

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Lanett, AL		Locality (City/County & State)				
PHA Number: AL062		<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	CRYSTAL SPRINGS (AL062000002)	\$415,537.00	\$501,565.89	\$440,490.78	\$330,081.78	\$990,534.00
	AUTHORITY-WIDE	\$82,204.00	\$75,971.11	\$37,204.00		\$37,204.00
	JACKSON HEIGHTS (AL062000001)	\$742,405.00	\$662,609.00	\$762,451.22	\$910,064.22	\$212,408.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CRYSTAL SPRINGS (AL062000002)			\$415,537.00
ID0000143	Security Cameras Installation(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Remove existing security cameras and replace them with new, upgraded cameras. Provide staff training on the new security system for proper operation and monitoring. Implement computer and phone system improvements to support camera integration and enhance overall security infrastructure at AMP 2.		\$57,000.00
ID0000171	Replacement of appliances, tubs & showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of mildew to ensure safety and compliance for Amp 2.		\$38,000.00
ID0000172	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 2.		\$34,000.00
ID0000175	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines at AMP 2.		\$262,537.00
ID0000180	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 2 – Crystal and Cahaba		\$24,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$82,204.00
ID0000145	Administrative office upgrade(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	Interior Painting – Paint all rooms throughout the building. Bathroom Upgrades – Replace outdated fixtures and finishes. Kitchen Improvements – Upgrade countertops and hood vent for durability; paint or replace cabinets to enhance functionality and aesthetics. Other - Office Enhancements – Provide new office furniture to improve comfort and productivity.		\$45,000.00
ID0000176	Operations(Operations (1406))	Operations		\$37,204.00
	JACKSON HEIGHTS (AL062000001)			\$742,405.00
ID0000146	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 1 – Old & New Jackson Heights		\$52,000.00
ID0000170	Security Cameras Installation(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Remove existing security cameras and replace them with new, upgraded cameras. Provide staff training on the new security system for proper operation and monitoring. Implement computer and phone system improvements to support camera integration and enhance overall security infrastructure at AMP 1.		\$57,000.00

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Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000173	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 1.		\$67,796.00
ID0000174	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines		\$507,609.00
ID0000181	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000182	New Fencing(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage)	Enhance the area: install gates at the parking area and basketball court at Old Jackson Heights. Add new lines and curbs. New Signage for centers (Amp 1)		\$20,000.00
	Subtotal of Estimated Cost			\$1,240,146.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CRYSTAL SPRINGS (AL062000002)			\$501,565.89
ID0000148	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000154	Replace Fencing and New Parking (Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Signage)	Enhance the area by installing new fencing for safety measures and signage at Amp 2 at Crystal.		\$147,000.00
ID0000179	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 2 – Crystal and Cahaba		\$24,000.00
ID0000183	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines at AMP 2.		\$262,537.00
ID0000186	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 2.		\$30,028.89

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Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JACKSON HEIGHTS (AL062000001)			\$662,609.00
ID0000151	New Fencing(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage)	Enhance the area: install gates and the basketball court at New Jackson Heights. Add new lines and curbs. New Signage for centers at Old Jackson (Amp 1)		\$25,000.00
ID0000169	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 1		\$34,000.00
ID0000178	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines		\$507,609.00
ID0000184	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000187	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 1.		\$58,000.00

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Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$75,971.11
ID0000177	Shops for maintenance office upgrade(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop)	Interior Painting – Paint all rooms throughout the building. Bathroom Upgrades – Replace outdated fixtures and finishes. Kitchen Improvements – Upgrade countertops and hood vent for durability; paint or replace cabinets to enhance functionality and aesthetics. Replace flooring		\$38,767.11
ID0000185	Operations(Operations (1406))	Operations		\$37,204.00
	Subtotal of Estimated Cost			\$1,240,146.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JACKSON HEIGHTS (AL062000001)			\$762,451.22
ID0000163	Remove and Install Outside Lights(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Remove and install new energy-efficient LED lighting for 244 units outside.		\$95,335.00
ID0000189	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 1		\$34,000.00
ID0000190	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines		\$557,912.22
ID0000212	Remove and Replace Flooring (Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Remove and replace flooring and floor molding, other - moving furniture and other items at amp 1		\$75,204.00
	CRYSTAL SPRINGS (AL062000002)			\$440,490.78

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000164	Remove and Install Outside Lights(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Remove and install new energy-efficient LED lighting for 120 units outside.		\$69,013.00
ID0000188	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000191	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 2 – Crystal and Cahaba		\$24,796.00
ID0000196	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 2.		\$30,028.89
ID0000197	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000198	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines AMP 2		\$240,652.89

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JACKSON HEIGHTS (AL062000001)			\$910,064.22
ID0000195	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace water heaters with new units, tubs, and showers to eliminate mold/mildew at AMP 2.		\$37,875.56
ID0000200	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 1		\$34,000.00
ID0000201	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines		\$557,912.22
ID0000204	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 1.		\$30,028.89
ID0000217	Remove and Install Vinyl Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Demolish and remove existing flooring, then install new flooring and paint each unit, including all necessary materials. Other - Remove furniture from every room in the units for AMP 1		\$212,408.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000220	Copy of Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace water heaters with new units, tubs, and showers to eliminate mold/mildew at AMP 1.		\$37,839.55
	CRYSTAL SPRINGS (AL062000002)			\$330,081.78
ID0000199	Replacement of appliances, tubs and showers with mildew(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace ten refrigerators, ten gas stoves, ten electric stoves, and ten water heaters with new units. Remove and replace ten bathtubs and showers. Replace plumbing and any fixtures showing signs of AMP 2.		\$38,000.00
ID0000202	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 2 – Crystal and Cahaba		\$24,000.00
ID0000205	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and clean out and reroute cut-off lines AMP 2		\$238,052.89
ID0000208	Repair Plumbing and water line inside units (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repair or replace plumbing inside the unit to address leaks, and other mechanical issues including water lines, fittings, and fixtures. Restore any affected sheetrock or cabinetry to ensure proper function and appearance for AMP 2.		\$30,028.89

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$37,204.00
ID0000203	Operations(Operations (1406))	Operations		\$37,204.00
	CRYSTAL SPRINGS (AL062000002)			\$990,534.00
ID0000214	Demolition and repairing Ceilings (Dwelling Unit-Interior (1480)-Other)	Other - Demolition-Remove damaged ceiling sections and compromised sheetrock. Safely dispose of all debris. Ceiling Repair-Reinforce structural framing, install new sheetrock to restore ceiling integrity. Wall Restoration - Replace damaged sheetrock on walls. Tape, mud, and finish for a smooth surface. Painting- Apply primer and two coats of paint to all repaired areas. Fixtures - Remove and reinstall or replace light fixtures and any affected hardware at AMP 2 – Crystal and Cahaba		\$37,204.00
ID0000216	Replace site domestic water plumbing(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace outside water piping, meters, and valves, site sanitary sewer, and Other - like clean out and reroute cut-off lines AMP 2		\$605,327.11
ID0000219	Remove and Install Vinyl Flooring(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Demolish and remove existing flooring, then install new flooring and paint each unit, including all necessary materials. Other - Remove furniture from every room in the units for AMP 2		\$348,002.89

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative office upgrade(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	\$45,000.00
Operations(Operations (1406))	\$37,204.00
Subtotal of Estimated Cost	\$82,204.00

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