02/2:	Approved By:	Approval Date:	Status: Draft	
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Par	Part I: Summary					
'Н4	PHA Name: Housing Authority of the City of Independence	Locality (City/County & State)  X Original 5-Year Plan	ounty & State) ear Plan	Revised 5-Year Plan (Revision No:	Plan (Revision No:	
PH,	PHA Number: MO017					
<b>?</b>	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$435,000.00	\$535,000.00	\$435,000.00	\$435,000.00	\$435,000.00
	PLEASANT HEIGHTS (MO017000001)	\$602,970.00	\$243,691,00	\$719,000.00	\$765,000.00	\$510,000.00
	SOUTHVIEW MANOR B (MO017000002)	\$425,000.00	\$684,279.00	\$308,970.00	\$262,970.00	\$517,970.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work States	Work Statement for Year   2026			
ldentifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
1D0000334 •	Operations 2026(Operations (1406))	()perations		\$290,000.00
ID0000344	Administrative Fees 2026(Administration (1410)-Salaries)	Administrative Fees for Management & Financials of CFP Funds		<b>\$</b> 145,000.00
	PLEASANT HEIGHTS (MO017000001)			\$602,970.00
IIX0000335	Common Areas(Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Fimshes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Laundry Areas)	Common Areas replace flooring, bathrown upgrades, laundry room upgrades, install vents, plumbing and replace doors		\$45,000.00
ID0000337	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (140x)-Security Improvements (not police or guard-non-physical), Management Improvement (140x)-Staff Training, Management Improvement (140x)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
100000338	Dwelling Site Work-PH(Dwelling Unit-Site Work (1480)-Foncing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Scal Coat, Dwelling Unit-Site Work (1480)-Scwer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Improvements to include fencing, landscape, lighting and pavement replacement and sewer and water mains needing replaced		\$55,000.00

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ID0000339	ID0000336		[D0000357	ID0000354	ID0000350	ID0060340	Identifier	Work Staten	Part II: Sup
Dwelling Site Work - SVM(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving-Dwelling Unit-Site Work (1480)-Cuth and Guiter-Dwelling Unit-Site Work (1480)-Lundscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking Dwelling Unit-Site Work (1480)-Seal Coar, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Staff Training / Computer Software / Cameras / Door Softwared Management Improvement (1408)- Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	SOUTHVIEW MANOR B (MÖ017000002)	Non-dwelling systems - PH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler.Non- Dwelling Construction - Mechanical (1480)-Central Chiller.Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Dwelling Unit Interior -Sewer Stacks PH(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Lighting)	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Development Number/Name	Work Statement for Year   2026	Part II: Supporting Pages - Physical Needs Work Statements (s)
Site Improvements for SVM to include landscaping. lighting, parking, paving, and water and sewer lines replacement	Staff Training/ Computer Software / Cameras / Door Software		Chiller / Boiler Repair / Replacement at PH	Replace Sewer Stacks for 8 floors with carriers and drain pipes		A&E Fees and Physical Needs Assessment	General Description of Major Work Categories		
							Quantity		
\$35,000.00	\$15,000.00	\$425,000.00	\$150,000.00	\$270,000,00	\$52,970.00	\$15,000.00	Estimated Cost		

D0000358   Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)	ID0000356  Emergency Work(Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical). Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Flooring (non-routine). Dwelling Unit-Interior (1480)-Glaver (non-routine). Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plambing, Dwelling Unit-Interior (1480)-Tubs and Showers).	[D0000355 Relocation(Contract Administration (1480)-Relocation)	ID0000346  Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler.Non-Dwelling Construction - Mechanical (1480)-Central Chiller.Non-Dwelling Construction - Mechanical (1480)-Central Chiller.Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Dwelling Unit Interior SVM(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical),Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Flooring (non-routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Tubs and Showers)	ID0000341 A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Identifier Development Number/Name	Work Statement for Year 1 2026	Part II: Supporting Pages - Physical Needs Work Statements (s)
Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)  Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replacement of Unit Windows  Replacement of Unit Windows  Replacement of Unit Windows with Low E Double Pane Vinyl Windows  Replac	nit- ing Juit- nterior (1480)-	Relocation of resident as a direct result of modernization, rehabilitation, and emergency.	uction - Mechanical (1480)-Central Boiler,Non- Chiller / Boiler Repair / Replacement at SVM. Chiller,Non-Dwelling Construction - Mechanical	ing Replace carpets, kitchen and or	ministration (1480)-Other Fees and Costs)  A&E Fees / Physical Needs Assessment	General Description of Major W	2026	ements (s)
E Double Pane Vinyl Windows E Double Pane Vinyl Windows Ets, tubs/shower, commodes	rgency work.	nodernization, rehabilitation, and	<u> </u>	bathroom cabinets. lubs/shower, commodes		of Major Work Categories Qu		
						Quantity		
\$50,000,00	\$50,000.00	\$30,000.00	\$135,000.00	\$50,000,00	\$15,000.00	Estimated Cost		:

	Identifier	Work Staten	Part II: Supp
Subtotal of Estimated Cost	Development Number/Name	Work Statement for Year 1 2026	Part II: Supporting Pages - Physical Needs Work Statements (s)
	General Description of Major Work Categories		
	Quantity		
\$1,462,970.00	1		

11)0000363	ID0000360		ID0000374	ID0000364	ID0000359		Identifier	Work Stater	Part II: Sup
A&E Fees / Physical Needs Assessment /Mold Testing and Abatement(Contract Administration (1480)-Other Fees and Costs)	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	SOUTHVIEW MANOR B (MO017000002)	Pre-Development RAD Activity(RAD Funds Pre Closing (1480))	Administrative Fees 2027(Administration (1410)-Salaries)	Operations 2027(Operations (1406))	AUTHORITY-WIDE (NAWASD)	Development Number/Name	Work Statement for Year 2	Part II: Supporting Pages - Physical Needs Work Statements (s)
A&E Fees / Physical Needs Assessment / Mold Testing and Abatement	Staff Training / Computer Software / Cameras / Door Software		Pre-Development RAD Activity	Administrative Fees for Executive Director Salary Offset	Operations		General Description of Major Work Categories		
							Quantity		
\$15,000.00	\$15,000.00	\$684,279.00	\$100,000,00	\$145,000.00	\$290,000.00	\$535,000.00	Estimated Cost		

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ID0000362	ID0000361		1D0090412	1D0000411	ID0000369	11)0000366	Identifier	Work Statem	art II: Supp
A&E Fees / Physical Needs Assessment / Mold Testing and Abatement(Contract Administration (1480)-Other Fees and Costs)	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)- Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	PLEASANT HEIGHTS (MO017000001)	Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Dwelling unif interior - PHtDwelling Unit-Interior (1480)-Bathroom Counters and Sinks.Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Flooring (non Commodes, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Flooring Plumbing, Dwelling Unit-Interior (1480)-Kitchen Sinks and Showers, Dwelling Unit-Interior (1480)-Appliaguess)	Dwelling Unit Site work -SVM(Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Seal (1480)-Lighting, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Qurband Gutter, Dwelling Unit-Site Work (1480)	Dwelling unit interior - SVM(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Flooring (not (1480)-Bathroom Flooring (not 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)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Flooring (1480)-Plumbing, Dwelling Unit-Interior (1480)-Flubs and Showers).	Development Number/Name	Work Statement for Year 2 2027	Part II: Supporting Pages - Physical Needs Work Statements (s)
A&F. Fees; Physical Needs Assessment; Mold Testing and Abatement	Staff Training / Computer Software / Canneras / Door Software		Replace/repair elevator and trash compactor SVM	Kitchen Replacements and appliances: Bathroom replacements, replace flooring w/ LVT.	Add Solar LEO Lighting, replace water & sewer lines, sidewalks, parking, landscaping and dumpsters.	Kitchen Replacements and appliances: Bathroom replacements			
							Quantity		
\$15,000.00	\$15,000.00	\$243,691.00	\$54,664.00	\$370,000.00	\$45,000.00	\$184.615.00	Estimated Cost		

Emergency Work(Dwelling Unit-Interior (1480)-Baltroom Counters and Sinks, Dwelling Unit-Interior (1480)-Baltroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Lherior (1480)-Lherior (1480)-Lherior (1480)-Lherior (1480)-Lherior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)  Subtotal of Estimated Cost	ID0000375 Relocation(Contract Administration (1480)-Relocation) Relocation development, rehabilitation	terior Doors, Dwelling Unit-Exterior	Dwelling Site work-PHt/Dwelling Unit-Site Work (1480)-Asphali - Concrete - Paving Dwelling Unit-Site Improvements for both Site Work (1480)-Curb and Counter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Encling Unit-Site Work (1480)-Enclosures, Dwelling Unit-Site Work (1480)-Enclosures, Dwelling Unit-Site Work (1480)-Sewer Lines - Parking, Dwelling Unit-Site Work (1480)-Seat Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Si	ID0000365 Common Areas(Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Floring, Non-Dwelling Interior (1480)-Common Area Planting, Non-Dwelling Interior (1480)-Common Area Planting, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security)	Identifier Development Number/Name General Description	Work Statement for Year 2	Part II: Supporting Pages - Physical Needs Work Statements (s)
Modernization work created as result of non-planned involentization identified during emergency.	Relocation of tenants either permanent or temporary as a result of modernization, development, rehabilitation or emergency	Change out Patio Sliding Doors with French Doors at Pleasant Heights address landings & railings.	Site Improvements for both Pleasant Heights and Hocker Heights to include sidewalks, parking, lighting, landscaping, water & sewer mains, storm drainage.	nt of plumbing, security systems, doors, and upgrade common areas in halls. flooring	Description of Major Work Categories		
					Quantity		
\$1,462,970.00	\$40,000.00	\$63.691.00	\$30,000.00	\$40,000.00	Estimated Cost		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work State	Work Statement for Year 3 2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
ID9000377	Operations(Operations (1406))	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		\$290,000.00
1130000378	Administrative Fees(Administration (1410)-Salaries)	Administration and procurement of CFP covering CEO, COO and Accounting salary		\$145,000.00
	PLEASANT HEIGHTS (MCX17000001)			\$719,000.00
ID0000379	A&E Fees / Physical Needs Assessment / FR(Contract Administration (1480)-Other Fees and Costs)	Cover required PNA and ER along with architectural drawings and services for upkeep of units		\$15,000.00
ID0000381	Staff Training / Computer Software / cameras / Door Software(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Provide undated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000383	Dwelling Unit Exterior-PH(Dwelling Unit-Exterior (1480)-Landings and Raitings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balcomies-Porches-Raitings-etc.Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior (1480)-Exterior (1480)-Exterior (1480)-Gundations,Dwelling Unit-Exterior (1480)-Gundations,Dw	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, mail facilities, windows		\$30,000.00

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ПЭ0060394	H)0000393	ID6000392	ID0000391	ID0000388	1100000387	ID0000384	Identifier	Work Stater	Part II: Sup
Bathroom Sinks(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Toilets(Dwelling Unit-Interior (1480)-Commodes)	Demobition - 4 units at Hocker Heights(Dwelling Unit - Demobition (1480))	Community Room(Non-Dwelling Interior (1480)-Community Building)	Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Dwelling Unit- Interior (1480)-Call-for-Aid Systems.Dwelling Unit-Interior (1480)-Electrical.Dwelling Unit-Interior (1480)-Mechanical)	Dwelling unit Interior-PHLDwelling Unit-Interior (1480)-Applitunes. Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks. Dwelling Unit-Interior (1480)-Bathroom Footing (non cyclical). Dwelling Unit-Interior (1480)-Electrical. Dwelling Unit-Interior (1480)-Electrical. Dwelling Unit-Interior (1480)-Hooring (non routine). Dwelling Unit-Interior (1480)-Interior Doors. Dwelling Unit-Interior (1480)-Kitchen Cabinets. Dwelling Unit-Interior (1480)-Tubs and Showers)  Faucets. Dwelling Unit-Interior (1480)-Plumbing. Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Unit-Site Work PH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curth and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Encing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Playground Areas - Equipment, Dwelling Unit-Site Work (1480)-Playground Areas - Equipment, Dwelling Unit-Site Work (1480)-Storen Lines - Mains, Dwelling Unit-Site Work (1480)-Storen Lines - Mains, Dwelling Unit-Site Work (1480)-Storen Drainage, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Development Number/Name	Work Statement for Year 3 2028	Part II: Supporting Pages - Physical Needs Work Statements (s)
Replace original Bathroom Sinks	Replace toilets from wall to floor units	Demolition - De Minimus Units for 560-566 N. Hocker Terrace	Remodel the Community Rooms / Resident Services Area	Replace all smoke detectors	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing	Asphalt, concrete, curb dumpsters. fencing, landscape, lighting, parking, seal coat sewer & water lines, storm drainage, playground, signage	General Description of Major Work Categories		
							Quantity		
\$70,000.00	\$80,000.00	\$150,000.00	\$75,000.00	\$20,000.00	\$64,000.00	\$45,000.00	Estimated Cost		

			Electrical.Dwelling Unit-Interior (1480)-Mechanical)	
672,773,000		Replace all snoke detectors	Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Flooring (not of the property of	IDANIAN SAN
\$20,000.00		Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers	Staff Training / Computer Software / Cameras / Door Software/Management Improvement (1408)- Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)  Doubling of the Staff of	ID0000382
\$15,000.00		Required reports and services for Physical needs. Environmental review, and architecture services	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	ID000380
\$308,970.00			SOUTHVIEW MANOR B (MO0174000002)	
\$30,000.00		balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, windows	Dwelling Unit Exterior-SVM(Dwelling Unit-Exterior (1480)-Balconics-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Exterior (1480)-Decks and Patios.Dwelling Unit-Exterior (1480)-Exterior Doors.Dwelling Unit-Exterior (1480)-Exterior (1480)-Exterior Lighting.Dwelling Unit-Exterior (1480)-Condations.Dwelling Unit-Exterior (1480)-Conters - Downspouts.Dwelling Unit-Exterior (1480)-Landings and Railings.Dwelling Unit-Exterior (1480)-Windows)	ID0000413
\$120,000.00		Replace Unit interior doors	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	(D0000397
Estimated Cost	Quantity	General Description of Major Work Categories	Development Number/Name	Identifier
			Work Statement for Year 3 2028	Work Stat
			Part II: Supporting Pages - Physical Needs Work Statements (s)	Part II: Su

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	I[D0000414	[[D0000399]	1D0000398	ID0000396	HD0000390	Identifier	Work Staten	Part II: Supp
Subtotal of Estimated Cost	Dwelling Unit-Site Work SYM(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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Electrical(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas)	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Development Number/Name	Work Statement for Year 3 2028	Part II: Supporting Pages - Physical Needs Work Statements (s)
	Asphalt, concrete, curb dumpsters, fencing, landscape, lighting, parking, seal coat sewer & water lines, signage	Replace (iFCI Outlets	Instalt GFCI in Laundry rooms	Replace Unit interior doors	Replace 120 Gal DHW Fleater, Residential	General Description of Major Work Categories		
						Quantity		
\$1,462,970.00	\$45,000.00	\$15,000.00	\$5,000.00	\$100,000.00	\$25.000.00	Estimated Cost		

ID0000406	ID0009404	ID0000402		1D0000401	1120000400		Identifier	Work Staten	Part II: Sup
AC Condensors(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Staff Training / Computer Software / cameras / Door Software/Management Improvement (1408)- Other-Management Improvement (1408)-Security Improvements (not police or guard-non- physical).Management Improvement (1408)-Staff Training.Management Improvement (1408)-System Improvements)	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	PLEASANT HEIGHTS (MO017000001)	Administrative Fees(Administration (1410)-Salaries)	Operations(Operations (1406))	AUTHORITY-WIDE (NAWASD)	Development Number/Name	Work Statement for Year 4 2029	Part II: Supporting Pages - Physical Needs Work Statements (s)
Replace AC condensers at Hocker Heights 60	Provide updated trainings on HOTMA, SAEMR and NSPIRE including tent calculations, eligibility. Update Computer software for doors and computers	Cover required PNA and ER along with architectural drawings and services for upkeep of units		Administration and procurement of CFP covering CEO, COO and Accounting salary	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		General Description of Major Work Categories		
							Quantity		
\$200,000,00	\$20,000,00	\$15,000.00	\$765,000.00	\$145,000.00	\$290,000.00	\$435,000.00	Estimated Cost		

ID0000408	ID0000405	ID000403		(I)0000416	ID0000409	110000407	Identifier	Work State	Part II: Sup
Elevator Upgrages(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	SOUTHVIEW MANOR B (MODI 7000002)	Dwelling unit Interior PH/Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flouring (non cyclical), Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Furnace Assembly(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System.Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Development Number/Name	Work Statement for Year 4 2029	Part II: Supporting Pages - Physical Needs Work Statements (s)
Upgrade Elevators to new regulations	Provide updated trainings on HOTMA. SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers	Required reports and services for Physical needs, Environmental review, and architecture services		Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing	Upgrage Elevators to new requirements	Pleasant Heights individual Furnace Assembly Approx \$7500 ca	General Description of Major Work Categories		
							Quantity		
\$200,000.00	\$20,000.00	\$15,000.00	\$262,970.00	\$30,000.00	\$200,000.00	\$300,000.00	Estimated Cost		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work State	Work Statement for Year 4 2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000415	Dwelling unit Interior SVM(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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Hicrior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Haucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bus and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$27,970.00
	Subtotal of Estimated Cost			\$1.462.970.00

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ID0000423	[[)#000422	ID0000418		ID0000420	ID0000417		Identifier	ork Statem	rt II: Supp
Dwelling Unit Interior SVM(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)- Commodes,Dwelling Unit-Interior (1480)- Flooring (non routine),Dwelling Unit-Interior (1480)- Kitchen Cabinets,Dwelling Unit-Interior (1480)- Kitchen Cabinets,Dwelling Unit-Interior (1480)- Tubs and Showers)	Dwelling Unit-Exterior SVM(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Decks and Patios.Dwelling Unit-Exterior (1480)-Exterior Downs.Dwelling Unit-Exterior (1480)-Exterior Downs.Dwelling Unit-Exterior (1480)-Foundations.Dwelling Unit-Exterior (1480)-Gutters - Downspouts.Dwelling Unit-Exterior (1480)-Landings and Railings.Dwelling Unit-Exterior (1480)-Siding.Dwelling Un	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	SOUTHVIEW MANOR B (MOU17000002)	Administrative Fees 2030(Administration (1410)-Salaries)	Operations 2030(Operations (1406))	AUTHORITY-WIDE (NAWASD)	Development Number/Name	Work Statement for Year 5 2030	Part II: Supporting Pages - Physical Needs Work Statements (s)
Appliances, Bathrooms, electrical. flooring, doors, kitchen, plumbing	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, roofs, siding, windows	Staff Training / Computer Software / Cameras / Door Software		Administrative Fees for Management & Financials of CFP Funds	Operations		General Description of Major Work Categorics		
							Quantity		
00.000,011\$	\$67,970.00	\$15,000.00	\$517,970.00	\$145,000.00	\$290,000.00	\$435,000.00	Estimated Cost		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Stater	Work Statement for Year 5 2030			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
11300000426	Dwelling Site Work-SVM(Dwelling Unit-Site Work (1480)-Fenering.Dwelling Unit-Site Work (1480)-Landscape.Dwelling Unit-Site Work (1480)-Lighting.Dwelling Unit-Site Work (1480)-Scal Coat.Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Aspltalt - Concrete - Paving)	Landscaping Improvements to include fencing, landscape, lighting and pavement replacement and sewer and water mains needing replaced		\$55,000.00
ID0000427	Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler.Non-Dwelling Construction - Mechanical (1480)-Central Chiller.Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems.Non-Dwelling Construction - Mechanical (1480)-Elevator.Non-Dwelling Construction - Mechanical (1480)-Elevator.Non-Dwelling Construction - Mechanical (1480)-Hosting Equipment - System.Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Elevator.Non-Dwelling Construction - Mechani	Boiler, chiller, Cooling equipment, electric, elevator; generator, heating, hot water, security, trash compactor, water		\$135,000.00
ID6000430	Non-dwelling interior SVM(Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Appliances, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Building, Non-Dwelling Interior (1480)-Socarity, Non-Dwelling Interior (1480)-Interior (1480)-Socarity, Non-Dwelling Interior (1480)-Socarity, Non-Dwelling Interior (1480)-Interior (1480)-Socarity, Non-Dwelling Interior (1480)-Socarity, N	Administrative bldg, appliances, common area bathrooms and kitchens, laundry rooms, doors, electrical, plumbing, security, storage areas		\$120,000.00
1D0000432	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment		\$15,000.00
	PLEASANT HEIGHTS (MO017000001)			\$510,000.00
ID0000419	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Staff Training, Management Improvement (1408)-Security Improvements (not police or guard-non-physical). Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00

Dwelling Unit-Exterior PH(Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior (148	Part II: Sup Work State	Part II: Supporting Pages - Physical Needs Work Statements (s)  Work Statement for Year 5 2030	General Description of Major Work Categories
Dwelling Unit-Exterior PHUDwelling Unit-Exterior (1480)-Exterior Lighting Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior (1480	Identifier	Development Number/Name	General Description of Major Work Categories
Dwelling Unit Interior PH(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks.Dwelling Unit-Interior (1480)- Unit-Interior (1480)- Unit-Interior (1480)- Unit-Interior (1480)- Commods Dwelling Unit-Interior (1480)- Commods Dwelling Unit-Interior (1480)- Executive (1480)- Execu	1120000421	Dwelling Unit-Exterior PH(Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors. Dwelling Unit-Exterior (1480)-Exterior Lighting. Dwelling Unit-Exterior (1480)-Exterior Lighting. Dwelling Unit-Exterior (1480)-Gutters - Downspouts. Dwelling Unit-Exterior (1480)-Landings and Railings. Dwelling Unit-Exterior (1480)-Koofs, Dwelling Unit-Exterior (1480)-Siding. Onti-Exterior (1480)-Windows. Dwelling Unit-Exterior (1480)-Balconies-Porches-	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, roofs, siding, windows
Dwelling Site Work (1480)-Pencing Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving Dwelling Unit-Site Work (1480)-Lendscape, Dwelling Construction - Mechanical (1480)-Lendscape, Dwelling Lendscape, Dwelling Lend	ID0000424	Dwelling Unit Interior PH(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks.Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclicat),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Flaucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing
Non-Dwelling Systems - PHNon-Dwelling Construction - Mechanical (1480)-Central Boiler, Non-Dwelling Construction - Mechanical (1480)-Central Chiller, Non-Dwelling Construction - Mechanical (1480)-Central Chiller, Non-Dwelling Construction - Mechanical (1480)-Evator, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Evator, Non-Dwelling Interior (1480)-Evator, Non-Dwelling Interior (1480)-Evator, Non-Dwelling Interior (1480)-Evator, Non-Dwelling Interior (1480)-Conmon Area Finishes, Non-Dwelling Interior (1480)-Conmon Area Finishes, Non-Dwelling Interior (1480)-Conmon Area, Non-Dwelling Interior (1480)-Electrical Non-Dw	1D0000425	Dwelling Site Work-PH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving Dwelling Unit-Site Work (1480)-Lendscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	
Non-dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Appliances.Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finshus, Non-Dwelling Interior (1480)-Common Area Finshus, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Lones, Non-Dwelling Interior (1480)-Lones, Non-Dwelling Interior (1480)-Lones, Non-Dwelling Interior (1480)-Lones, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Storage Area)  A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	ID0000428	Non-Dwelling Systems - PH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler, Non-Dwelling Construction - Mechanical (1480)-Central Childer, Non-Dwelling Construction - Mechanical (1480)-Ceoling Equipment - Systems, Non-Dwelling Construction - Mechanical (1480)-Elevator, Non-Dwelling Construction - Mechanical (1480)-Heating Edupment - Systems, Non-Dwelling Construction - Mechanical (1480)-Socurity - Mechanical (1480)-Hot Water Heaters, Non-Dwelling Construction - Mechanical (1480)-Socurity - Fire Alarm, Non-Dwelling Construction - Mechanical (1480)-Water Distribution, Non-Dwelling Construction - Mechanical (1480)-Water Distribution, Non-Dwelling Construction - Mechanical	Boiler, chiller, Cooling equipment, electric, elevator, generator, heating, hot water, security, trash compactor, water
A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Cosis)	ID0000429	Non-dwelling interior/Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Appliances, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Commonity Building, Non-Dwelling Interior (1480)-Douts, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Storage Areas	Administrative bldg, apphances, common area bathrooms and kitchens, laundry rooms, doors, electrical, plumbing, security, storage areas
	ID0000431	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment

2577-0274 02/28/2022	ce of Public and Indian Housing	ousing and Urban Development
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WUIA STATEMENT FOR STATE
Identifier Development Number/Name General Description of Major Work Categories Quantity Estimated Cost
\$1,462,970.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year   2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2026(Operations (1406))	\$290,000.00
Administrative Fees 2026(Administration (1410)-Salaries)	\$145,000.00
Subtotal of 1:stimated Cost	\$435,000.00

\$535,000,00		Subtotal of Estimated Cost
\$100,000,00	Pre-Development RAD Activity(RAD Funds Pre Closing (1480))	Pre-Development RAD Activ
\$145,000.00	ninistration (1410)-Salaries)	Administrative Pees 2027(Administration (1410)-Salaries)
\$290,000.00	406))	Operations 2027(Operations (1406))
		Housing Authority Wide
Estimated Cost	Development Number/Name General Description of Major Work Categories	Gen
	2 2027	Work Statement for Year 2
	Part III: Supporting Pages - Management Needs Work Statements (s)	Part III: Supporting Pag

Subtotal of Estimated Cost	Administrative Fees(Administration (1410)-Salaries)	Operations(Operations (1406))	Housing Authority Wide	Development Number/Name General Description of Major Work Categories	Work Statement for Year 3	Part III: Supporting Pages - Management Needs Work Statements (s)
\$435,000.00	\$145,000.00	\$290,000.00		Estimated Cost		

Subtotal of Estimated Cost	Administrative Fees(Administration (1410)-Salaries)	Operations(Operations (1406))  S29	Housing Authority Wide	Development Number/Name General Description of Major Work Categories	Work Statement for Year 4 2029	Part III: Supporting Pages - Management Needs Work Statements (s)
\$435,000.00	\$145,000.00	\$290,000.00		Estimated Cost		

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2030	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2030(Operations (1406))	\$290,000.00
Administrative Fees 2030(Administration (1410)-Salaries)	\$145,000.00
Subtoral of Estimated Cost	\$435,000.00