotal\$ 2,595.65 Total Markup\$ 0.00 Total With Markup\$ 2,595.65 Year Observed2017 Age8 Lifespan7 Remaining Life0 Next Action Required2018 Carpet is soiled and stained beyond repair. Needs replaced.		\$2,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0311	3000 Germantown Street: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Unifomat CodeG2022 Master Cost ID23230 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionAsphalt driveway Located on North side of the home Unit Cost\$ 0.38 Quantity650 SF SubTotal\$ 246.68 Total Markup\$ 0.00 Total With Markup\$ 246.68 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019 Asphalt is in need of sealing before damage occurs		\$500.00
ID0312	3000 Germantown Street: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Unifomat CodeC3012 Master Cost ID19966 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity2000 SF SubTotal\$ 6,754.00 Total Markup\$ 0.00 Total With Markup\$ 6,754.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace drywall		\$2,700.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0313	3000 Germantown Street: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Unifomat CodeC3012 Master Cost ID26647 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00 Year Observed2017 Age9 Lifespan8 Remaining Life0 Next Action Required2018 Walls of home need repainted due to wear, damage and mold		\$1,500.00
ID0314	3000 Germantown Street: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Unifomat CodeD2039 Master Cost ID25532 Unifomat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		\$6,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0315	3000 Germantown Street: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Uniformat CodeD2029 Master Cost ID25531 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1000 SF SubTotal\$ 5,840.00 Total Markup\$ 0.00 Total With Markup\$ 5,840.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		\$5,800.00
ID0321	1822 Ditzel Avenue: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$2,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0322	1822 Ditzel Avenue: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Unifomat CodeB2032 Master Cost ID19581 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance & Storage door located on the north side of the home in the back Unit Cost\$ 950.12 Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00 Total With Markup\$ 950.12 Year Observed2017 Age26 Lifespan25 Remaining Life0 Next Action Required2018 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$950.00
ID0323	1822 Ditzel Avenue: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Unifomat CodeB2039 Master Cost ID19667 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0 Next Action Required2018		
ID0324	1822 Ditzel Avenue: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Unifomat CodeB2021 Master Cost ID19443 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity8 EA SubTotal\$ 4,673.65 Total Markup\$ 0.00 Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$4,600.00
ID0325	1822 Ditzel Avenue: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Unifomat CodeC3012 Master Cost ID20017 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Unit Cost\$ 23.73 Quantity80 SF SubTotal\$ 1,898.35 Total Markup\$ 0.00 Total With Markup\$ 1,898.35 Year Observed2017 Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		
ID0326	1822 Ditzel Avenue: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Unifomat CodeC3012 Master Cost ID19966 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity2000 SF SubTotal\$ 6,754.00 Total Markup\$ 0.00 Total With Markup\$ 6,754.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace drywall		\$2,000.00
ID0327	1822 Ditzel Avenue: Interior Floor Finish, Wood Strip, Sand & Refinish(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesWood Strip ActionRefinish Unifomat CodeC3024 Master Cost ID20075 Unifomat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score1 Location DescriptionLiving room, dining room, hallway, (2) bedrooms. Unit Cost\$ 3.68		\$2,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Quantity650 SF SubTotal\$ 2,390.44 Total Markup\$ 0.00 Total With Markup\$ 2,390.44 Year Observed2017 Age9 Lifespan10 Remaining Life1 Next Action Required2019 Replace carpet based on wear and tear.		
ID0328	1822 Ditzel Avenue: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Uniformat CodeD2039 Master Cost ID25532 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		\$6,200.00
ID0330	1822 Ditzel Avenue: Kitchen Counter, Plastic Laminate, Postformed, Replace(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	ComponentKitchen Counter AttributesPlastic Laminate, Postformed ActionReplace Uniformat CodeE2012 Master Cost ID23159 Uniformat Code Level 1 DescriptionE - Equipment & Furnishings ConditionFair Priority Score44.1773 Location DescriptionKitchen Unit Cost\$ 43.90 Quantity10 LF		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		SubTotal\$ 438.96 Total Markup\$ 0.00 Total With Markup\$ 438.96 Year Observed2017 Age6 Lifespan10 Remaining Life4 Next Action Required2022 Replace counter tops based on normal life cycle		
ID0331	1822 Ditzel Avenue: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Uniformat CodeC3012 Master Cost ID26647 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00 Year Observed2017 Age9 Lifespan8 Remaining Life0 Next Action Required2018 Walls of home need repainted due to wear, damage and mold		\$1,500.00
ID0332	1822 Ditzel Avenue: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Uniformat CodeG2022 Master Cost ID23230 Uniformat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionAsphalt driveway Located on North side of the home Unit Cost\$ 0.38 Quantity650 SF SubTotal\$ 246.68		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Total Markup\$ 0.00 Total With Markup\$ 246.68 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019 Asphalt is in need of sealing before damage occurs		
ID0340	1706 Hannibal Court: Gutters & Downspouts, Aluminum w/ Fittings, Replace(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	ComponentGutters & Downspouts AttributesAluminum w/ Fittings ActionReplace Uniformat CodeB3016 Master Cost ID19759 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7173 Location DescriptionMain roof Unit Cost\$ 8.37 Quantity110 LF SubTotal\$ 920.90 Total Markup\$ 0.00 Total With Markup\$ 920.90 Year Observed2017 Age20 Lifespan10 Remaining Life0 Next Action Required2018		\$853.00
ID0342	1706 Hannibal Court: Exterior Door, Steel, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentExterior Door AttributesSteel ActionReplace Uniformat CodeB2032 Master Cost ID19581 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7258 Location DescriptionFront entrance & Storage door located on the north side of the home in the back Unit Cost\$ 950.12 Quantity1 EA SubTotal\$ 950.12 Total Markup\$ 0.00		\$950.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Total With Markup\$ 950.12
 Year Observed2017
 Age26
 Lifespan25
 Remaining Life0
 Next Action Required2018
 Unifomat Code Level 1 DescriptionB - Shell
 ConditionPoor
 Priority Score44.7173
 Location DescriptionMain roof
 Unit Cost\$ 8.37
 Quantity110 LF
 SubTotal\$ 920.90
 Total Markup\$ 0.00
 Total With Markup\$ 920.90
 Year Observed2017
 Age20
 Lifespan10
 Remaining Life0
 Next Action Required2018

ID0343	1706 Hannibal Court: Screen Door, Plain/Anodized Aluminum, Replace(Dwelling Unit-Exterior (1480)-Exterior Doors)	ComponentScreen Door AttributesPlain/Anodized Aluminum ActionReplace Unifomat CodeB2039 Master Cost ID19667 Unifomat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score80.7209 Location DescriptionFront entrance Unit Cost\$ 498.08 Quantity1 EA SubTotal\$ 498.08 Total Markup\$ 0.00 Total With Markup\$ 498.08 Year Observed2017 Age26 Lifespan10 Remaining Life0 Next Action Required2018		\$500.00
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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0344	1706 Hannibal Court: Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace(Dwelling Unit-Exterior (1480)-Windows)	ComponentWindow AttributesAluminum Double-Glazed 12 SF, 1-2 Stories ActionReplace Uniformat CodeB2021 Master Cost ID19443 Uniformat Code Level 1 DescriptionB - Shell ConditionPoor Priority Score44.7227 Location Description Unit Cost\$ 584.21 Quantity\$ EA SubTotal\$ 4,673.65 Total Markup\$ 0.00 Total With Markup\$ 4,673.65 Year Observed2017 Age39 Lifespan30 Remaining Life0 Next Action Required2018 replace windows		\$4,600.00
ID0345	1706 Hannibal Court: Interior Wall Finish, Wood Paneling, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentBaseboards AttributesWood Paneling ActionReplace Uniformat CodeC3012 Master Cost ID20017 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2713 Location Description Unit Cost\$ 23.73 Quantity80 SF SubTotal\$ 1,898.35 Total Markup\$ 0.00 Total With Markup\$ 1,898.35 Year Observed2017 Age39 Lifespan20 Remaining Life0 Next Action Required2018 replace baseboards		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0346	1706 Hannibal Court: Interior Door, Wood Hollow-Core, Replace(Dwelling Unit-Interior (1480)-Interior Doors)	ComponentInterior Door AttributesWood Hollow-Core ActionReplace Unifomat CodeC1021 Master Cost ID19834 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.3613 Location DescriptionBathroom and (1) Bedroom Door damaged Unit Cost\$ 596.52 Quantity2 EA SubTotal\$ 1,193.05 Total Markup\$ 0.00 Total With Markup\$ 1,193.05 Year Observed2017 Age21 Lifespan20 Remaining Life0 Next Action Required2018 2 Interior doors were found damaged. (1) bathroom door and (1) bedroom door.		\$600.00
ID0347	1706 Hannibal Court: Interior Floor Finish, Carpet Residential-Grade Nylon, Replace(Dwelling Unit-Interior (1480)-Flooring (non routine))	ComponentInterior Floor Finish AttributesCarpet Residential-Grade Nylon ActionReplace Unifomat CodeC3025 Master Cost ID20084 Unifomat Code Level 1 DescriptionC - Interiors ConditionFair Priority Score44.3538 Location DescriptionLiving Room, Stairs, 1st floor Bedroom, (4) 2nd floor bedrooms and hallway. Unit Cost\$ 5.19 Quantity1000 SF SubTotal\$ 5,191.30 Total Markup\$ 0.00 Total With Markup\$ 5,191.30 Year Observed2017 Age3 Lifespan7 Remaining Life4 Next Action Required2022 Replace carpet based on normal life cvcle.		\$2,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0348	1706 Hannibal Court: Water Heater, Electric, Residential, 30 to 52 GAL, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentWater Heater AttributesElectric, Residential, 30 to 52 GAL ActionReplace Unifomat CodeD2023 Master Cost ID20581 Unifomat Code Level 1 DescriptionD - Services ConditionFair Priority Score44.63 Location DescriptionKitchen Unit Cost\$ 1,738.90 Quantity1 EA SubTotal\$ 1,738.90 Total Markup\$ 0.00 Total With Markup\$ 1,738.90 Year Observed2017 Age11 Lifespan15 Remaining Life4 Next Action Required2022 Replace due to normal life cycle.		\$2,000.00
ID0349	1706 Hannibal Court: 1617 Liscum Drive: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	ComponentRoadways AttributesConcrete Pavement ActionReplace Unifomat CodeG2012 Master Cost ID23218 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score44.6327 Location DescriptionDriveway Apron Unit Cost\$ 8.00 Quantity175 SF SubTotal\$ 1,400.00 Total Markup\$ 0.00 Total With Markup\$ 1,400.00 Year Observed2017 Age31 Lifespan30 Remaining Life0 Next Action Required2018 Driveway needs sealed to maintain integrity.		\$1,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0350	1706 Hannibal Court: Roadways, Concrete Pavement, Replace(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	ComponentRoadways AttributesConcrete Pavement ActionReplace Unifomat CodeG2012 Master Cost ID23218 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionPoor Priority Score44.6327 Location DescriptionDriveway Apron Unit Cost\$ 8.00 Quantity175 SF SubTotal\$ 1,400.00 Total Markup\$ 0.00 Total With Markup\$ 1,400.00 Year Observed2017 Age31 Lifespan30 Remaining Life0 Next Action Required2018 Driveway needs sealed to maintain integrity.		\$1,400.00
ID0351	1706 Hannibal Court: Parking Lots, Asphalt Pavement, Seal & Stripe(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving.Dwelling Unit-Site Work (1480)-Parking)	ComponentParking Lots AttributesAsphalt Pavement ActionSeal & Stripe Unifomat CodeG2022 Master Cost ID23230 Unifomat Code Level 1 DescriptionG - Building Sitework ConditionFair Priority Score44.6192 Location DescriptionAsphalt driveway Located on North side of the home Unit Cost\$ 0.38 Quantity650 SF SubTotal\$ 246.68 Total Markup\$ 0.00 Total With Markup\$ 246.68 Year Observed2017 Age4 Lifespan5 Remaining Life1 Next Action Required2019 Asphalt is in need of sealing before damage occurs		\$500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0352	1706 Hannibal Court: Interior Wall Finish, Gypsum Board/Plaster, Replace(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGypsum Board/Plaster ActionReplace Unifomat CodeC3012 Master Cost ID19966 Unifomat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2734 Location Description Unit Cost\$ 3.38 Quantity2000 SF SubTotal\$ 6,754.00 Total Markup\$ 0.00 Total With Markup\$ 6,754.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace drywall		\$2,500.00
ID0353	1706 Hannibal Court: Plumbing System, Sanitary Waste, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesSanitary Waste ActionReplace Unifomat CodeD2039 Master Cost ID25532 Unifomat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.5434 Location Description Unit Cost\$ 3.89 Quantity1000 SF SubTotal\$ 3,890.00 Total Markup\$ 0.00 Total With Markup\$ 3,890.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing sanitary drainage		\$5,600.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0354	1706 Hannibal Court: Plumbing System, Domestic Supply, Replace(Dwelling Unit-Interior (1480)-Plumbing)	ComponentPlumbing System AttributesDomestic Supply ActionReplace Uniformat CodeD2029 Master Cost ID25531 Uniformat Code Level 1 DescriptionD - Services ConditionPoor Priority Score44.6334 Location Description Unit Cost\$ 5.84 Quantity1000 SF SubTotal\$ 5,840.00 Total Markup\$ 0.00 Total With Markup\$ 5,840.00 Year Observed2017 Age39 Lifespan40 Remaining Life1 Next Action Required2019 replace plumbing domestic water supply		\$8,400.00
ID0355	1706 Hannibal Court: Interior Wall Finish, Generic Surface, Prep & Paint(Dwelling Unit-Interior (1480)-Other)	ComponentInterior Wall Finish AttributesGeneral Surface ActionPrep & Paint Uniformat CodeC3012 Master Cost ID26647 Uniformat Code Level 1 DescriptionC - Interiors ConditionPoor Priority Score44.2653 Location DescriptionInterior Unit Cost\$ 1.45 Quantity1000 SF SubTotal\$ 1,450.00 Total Markup\$ 0.00 Total With Markup\$ 1,450.00 Year Observed2017 Age9 Lifespan8 Remaining Life0 Next Action Required2018		\$1,700.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Walls of home need repainted due to wear, damage and mold		
	Subtotal of Estimated Cost			\$36,342,254.95

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$844,644.00
Administration(Administration (1410)-Salaries)	\$493,391.00
Operations(Operations (1406))	\$1,689,288.00
Operations(Operations (1406))	\$986,782.00
RAD Post-Conversion Costs Activities(RAD (1503))	\$20,000.00
UFAS & 504(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
RAD Investment Activities(RAD Investment Activity (1504))	\$20,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$50,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$150,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$50,000.00
Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$500,000.00
Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	\$1,000,000.00
Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Contingency(Contract Administration (1480)-Contingency)	\$100,000.00
Contingency(Contract Administration (1480)-Contingency)	\$5,000.00
RAD Investment Activities(RAD Investment Activity (1504))	\$20,000.00
RAD HAP(RAD (1503))	\$73,394.00
RAD HAP(RAD (1503))	\$20,000.00
Subtotal of Estimated Cost	\$6,222,499.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Contingency(Contract Administration (1480)-Contingency)	\$100,000.00
RAD Investment Activities(RAD Investment Activity (1504))	\$20,000.00
RAD Post-Conversion Costs Activities(RAD (1503))	\$20,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$200,000.00
Administration(Administration (1410)-Salaries)	\$493,391.00
Operations(Operations (1406))	\$986,782.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
RAD HAP(RAD (1503))	\$20,000.00
Subtotal of Estimated Cost	\$1,940,173.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$793,819.00
Operations(Operations (1406))	\$1,587,638.00
Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
RAD Investment Activities(RAD Investment Activity (1504))	\$200,000.00
Demolition(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	\$1,000,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$200,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Copy of UFAS & 504(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-	\$100,000.00
RAD HAP(RAD (1503))	\$20,000.00
Subtotal of Estimated Cost	\$4,001,457.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$986,782.00
Contingency(Contract Administration (1480)-Contingency)	\$5,000.00
Administration(Administration (1410)-Salaries)	\$793,819.00
Operations(Operations (1406))	\$1,587,638.00
Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$100,000.00
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$200,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
RAD Investment Activities(RAD Investment Activity (1504))	\$20,000.00
RAD HAP(RAD (1503))	\$20,000.00
Subtotal of Estimated Cost	\$3,713,239.00