

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Independence		Locality (City/County & State)				
PHA Number: MO017		<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
	AUTHORITY-WIDE	\$390,000.00	\$430,000.00	\$390,000.00	\$430,000.00	\$430,000.00
	PLEASANT HEIGHTS (MO017000001)	\$643,306.00	\$553,599.00	\$698,691.00	\$734,000.00	\$838,306.00
	SOUTHVIEW MANOR B (MO017000002)	\$420,000.00	\$469,707.00	\$364,615.00	\$289,306.00	\$185,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$390,000.00
ID0000219	Operations 2025(Operations (1406))	Operations		\$290,000.00
ID0000220	Administrative Fees 2025(Administration (1410)-Salaries)	Administrative Fees for Executive Director Salary Offset		\$100,000.00
	PLEASANT HEIGHTS (MO017000001)			\$643,306.00
ID0000221	Chiller / Boiler Repair / Replacement - PH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Chiller / Boiler Repair / Replacement at PH		\$150,000.00
ID0000224	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0000228	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)	Staff Training / Computer Software / Cameras / Door Software		\$45,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000230	Flooring Replacement on Common Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement on Common Areas		\$17,082.00
ID0000232	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
ID0000236	Roof Replacement / Repair at PH (Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement / Repair at PH		\$125,000.00
ID0000237	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0000243	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$10,000.00
ID0000245	Flooring Replacement in Common Areas at Pleasant Heights(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement in Common Areas on Basement to 4th floor with LVT at Pleasant Heights		\$40,000.00
ID0000313	Relocation(Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation)	Relocation of tenants either permanent or temporary as a result of modernization, development, rehabilitation or emergency		\$30,000.00

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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
ID0000314	Emergency Work(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)-Interior Doors,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)	Modernization work created as result of non-planned modernization identified during emergency.		\$76,224.00
	SOUTHVIEW MANOR B (MO017000002)			\$420,000.00
ID0000222	Chiller / Boiler Repair / Replacement - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Chiller / Boiler Repair / Replacement at SVM for Buildings A and B		\$25,000.00
ID0000225	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$15,000.00
ID0000226	Replacement/upgrade unit features SVM(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)-Plumbing)	Kitchen Replacements at SVM for 45 units / Kitchen Cabinets, Sinks and Faucets; lighting fixtures		\$50,000.00
ID0000227	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))	Staff Training / Computer Software / Cameras / Door Software		\$40,000.00
ID0000229	Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Units - 32 units		\$15,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000231	Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)	Replacement of Unit Windows at Southview Manor A and B Buildings. Replacement of 35 Unit windows with Low E Double Pane Vinyl Windows		\$75,000.00
ID0000233	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
ID0000238	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0000244	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$30,000.00
ID0000246	Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)	Replacement of Unit Windows at Southview Manor A and B Buildings. Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows		\$45,000.00
	Subtotal of Estimated Cost			\$1,453,306.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$430,000.00
ID0000249	Operations 2026(Operations (1406))	Operations		\$290,000.00
ID0000262	Administrative Fees 2026(Administration (1410)-Salaries)	Administrative Fees for Management & Financials of CFP Funds		\$140,000.00
	PLEASANT HEIGHTS (MO017000001)			\$553,599.00
ID0000250	Flooring Replacement on Common Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement on Common Areas		\$25,000.00
ID0000252	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)	Staff Training / Computer Software / Cameras / Door Software		\$45,000.00
ID0000253	Landscaping Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000256	Plumbing / Drain Line Replacement / Repair / Showers(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Drain Line Replacement / Repair / Showers / Copper Line Insulation for up to 80 units		\$30,000.00
ID0000257	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0000260	Painting of Hallways / Common Areas(Non-Dwelling Interior (1480)-Common Area Painting)	Painting of Hallways and Common Areas at PH		\$40,000.00
ID0000266	Kitchen Replacements at PH(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)-Plumbing)	Kitchen Replacements at PH for 40 units / Kitchen Cabinets, Sinks and Faucets		\$50,000.00
ID0000267	Concrete Work (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace Sidewalks at Pleasant Heights and Hocker Heights		\$35,000.00
ID0000269	Site Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Add Solar LED Lighting Throughout Hocker Heights Property		\$53,599.00
ID0000270	Install Air Vents to Laundry Rooms on Floors 2-7 at Pleasant Heights(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Install Air Vents to cool off Laundry Rooms on Floors 2-7 at Pleasant Heights		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000271	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$60,000.00
ID0000315	Sewer Stacks(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Sewer Stacks for 8 floors with carriers and drain pipes		\$150,000.00
	SOUTHVIEW MANOR B (MO017000002)			\$469,707.00
ID0000251	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)	Staff Training / Computer Software / Cameras / Door Software		\$40,000.00
ID0000254	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$10,000.00
ID0000255	Plumbing / Drain Line Replacement / Shower Surround Repairs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Plumbing / Drain Line Replacement / Shower Surround Repairs / Copper Line Insulation		\$50,000.00
ID0000258	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment		\$25,000.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000259	Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Units - 30 units		\$40,000.00
ID0000263	Kitchen Replacements at SVM(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)-Plumbing)	Kitchen Replacements at SVM for 45 units / Kitchen Cabinets, Sinks and Faucets		\$109,707.00
ID0000264	Chiller / Boiler Repair / Replacement - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Chiller / Boiler Repair / Replacement at SVM		\$30,000.00
ID0000268	Concrete Work (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace Sidewalks at Southview Manor		\$25,000.00
ID0000272	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$60,000.00
ID0000316	Relocation(Contract Administration (1480)-Relocation)	Relocation of resident as a direct result of modernization, rehabilitation, and emergency.		\$30,000.00
ID0000317	Emergency Work(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Capital work needed due to unforeseen emergency work.		\$50,000.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000282	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$10,000.00
ID0000283	Site Lighting - LED Solar Lights at SVM(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Add Solar LED Lighting at Southview Manor		\$45,000.00
ID0000288	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$60,000.00
	PLEASANT HEIGHTS (MO017000001)			\$698,691.00
ID0000275	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)	Staff Training / Computer Software / Cameras / Door Software		\$40,000.00
ID0000276	A&E Fees / Physical Needs Assessment / Mold Testing and Abatement(Contract Administration (1480)-Other Fees and Costs)	A&E Fees; Physical Needs Assessment; Mold Testing and Abatement		\$25,000.00
ID0000279	Painting of Hallways / Common Areas(Non-Dwelling Interior (1480)-Common Area Painting)	Painting of Hallways and Common Areas at PH		\$40,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000281	Landscaping Improvements(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$20,000.00
ID0000284	Kitchen Replacements at PH(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,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)-Plumbing)	Kitchen Replacements at PH for 80 units / Kitchen Cabinets, Sinks and Faucets		\$320,000.00
ID0000285	Flooring Replacement in Dwelling Units(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement in Dwelling Units .. LVP glue down over VCT		\$50,000.00
ID0000286	Change out Patio Sliders with French Doors at PH(Dwelling Unit-Exterior (1480)-Exterior Doors)	Change out Patio Sliding Doors with French Doors at Pleasant Heights		\$63,691.00
ID0000287	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$60,000.00
ID0000318	Relocation(Contract Administration (1480)-Relocation)	Relocation of tenants either permanent or temporary as a result of modernization, development, rehabilitation or emergency		\$40,000.00
ID0000319	Emergency Work(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)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization work created as result of non-planned modernization identified during emergency.		\$40,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$430,000.00
ID0000289	Operations(Operations (1406))	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		\$290,000.00
ID0000290	Administrative Fees(Administration (1410)-Salaries)	Administration and procurement of CFP covering CEO, COO and Accounting salary		\$140,000.00
	PLEASANT HEIGHTS (MO017000001)			\$734,000.00
ID0000291	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	Cover required PNA and ER along with architectural drawings and services for upkeep of units		\$20,000.00
ID0000293	Staff Training / Computer Software / cameras / Door Software(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$30,000.00
ID0000295	Concrete / Asphalt Replacement (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking)	Concrete / Asphalt Replacement for HH/PH		\$40,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 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>
ID0000296	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$45,000.00
ID0000298	Refrigerator/Freezer(Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerator/Freezer		\$110,000.00
ID0000300	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing/Drain Line Replacement		\$64,000.00
ID0000301	Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Mechanical)	Replace all smoke detectors		\$20,000.00
ID0000304	Community Room(Non-Dwelling Interior (1480)-Community Building)	Remodel the Community Rooms / Resident Services Area		\$75,000.00
ID0000305	Demolition - 4 units at Hocker Heights(Dwelling Unit - Demolition (1480))	Demolition - De Minimus Units for 560-566 N. Hocker Terrace		\$50,000.00
ID0000306	Bathroom Toilets(Dwelling Unit-Interior (1480)-Commodes)	Replace toilets from wall to floor units		\$80,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000307	Bathroom Sinks(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace original Bathroom Sinks		\$70,000.00
ID0000308	Interior Doors(Non-Dwelling Interior (1480)-Doors)	Replace Unit entry door		\$10,000.00
ID0000310	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Unit interior doors		\$120,000.00
	SOUTHVIEW MANOR B (MO017000002)			\$289,306.00
ID0000292	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	Required reports and services for Physical needs, Environmental review, and architecture services		\$15,000.00
ID0000294	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)	Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$30,000.00
ID0000297	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000299	Refrigerator/Freezer(Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerator/Freezer		\$63,306.00
ID0000302	Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical)	Replace all smoke detectors		\$11,000.00
ID0000303	Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace 120 Gal DHW Heater, Residential		\$25,000.00
ID0000309	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Unit interior doors		\$100,000.00
ID0000311	Electrical(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas)	Install GFCI in Laundry rooms		\$5,000.00
ID0000312	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace GFCI Outlets		\$15,000.00
	Subtotal of Estimated Cost			\$1,453,306.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$430,000.00
ID0000320	Operations(Operations (1406))	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		\$290,000.00
ID0000321	Administrative Fees(Administration (1410)-Salaries)	Administration and procurement of CFP covering CEO, COO and Accounting salary		\$140,000.00
	PLEASANT HEIGHTS (MO017000001)			\$838,306.00
ID0000322	A&E Fees / Physical Needs Assessment / ER(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
ID0000324	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 updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000326	Sewer Stacks(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Sewer Stacks for 8 floors with carriers and drain pipes		\$153,306.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000327	AC Condensers(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace AC condensers at Hocker Heights 60		\$200,000.00
ID0000328	Furnace Assembly(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Pleasant Heights individual Furnace Assembly Approx \$7500 ea		\$300,000.00
ID0000330	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrage Elevators to new requirements		\$150,000.00
	SOUTHVIEW MANOR B (MO017000002)			\$185,000.00
ID0000323	A&E Fees / Physical Needs Assessment / ER(Contract Administration (1480)-Other Fees and Costs)	Required reports and services for Physical needs, Environmental review, and architecture services		\$15,000.00
ID0000325	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)	Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000329	Elevator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrade Elevators to new regulations		\$150,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations 2025(Operations (1406))	\$290,000.00
Administrative Fees 2025(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$390,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations 2026(Operations (1406))	\$290,000.00
Administrative Fees 2026(Administration (1410)-Salaries)	\$140,000.00
Subtotal of Estimated Cost	\$430,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations 2027(Operations (1406))	\$290,000.00
Administrative Fees 2027(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$390,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$290,000.00
Administrative Fees(Administration (1410)-Salaries)	\$140,000.00
Subtotal of Estimated Cost	\$430,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2029
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$290,000.00
Administrative Fees(Administration (1410)-Salaries)	\$140,000.00
Subtotal of Estimated Cost	\$430,000.00