

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Greater 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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$2,840,852.94	\$2,694,010.30	\$2,523,207.30	\$2,873,745.00	\$3,344,499.00
	WENTWORTH (OH005000002)	\$1,765,853.44	\$291,853.44	\$287,853.44		\$485,000.00
	PARK MANOR (OH005000005)	\$481,353.18	\$1,466,853.44	\$1,555,852.04		\$175,000.00
	MOUNT CREST (OH005000004)	\$1,480,853.44	\$286,853.44	\$265,853.44		\$542,500.00
	WILKINSON PLAZA (OH005000006)	\$40,000.00	\$224,908.29		\$2,010,000.00	\$1,000.00
	SCATTERED SITES (H.O.) (OH005000010)	\$9,000.00				
	WESTDALE (OH005000003)	\$250,000.00	\$339,000.00	\$10,000.00	\$100,000.00	\$390,000.00
	PARKSIDE HOMES (OH005000008)	\$6,000.00				
	DESOTO BASS COURTS (OH005000007)		\$2,200,000.00	\$2,435,499.78	\$2,000,000.00	\$455,000.00
	DAYTON VIEW SENIOR VILLAGE AND COMMONS		\$96,000.00	\$15,000.00		\$480,000.00

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A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	GRAND AVENUE (ELDERLY) (OH005000001)		\$426,000.00			\$915,000.00
	WINDCLIFF VILLAGE (OH005000013)		\$1,000.00	\$250,000.00	\$31,254.00	\$65,000.00
	TELFORD & CORONA (OH005071000)					\$162,000.00

DRAFT

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
	AUTHORITY-WIDE (NAWASD)			\$2,840,852.94
ID0035	Maintenance Storage Facility(Operations (1406))	Costs associated with construction of a maintenance storage facility - may include metal storage shed(s)		\$250,000.00
ID1158	Administration(Administration (1410)-Salaries)	Program administration		\$687,391.30
ID1367	Costs related to Disposition of Vacant Land(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Costs related to Disposition of Vacant Land - HOPE VI, Arlington Courts...etc		\$25,000.00
ID1501	Operations 1406 2024(Operations (1406))	AMP operations		\$1,718,478.00
ID1502	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training, systems, empowerment activities		\$159,983.64
	WENTWORTH (OH005000002)			\$1,765,853.44

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
ID0165	AMP 2 RAD Investment, Predevelopment, and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$500,000.00
ID1157	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$265,853.44
ID1247	Wentworth Roof Replacement(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	All costs related to the total roof system replacement at Wentworth highrise		\$800,000.00
ID1508	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Life Safety Equipment & Devices Installation & Remediation(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)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$200,000.00
	PARK MANOR (OH005000005)			\$481,353.18
ID0609	Park Manor Elevator(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)	Repair & Replace Elevator System		\$215,499.74
ID1155	Amp 5: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$265,853.44

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
	MOUNT CREST (OH005000004)			\$1,480,853.44
ID1030	AMP 4 RAD Investment, Predevelopment and HAP (RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD Conversion Huffman Parnell		\$1,200,000.00
ID1156	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay debt bond		\$265,853.44
ID1337	AMP 4: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00
	WILKINSON PLAZA (OH005000006)			\$40,000.00
ID1286	Wilkinson/Red Bluff/Gov Square: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$5,000.00
ID1287	Wilkinson/Red Bluff/Gov Square: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1291	Wilkinson/Red Bluff/Gov Square: Roof Replacement(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 and everything needed for a full roof replacement		\$5,000.00
ID1292	Wilkinson/Red Bluff/Gov Square: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$5,000.00
ID1293	Wilkinson/Red Bluff/Gov Square: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$5,000.00
ID1294	Wilkinson/Red Bluff/Gov Square: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$5,000.00
ID1295	Willkinson/Red Bluff/Gov Square: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing, exterior lighting and other common area site work.		\$5,000.00
ID1318	Wilkinson/Red Bluff/Gov 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.		\$5,000.00
	SCATTERED SITES (H.O.) (OH005000010)			\$9,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1331	H.O. Units: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, dumpster enclosures, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing, exterior lighting, and other common area site work.		\$5,000.00
ID1390	5H HO Units Misc Repair/Replacement/Disposition Costs(RAD Funds Pre Closing (1480))	All capital costs incurred prior to disposition		\$4,000.00
	WESTDALE (OH005000003)			\$250,000.00
ID1510	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Life Safety Equipment & Devices Install, Replace and Remediation(RAD Funds Pre Closing (1480))	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$250,000.00
	PARKSIDE HOMES (OH005000008)			\$6,000.00
ID1534	AMP 8 Disposition Costs(RAD Funds Pre Closing (1480))	Costs related to disposition of vacant land within AMP 8 (Dunbar Manor, Arlington Courts, etc.)		\$6,000.00
	Subtotal of Estimated Cost			\$6,873,913.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,694,010.30
ID0208	Administration(Administration (1410)-Salaries)	Program administration		\$687,391.30
ID1521	Operations 1406 2025(Operations (1406))	AMP operations		\$2,006,619.00
	WESTDALE (OH005000003)			\$339,000.00
ID0649	Westdale: Balcony Railings, Handrails, Metal, Replace(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Balcony Railings, Handrails, Metal, Replace25270320LF		\$250,000.00
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.		\$8,000.00
ID1336	AMP 3: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00



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
ID1369	Westdale Replace & Repair Elevators(Non-Dwelling Site Work (1480)-Fencing)	Replace/Repair elevator systems		\$50,000.00
ID1527	Copy of AMP 3: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00
ID1529	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Misc. Interior Repairs(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	PARK MANOR (OH005000005)			\$1,466,853.44
ID1021	AMP 5 RAD Investment, Predevelopment and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$1,200,000.00
ID1227	AMP 5: Debt Services(Loan Debt Obligation (9002))	Pay CFP Debt		\$265,853.44
ID1531	Park Manor/ NEMC/ Hildgeförd/Modena Limestone/Imperial: Misc. Interior Repair(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	DESOTO BASS COURTS (OH005000007)			\$2,200,000.00
ID1024	AMP 7 RAD Investment, Predevelopment, and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$2,000,000.00
ID1297	Desoto and Melissa Bess: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$55,000.00
ID1299	Desoto and Melissa Bess: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This includes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$10,000.00
ID1300	Desoto and Melissa Bess: Electrical Service & devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$50,000.00
ID1304	Desoto and Melissa Bess: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$50,000.00
ID1340	AMP 7: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00

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
ID1514	DeSoto Bass and Mellissa Bess: Life Safety Equipment & Devices Installation & Remediation(Dwelling Unit-Interior (1480)-Mechanical)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$20,000.00
	WILKINSON PLAZA (OH005000006)			\$224,908.29
ID1129	Wilkinson Plaza: Elevator(Dwelling Unit-Interior (1480)-Mechanical)	Elevator Shaft, Concrete Cast-in-Place, Renovate5046423947SF\$41.76 \$1,000,027		\$214,908.29
ID1289	Wilkinson/Red Bluff/Gov Square: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$5,000.00
ID1290	Wilkinson/Red Bluff/Gov Square: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$5,000.00
	MOUNT CREST (OH005000004)			\$286,853.44

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
ID1228	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay CPF Debt		\$265,853.44
ID1518	AMP 4 RAD Investment, Predevelopment and HAP (RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD Conversion		\$20,000.00
ID1530	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Misc. Interior(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	WENTWORTH (OH005000002)			\$291,853.44
ID1229	AMP 2: Debt Services(Loan Debt Obligation (9002))	Pay CFP Debt		\$265,853.44
ID1240	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$10,000.00
ID1251	Wentworth/Cornell Ridge/Caliph Court/Riverside/Wolf Creek/Winston Woods:: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, exterior lighting and other common area site work.		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1519	Wentworth/Cornell/Caliph Court/Riverside: Roof Replacement(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 and everything needed for a full roof replacement		\$10,000.00
ID1528	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Misc Interior Repairs(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	DAYTON VIEW SENIOR VILLAGE AND COMMONS (OH005000011)			\$96,000.00
ID1346	Daytonview Commons/ Sr. Village: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$55,000.00
ID1349	Daytonview Commons/ Sr. Village: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This includes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$5,000.00
ID1353	Daytonview Commons/ Sr. Village: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$10,000.00
ID1515	Daytonview Commons/ Sr. Village: Life Safety Equipment & Devices Installation & Remediation(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1532	Daytonview Commons/ Sr. Village: Misc. Interior Reapirs(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	GRAND AVENUE (ELDERLY) (OH005000001)			\$426,000.00
ID1513	Grand/Metropolitan/Short Helena/Triangleview: Life Safety Equipment & Devices Installation & Remediation(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$425,000.00
ID1517	Grand/Metropolitan/Short Helena/Triangleview: Misc Interior Work(RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$1,000.00
ID1533	Windcliff Village: Misc. Interior (RAD Funds Pre Closing (1480))	misc interior replacements not covered by major category including, but not limited to insulation, stair replacement, tread replacement,		\$1,000.00
	Subtotal of Estimated Cost			\$8,026,478.91

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTDALE (OH005000003)			\$10,000.00
ID0177	AMP 3 RAD Investment, Predevelopment and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$10,000.00
	DESOTO BASS COURTS (OH005000007)			\$2,435,499.78
ID0614	DeSoto Bass and Mellissa Bess: 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.		\$55,932.70
ID1225	Hilltop Homes Demolition(Dwelling Unit - Demolition (1480))	The demolition and disposition of Hilltop Homes		\$2,004,567.08
ID1298	Desoto and Mellissa Bess: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$125,000.00
ID1301	Desoto and Mellissa Bess: Roof Replacement(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 and everything needed for a full roof replacement		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1302	Desoto and Mellissa Bess: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$100,000.00
ID1305	Desoto and Mellissa Bess : Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing,exterior lighting and other common area site work.		\$100,000.00
	PARK MANOR (OH005000005)			\$1,555,852.04
ID1230	AMP 5: Debt Services(Loan Debt Obligation (9002))	Pay CFP Debt		\$265,853.44
ID1274	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$5,000.00
ID1280	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Roof Replacement(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 and everything needed for a full roof replacement		\$5,000.00
ID1283	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This incudes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$25,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1338	AMP 5: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00
ID1435	Copy of AMP 5: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$14,998.60
ID1512	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Life Safety Equipment & Devices Installation and Remediation(Dwelling Unit-Interior (1480)-Plumbing)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$25,000.00
ID1525	AMP 5 RAD Investment, Predevelopment and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$1,200,000.00
	MOUNT CREST (OH005000004)			\$265,853.44
ID1231	AMP 4: Debt Services(Loan Debt Obligation (9002))	Pay CFP debt		\$265,853.44
	WENTWORTH (OH005000002)			\$287,853.44

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1232	Amp 2: Debt Services(Loan Debt Obligation (9002))	Pay CFP debt		\$265,853.44
ID1242	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$10,000.00
ID1250	Wentworth/Cornell Ridge/Caliph Court/Riverside/Wolf Creek/Winston Woods: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This incudes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$12,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,523,207.30
ID1233	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Program administration		\$687,391.30
ID1522	Operations 1406 2025(Operations (1406))	AMP operations		\$1,835,816.00
	WINDCLIFF VILLAGE (OH005000013)			\$250,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1310	Windcliff: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$125,000.00
ID1314	Windcliff: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$125,000.00
	DAYTON VIEW SENIOR VILLAGE AND COMMONS (OH005000011)			\$15,000.00
ID1347	Daytonview Commons/ Sr. Village: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$5,000.00
ID1351	Daytonview Commons/ Sr. Village:Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$5,000.00
ID1352	Daytonview Commons/ Sr. Village: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, exterior lighting, and other common area site work.		\$5,000.00
	Subtotal of Estimated Cost			\$7,343,266.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,873,745.00
ID0140	Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	Money will be used for relocation cost for RAD, UFAS improvements, development, and modernization.		\$100,000.00
ID1500	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	1410		\$700,000.00
ID1523	Operations 1406 2027(Operations (1406))	AMP operations		\$1,753,749.00
ID1526	Environmental Testing, Mitigation & Remediation(RAD Funds Pre Closing (1480))	All costs related to environmental testing, mitigation and remediation (lead, mold, radon etc.).		\$319,996.00
	WILKINSON PLAZA (OH005000006)			\$2,010,000.00
ID0147	AMP 6 RAD Investment, Predevelopment and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1285	Wilkinson/Red Bluff/Gov Square: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$5,000.00
ID1503	Wilkinson Demolision(Non-Dwelling Construction-New Construction (1480)-Laundry Areas)	All costs associated with demolition		\$2,000,000.00
	WESTDALE (OH005000003)			\$100,000.00
ID1256	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$50,000.00
ID1259	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$50,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$31,254.00
ID1308	Windcliff: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$31,254.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DESOTO BASS COURTS (OH005000007)			\$2,000,000.00
ID1465	AMP 7: Desoto Bass Demolision Costs(Dwelling Unit-Development (1480)-Other)	All costs associated with demolition including planning, testing, remediation, excavation, etc.		\$2,000,000.00
	Subtotal of Estimated Cost			\$7,014,999.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAND AVENUE (ELDERLY) (OH005000001)			\$915,000.00
ID0110	Metropolitan/Grand: Repair or Replace Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair and/or replace elevators		\$50,000.00
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.		\$50,000.00
ID0169	AMP 1 RAD Investment, HAP and Predevelopment(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$10,000.00
ID0383	Grand/Metropolitan/Short Helena/Triangleview: Roof Replacement(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Soffits)	This includes all roof repairs, soffits, eaves, vents, caps, gutters, sheathing, felt, ice guards, vents, caps, flashing, and downspouts and everything needed for a full roof replacement		\$25,000.00
ID0412	Grand/Triangleview/Short Helena/Metropolitan Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0487	Grand/Triangleview/Short Helena/Metropolitan Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$10,000.00
ID0628	Grand/Triangleview/Short Helena/Metropolitan 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
ID0659	Grand/Triangleview/Short Helena/Metropolitan: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$100,000.00
ID0872	Grand/Triangleview/Short Helena/Metropolitan: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$100,000.00
ID0970	Grand/Triangleview/Short Helena/Metropolitan Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$100,000.00
ID0976	Grand/Triangleview/Short Helena/Metropolitan Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$100,000.00
ID0986	Grand/Triangleview/Short Helena/Metropolitan Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This incudes single pane/ double pane/ all varieties of windows and screens and work necessary to replace the windows		\$50,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1200	Grand/Triangleview/Short Helena/Metropolitan: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$50,000.00
ID1246	Grand/Triangleview/Short Helena/Metropolitan: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, exterior lighting, and other common area site work.		\$25,000.00
ID1320	AMP 1: Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$10,000.00
ID1520	Grand/Triangleview/Short Helena/Metropolitan Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This includes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$3,344,499.00
ID0126	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 Bathrooms,Non-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)	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.		\$125,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1224	Replace Playgrounds -Across AMPs(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace Playgrounds		\$100,000.00
ID1505	Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Various		\$300,000.00
ID1506	Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Contract administration		\$500,000.00
ID1507	Site work(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Playgrounds, fencing, signage		\$500,000.00
ID1511	Appliances(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)	Appliance replacement -		\$65,750.00
ID1524	Operations 1406 2028(Operations (1406))	AMP operations		\$1,753,749.00
	WENTWORTH (OH005000002)			\$485,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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.		\$50,000.00
ID0403	Wentworth Elevators(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair/Replace elevators		\$150,000.00
ID1239	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$50,000.00
ID1241	Wentworth/Caliph Court/Cornell Ridge/ Riverside: 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
ID1243	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$50,000.00
ID1245	Wentworth/Caliph Court/Cornell Ridge/ Riverside: Electrical Devices & Service Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1248	Wentworth/Cornell Ridge/Caliph Court/Riverside/Wolf Creek/Winston Woods: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$50,000.00
ID1335	AMP 2 : Disposition Costs (Dwelling Unit-Development (1480)-Other)	Costs related to disposition for properties as identified in GDPM's redevelopment plan.		\$15,000.00
ID1395	Wentworth/Cornell Ridge/Caliph Court/Riverside/Wolf Creek/Winston Woods: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$10,000.00
	WESTDALE (OH005000003)			\$390,000.00
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.		\$50,000.00
ID0786	Olive Hills / Offices/Daycare: Furnace, Replace(Non-Dwelling Interior (1480)-Mechanical)	Normal wear observed.Furnace, Gas, 151 to 200 MBH, Replace201731EA		\$5,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1252	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$25,000.00
ID1253	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$25,000.00
ID1254	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/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.		\$25,000.00
ID1255	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$25,000.00
ID1257	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$25,000.00
ID1258	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Roof Replacement(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 and everything needed for a full roof replacement		\$25,000.00
ID1260	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1261	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$125,000.00
ID1262	Westdale/Friden Whitmore/Malden Hollencamp/Olive Hills/Riverview: Site Work & Landscaping (RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, exterior lighting and other common area site work.		\$25,000.00
	MOUNT CREST (OH005000004)			\$542,500.00
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
ID0405	Wilmington Repair & Replace Elevator (Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair/Replace Elevator System		\$150,000.00
ID0464	Wilmington Hi-Rise / Apartment Building: Gutters & Downspouts, Aluminum w/ Fittings, Replace (Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Gutters & Downspouts, Aluminum w/ Fittings, Replace 1073900LF		\$7,500.00
ID1263	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Life Safety Equipment & Device Installation & Remediation (Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$125,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1264	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$25,000.00
ID1265	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: 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
ID1266	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$25,000.00
ID1267	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This includes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$25,000.00
ID1268	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Electrical Service & DevicesRepair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$25,000.00
ID1269	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Roof Replacement(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 and everything needed for a full roof replacement		\$25,000.00
ID1270	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1271	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$25,000.00
ID1272	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows, shutters and screens and work necessary to replace the windows		\$25,000.00
ID1273	Mt. Crest/Rosemont/Smithville Monarch/Wilmington/Woodview: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing, exterior lighting and other common area site work.		\$25,000.00
	PARK MANOR (OH005000005)			\$175,000.00
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
ID1275	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$15,000.00
ID1276	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$25,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1278	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$25,000.00
ID1279	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$15,000.00
ID1281	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$25,000.00
ID1282	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$10,000.00
ID1284	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing, exterior lighting and other common area site work.		\$25,000.00
ID1317	Park Manor/ NEMC/ Hildgeford/Modena Limestone/Imperial: 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
	WILKINSON PLAZA (OH005000006)			\$1,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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.		\$1,000.00
	DESOTO BASS COURTS (OH005000007)			\$455,000.00
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
ID0706	DeSoto Bass and Mellissa Bess: Attic Insulation, Upgrade(Dwelling Unit-Interior (1480)-Other)	This provides for replacement of attic insulation.ECM, Attic Insulation Levels, Upgrade000149500SF		\$20,000.00
ID0848	DeSoto Bass and Mellissa Bess: 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		\$100,000.00
ID1296	Desoto and Mellissa Bess: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$100,000.00
ID1303	Desoto and Mellissa Bess: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1463	Desoto and Mellissa Bess: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing and other common area site work.		\$100,000.00
	WINDCLIFF VILLAGE (OH005000013)			\$65,000.00
ID0218	Windcliff Village: Residential Appliances, Dishwasher, Replace(Dwelling Unit-Interior (1480)-Appliances)	From PNA: Condition: Fair, Priority Score: 35.1764, Quantity: 25 EA, Age 8, Lifespan 10, Remaining Life 2		\$5,000.00
ID0636	Windcliff Village: 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
ID1306	Windcliff: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$5,000.00
ID1307	Windcliff: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$5,000.00
ID1309	Windcliff: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This incudes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1311	Windcliff: Roof Replacement(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 and everything needed for a full roof replacement		\$5,000.00
ID1312	Windcliff: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$5,000.00
ID1313	Windcliff: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$5,000.00
ID1315	Windcliff: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, dumpster enclosures, sidewalks, mailboxes, fences, landscaping, building façade, including siding and brickwork, waterproofing, exterior lighting, and other common area site work.		\$5,000.00
ID1321	AMP 13 RAD Investment, Predevelopment, and HAP(RAD Funds Pre Closing (1480))	GDPM has a Portfolio RAD CHAP Award - item includes all costs associated with the RAD including, but not limited to, soft costs, hard construction costs. Further includes funding needed and approved by HUD post-RAD closing		\$5,000.00
ID1509	Windcliff Village: Life Safety Equipment Replace, install and remediation(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)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$10,000.00
	DAYTON VIEW SENIOR VILLAGE AND COMMONS (OH005000011)			\$480,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1342	Daytonview Commons/ Sr. Village: Roof Replacement(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 and everything needed for a full roof replacement		\$125,000.00
ID1343	Daytonview Commons/ Sr. Village: Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$55,000.00
ID1344	Daytonview Commons/ Sr. Village: 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.		\$125,000.00
ID1348	Daytonview Commons/ Sr. Village: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$50,000.00
ID1350	Daytonview Commons/ Sr. Village: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows and screens and work necessary to replace the windows		\$125,000.00
	TELFORD & CORONA (OH005071000)			\$162,000.00
ID1354	Telford-Corona: Roof Replacement(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 and everything needed for a full roof replacement		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1355	Telford-Corona: : Replace Interior and Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement off all interior doors and exterior doors including screen doors in dwelling and non-dwelling units		\$1,000.00
ID1356	Telford-Corona: 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 Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	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
ID1357	Telford-Corona: Repair & Replace HVAC(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	This includes condensers, air chillers, boilers, furnaces, heat pumps, fan coils and equipment needed to repair or replace the HVAC at each development in both the dwelling and non-dwelling units		\$1,000.00
ID1358	Telford-Corona: Parking Lot Replacement, repair and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot, Parking Lot, Repair and Replacement: mill and overlay, wheel wells, sealing, striping, ramps, and items necessary to repair and /or replace a parking lot		\$1,000.00
ID1359	Telford-Corona: Replace Flooring & Cove Base(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring including LVT, VCT, carpet, covebase, sound barriers, and subflooring in dwelling and non-dwelling units		\$1,000.00
ID1361	Telford-Corona: Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	This includes single pane/ double pane/ all varieties of windows and screens and work necessary to replace the windows		\$50,000.00
ID1363	Telford-Corona: Electrical Service & Devices Repair & Replacement(RAD Funds Pre Closing (1480))	This includes distribution system, wires, panels, circuits, all related devices, and items needed to replace and or repair each development's electrical system in dwelling and non-dwelling units		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID1364	Telford-Corona: Site Work & Landscaping(RAD Funds Pre Closing (1480))	This includes exterior site work such as replacing/repairing playgrounds, sidewalks, mailboxes, fences, landscaping, and other common area site work.		\$1,000.00
ID1366	Telford-Corona: Ceiling & Wall Repair & Replace(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Repair and replace, as necessary, Gypsum Board, drywall, Prep & Paint, Replace for both dwelling and non-dwelling units		\$1,000.00
ID1481	Telford-Corona: Life Safety Equipment & Devices Installation & Remediation(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair, replace, and/or installation of life safety equipment and devices including fire suppression systems, ADA compliance upgrades, lighting, air quality devices, security equipment, limited access systems, radon detection/mitigation systems, and related equipment and devices.		\$30,000.00
ID1483	Telford-Corona: Plumbing & Water Heater, Replace(Dwelling Unit-Interior (1480)-Plumbing)	This includes repair and/or replacement of water heaters, toilets, tubs, sewer lines, pipes, and scoping in dwelling and non-dwelling units		\$30,000.00
	Subtotal of Estimated Cost			\$7,014,999.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Maintenance Storage Facility(Operations (1406))	\$250,000.00
Administration(Administration (1410)-Salaries)	\$687,391.30
Costs related to Disposition of Vacant Land(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	\$25,000.00
Operations 1406 2024(Operations (1406))	\$1,718,478.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$159,983.64
Subtotal of Estimated Cost	\$2,840,852.94

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$687,391.30
Operations 1406 2025(Operations (1406))	\$2,006,619.00
Subtotal of Estimated Cost	\$2,694,010.30

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$687,391.30
Operations 1406 2025(Operations (1406))	\$1,835,816.00
Subtotal of Estimated Cost	\$2,523,207.30

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Resident Relocation & Mobility Counseling(Contract Administration (1480)-Relocation)	\$100,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$700,000.00
Operations 1406 2027(Operations (1406))	\$1,753,749.00
Environmental Testing, Mitigation & Remediation(RAD Funds Pre Closing (1480))	\$319,996.00
Subtotal of Estimated Cost	\$2,873,745.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
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)-	\$125,000.00
Replace Playgrounds -Across AMPs(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	\$100,000.00
Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$300,000.00
Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$500,000.00
Site work(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	\$500,000.00
Appliances(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)	\$65,750.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Operations 1406 2028(Operations (1406))	\$1,753,749.00
Subtotal of Estimated Cost	\$3,344,499.00

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