

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Springfield Housing Authority			Locality (City/County & State)			
PHA Number: MA035			<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 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021
	AUTHORITY-WIDE	\$238,520.00	\$238,520.00	\$238,520.00	\$238,520.00	\$238,520.00
	RIVERVIEW APT (MA035000001)		\$1,575,000.00	\$600,000.00	\$279,369.00	\$2,146,689.00
	STEPHEN J COLLINS APT (MA035000002)	\$435,000.00	\$571,689.00	\$726,000.00	\$1,200,000.00	
	JOHN L SULLIVAN APT (MA035000003)			\$164,000.00	\$30,000.00	
	PINE-RENEE APT (MA035000007)	\$385,493.00		\$526,419.00	\$114,800.00	
	JOHN I. ROBINSON GARDENS (MA035000009)	\$153,520.00		\$130,270.00		
	CHRISTOPHER COURT (MA035000005)	\$969,169.00			\$407,520.00	
	JOHNNY APPLESEED APT (MA035000006)	\$89,000.00			\$115,000.00	
	MOXON APT (MA035000004)	\$200,000.00				

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2017		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOXON APT (MA035000004)			\$200,000.00
ID0006	Site Work at Moxon Apartments(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Site work to eliminate trip hazards and make site handicap accessible. Re-surface parking lots and repair sidewalks Quantity: 52		\$200,000.00
	PINE-RENEE APT (MA035000007)			\$385,493.00
ID0007	Site Work at Pine-Renee Apartments(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site work to eliminate trip hazards and make site handicap accessible. Re-surface parking lots and repair sidewalks Quantity:48		\$200,000.00
ID0005	Site work at Pine-James Apartments (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Site work to eliminate trip hazards and make site more handicap accessible. Re-surfacing of Parking Lots. Quantity: 4		\$185,493.00
	CHRISTOPHER COURT (MA035000005)			\$969,169.00
ID0008	Site Work at Pendleton Apartments(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Site work to eliminate trip hazards and make site handicap accessible. Re-surface parking lots and repair sidewalks Quantity: 19		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2017				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0009	Roof Replacement Pendleton Apartments(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace shingled roofs, cladding, gutters, downspouts, and roof vents Quantity: 19	19	\$392,633.00
ID0010	Site Work-Jennie Lane (formerly Christopher Court)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site work to eliminate trip hazards and make site handicap accessible. Re-surface parking lots and repair sidewalks Quantity: 96		\$200,000.00
ID0011	Site Work At Turnkey-Ashley-Gerrish, Bay-Sherman(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site work to eliminate trip hazards and make site handicap accessible. Re-surface parking lots and repair sidewalks. Quantity 32		\$51,536.00
ID0053	A/E Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architects and Engineering fees associated with the replacement of the Pen III roofs		\$35,000.00
ID0002	A/E Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering fees associated with Site work at 6 sites: Pine James, Pine Renee, Jennie Lane, and Pen 3 Apartments		\$90,000.00
	JOHN I. ROBINSON GARDENS (MA035000009)			\$153,520.00
ID0012	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Selective Lead Based paint removal in Dwelling Units to be Determined. Quantity: 136		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2017		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0050	A/E Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architect and Engineers Fees and costs associated with Lead Based Paint Removal items at Robinson Gardens		\$53,520.00
	JOHNNY APPLESEED APT (MA035000006)			\$89,000.00
ID0051	A/E Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architect and Engineers Fees associated with replacement of leaking domestic hot and cold water lines		\$25,000.00
ID0004	Replace Leaking domestic hot and cold water lines at Patrick Harrigan Apartments(Non-Dwelling Interior (1480)-Plumbing)	Remove and replace hot and cold domestic water lines to all buildings at Patrick Harrigan Apartments. Quantity: 32		\$64,000.00
	STEPHEN J COLLINS APT (MA035000002)			\$435,000.00
ID0052	A/E Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architects and Engineers fees associated with the replacement of domestic hot and cold water lines		\$35,000.00
ID0003	Domestic Hot and Cold Water Lines(Dwelling Unit-Interior (1480)-Plumbing)	Replacement of the main hot and cold domestic water lines in two high rises. Quantity: 200		\$400,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2017				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$238,520.00
ID0001	Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Administration Fees Authority Wide		\$238,520.00
	Subtotal of Estimated Cost			\$2,470,702.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2018	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$238,520.00
ID0013	Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Fees		\$238,520.00
	RIVERVIEW APT (MA035000001)			\$1,575,000.00
ID0014	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs for Architect and engineer associated with ADA renovations at Riverview Apartments		\$75,000.00
ID0015	ADA Renovations Riverview Apartments(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage)	Renovating 4 units to create more handicapped accessible units. Quantity: 4		\$1,500,000.00
	STEPHEN J COLLINS APT (MA035000002)			\$571,689.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0016	Replace Electrical Panels at Tri-Towers/Stephen J Collins Apts.(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Replace the main electrical distribution panels in basements. Replace electrical sub-panels in each unit. Quantity: 200		\$206,338.00
ID0017	Replace Domestic water lines Stephen J Collins Tri Towers(Non-Dwelling Interior (1480)-Plumbing)	Replacement of main water lines that supply domestic hot and cold water. Quantity: 104		\$180,000.00
ID0018	Heating and Ventilation 18 Saab Court/Tri Towers(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Replace Heating and Ventilation in Community Room/ and Laundry Room. Quantity: 1		\$21,831.00
ID0054	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and Engineering fees associated with the replacement of Electrical Panels, replacement of domestic hot and cold water lines, and replacement of laundry room HVAC.		\$163,520.00
	Subtotal of Estimated Cost			\$2,385,209.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$238,520.00
ID0019	Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Fees		\$238,520.00
	RIVERVIEW APT (MA035000001)			\$600,000.00
ID0020	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs for Architects and Engineers associated with Asbestos removal, and replacement of electrical panels at Riverview Apartments		\$100,000.00
ID0021	Asbestos Removal Riverview High Rises(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Various asbestos removal including tile mastic and insulation. Quantity:344		\$400,000.00
ID0022	Electrical Work Riverview High Rises(Non-Dwelling Interior (1480)-Electrical)	Re-wiring High rise electrical owners panels. Quantity: 244		\$100,000.00
	STEPHEN J COLLINS APT (MA035000002)			\$726,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0023	Plumbing at Stephen J Collins Tri Towers(Dwelling Unit-Interior (1480)-Plumbing)	Replacement of Hot water risers for 17/19 and 25/27 Saab Court. Quantity: 208		\$176,000.00
ID0028	Mechanical Work 18 Saab Court(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Replacement of boilers and zone valves. Quantity: 80		\$500,000.00
ID0055	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering fees associated with Mechanical work at 18 Saab Court and		\$50,000.00
	JOHN L SULLIVAN APT (MA035000003)			\$164,000.00
ID0024	Exterior door replacement Sullivan Apartments(Non-Dwelling Exterior (1480)-Doors)	Removal and Replacement of each buildings exterior door. Quantity: 20		\$76,000.00
ID0025	Ventilation Work Sullivan Apartments(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace bathroom exist systems in each unit. Quantity: 96		\$48,000.00
ID0056	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and Engineering Fees associated with replacement of the ventilation system and exterior doors at Sullivan Apartments.		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PINE-RENEE APT (MA035000007)			\$526,419.00
ID0026	Replace entry doors Pine James Apartments(Non-Dwelling Exterior (1480)-Doors)	Replace the 16 exterior entry doors at Pine James Apartments. Quantity: 18		\$76,000.00
ID0027	Window Replacement Turnkey Ashley Gerrish/Bay Sherman(Dwelling Unit-Exterior (1480)-Windows)	Total window replacement in all windows of building. Quantity: 32		\$432,169.00
ID0057	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the replacement of windows at Bay-Sherman and Ashley Gerrish Apartments and the entry door replacement at Pine James Apartments.		\$18,250.00
	JOHN I. ROBINSON GARDENS (MA035000009)			\$130,270.00
ID0029	Lead Based Paint Removal(Dwelling Unit-Interior (1480)-Other)	Miscellaneous Lead Based Paint Removal. Quantity: 136		\$100,000.00
ID0058	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the removal of selected lead based paint containing materials.		\$30,270.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$2,385,209.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$238,520.00
ID0030	Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Fees		\$238,520.00
	STEPHEN J COLLINS APT (MA035000002)			\$1,200,000.00
ID0031	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architects and Engineers design of elevator replacement at 18 Saab, 17/19 Saab, and 25/27 Saab Court.		\$80,000.00
ID0034	Elevators- Twin Towers Stephen J Collins Complex(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replacement of 4 Elevators at Two High Rise Buildings. Quantity: 208		\$500,000.00
ID0045	Elevators- Tri- Towers Stephen J Collins Complex(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replacement of 2 Elevators at 18 Saab Court. Quantity: 80		\$600,000.00
ID0046	Plumbing at Stephen J Collins Tri Towers(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replacement of Main water Service line to 35 Saab Court. Quantity: 1		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIVERVIEW APT (MA035000001)			\$279,369.00
ID0032	Security and Safety work Riverview High Rises(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Replace cameras and intercoms at 10 entrances. Quantity: 286		\$10,000.00
ID0033	HVAC work at Riverview(Dwelling Unit-Interior (1480)-Mechanical)	Replacement of the Heat controls including zone valves and thermostats in High Rises. Quantity: 280		\$229,369.00
ID0060	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the design of new security cameras in the High Rise vestibules and heat control replacement at Riverview Apartments		\$40,000.00
	PINE-RENEE APT (MA035000007)			\$114,800.00
ID0036	Interior Doors- Pine James (Dwelling Unit-Interior (1480)-Interior Doors)	Replacement of Unit entry main and secondary doors. Quantity: 42		\$66,000.00
ID0037	Door Replacement Pine Renee(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Replace Main and secondary entrance doors. Also, replace exterior doors to building at 231-239 Pine Street. Quantity :48		\$28,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the design for the replacement of interior doors at Pine James Apartments and Exterior doors at pine Renee apartments.		\$20,000.00
	CHRISTOPHER COURT (MA035000005)			\$407,520.00
ID0038	Roofing Pendleton Apartments(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Replace asphalt shingles, gutters, downspouts, and roof venting. Quantity: 19		\$300,000.00
ID0039	HVAC Pendleton Apartments(Dwelling Unit-Interior (1480)-Mechanical)	Replace duct venting in all units Quantity: 19		\$19,000.00
ID0042	Site Work Jennie Lane(formerly Christopher Court)(Non-Dwelling Site Work (1480)-Fencing)	Replace all fencing at the property. Quantity: 96		\$50,000.00
ID0043	HVAC Jennie Lane (formerly Christopher Court)(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Installation of Air conditioning system in the Jennie Lane Laundry Room Quantity: 1		\$10,000.00
ID0063	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the design for replacement of the roofs at Pen 3 apartments and the replacement of the HVAC duct system at Pen 3 Apartments.		\$28,520.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHNNY APPLESEED APT (MA035000006)			\$115,000.00
ID0040	Security and Safety work Central Elderly Apartments(Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install Cameras for security at the property. Replace intercoms at all buildings. Quantity:44		\$25,000.00
ID0041	Site Work Central Elderly Apartments(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Re-surfacing of asphalt parking lot, dumpster pad enclosure, sidewalk replacement, and catch basin replacement. Quantity:44		\$40,000.00
ID0061	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the design of site work improvements and a security system at Central Apartments.		\$50,000.00
	JOHN L SULLIVAN APT (MA035000003)			\$30,000.00
ID0044	Demolition- Morgan Apartments(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	The removal of common area hallway heaters. Quantity:12		\$10,000.00
ID0059	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architects and engineering fees associated with the design to demolish hallway Heaters at Morgan Apartments		\$20,000.00

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 08/31/2017

Part H: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$2,385,209.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$238,520.00
ID0047	Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Fees		\$238,520.00
	RIVERVIEW APT (MA035000001)			\$2,146,689.00
ID0048	A/E Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architects/Engineers to design office renovations for the Rental assistance Office located at 67/69 Sanderson Street at Riverview Apartments		\$238,520.00
ID0049	Office Renovation Riverview High Rise(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Renovation of Resident Assistance Offices at 67/69 Sanderson Street. Includes Demolition, Hazmat removal, ADA Renovations to make office fully accessible, windows, doors, plumbing electrical. Quantity: 1		\$1,908,169.00
	Subtotal of Estimated Cost			\$2,385,209.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	1 2017
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$238,520.00
Subtotal of Estimated Cost	\$238,520.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$238,520.00
Subtotal of Estimated Cost	\$238,520.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$238,520.00
Subtotal of Estimated Cost	\$238,520.00

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U.S. Department of Housing and Urban Development
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 2577-0274
 08/31/2017

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	4 2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$238,520.00
Subtotal of Estimated Cost	\$238,520.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$238,520.00
Subtotal of Estimated Cost	\$238,520.00