

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the County of Chester			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> PA046			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2023</b>	<b>Work Statement for Year 2 2024</b>	<b>Work Statement for Year 3 2025</b>	<b>Work Statement for Year 4 2026</b>	<b>Work Statement for Year 5 2027</b>
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS	\$252,000.00	\$198,641.00	\$398,000.00	\$310,000.00	\$310,000.00
	OXFORD TERRACE (PA046000008)	\$55,000.00	\$87,000.00	\$203,000.00	\$20,000.00	\$60,000.00
	HANNUM GARDENS (PA046000012)	\$3,000.00	\$9,000.00	\$2,000.00		
	KING TERR & FAIRVIEW VILL (PA046000004)	\$74,500.00	\$87,000.00	\$45,000.00	\$20,000.00	\$55,000.00
	AUTHORITY-WIDE	\$244,150.00	\$246,960.00		\$280,000.00	\$275,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$252,000.00
ID0059	Door lock system(Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Interior (1480)-Security)	New Door Lock system installation.		\$110,000.00
ID0075	Trash Compactor(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Trash Compactor repair/replace.		\$10,000.00
ID0079	Parking Lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Upgrade		\$76,500.00
ID0081	Concrete work(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Exterior Concrete work.		\$9,500.00
ID0082	Fencing(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)	Replace Fencing.		\$6,000.00
ID0089	Fire alarm upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Fire Alarm Upgrade		\$40,000.00

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	OXFORD TERRACE (PA046000008)			\$55,000.00
ID0065	Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	New Refrigerators for the units.		\$15,000.00
ID0085	Roof(Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/replace		\$40,000.00
	HANNUM GARDENS (PA046000012)			\$3,000.00
ID0073	Dishwasher(Dwelling Unit-Interior (1480)-Appliances)	Dishwashers for units.		\$3,000.00
	KING TERR & FAIRVIEW VILL (PA046000004)			\$74,500.00
ID0077	Concrete work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Exterior Concrete repair/upgrade.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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<b>Work Statement for Year 1 2023</b>				
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ID0078	Retaining wall(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Repair/Replace Hillside retaining wall.		\$9,500.00
ID0080	Parking lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Upgrade and repairs.		\$55,000.00
	AUTHORITY-WIDE (NAWASD)			\$244,150.00
ID0096	2022 Admin(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$69,757.00
ID0100	2022 Operations(Operations (1406))	Operations		\$174,393.00
	Subtotal of Estimated Cost			\$628,650.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	KING TERR & FAIRVIEW VILL (PA046000004)			\$87,000.00
ID0001	Staff Trainings(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	UPCS, PH MANAGEMENT, SOFTWARE TRAINING		\$3,000.00
ID0004	Air Conditioning Repair/Replace(Dwelling Unit-Interior (1480)-Appliances)	Repair/replace air conditions for the units.		\$3,000.00
ID0005	Hydronic Heating System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Upgrade boiler pumps and any other necessary boiler equipment.		\$3,000.00
ID0008	Water Treatment(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Water Treatment taps and piping.		\$5,000.00
ID0009	AMP Fair Share(Management Improvement (1408)-System Improvements)	Server Upgrade		\$1,000.00
ID0010	A/E Services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A/E Services. Physical Needs Assessment, other architectural or engineering services.		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0011	Project Management(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Project Management fees and costs.		\$2,000.00
ID0012	Relocation(Contract Administration (1480)-Relocation)	Relocation for tenants in the event of emergencies.		\$2,000.00
ID0036	Landscape(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping and tree removal		\$2,000.00
ID0044	Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boilers repair replace/ Hydronic heating upgrades including pumps and other related material.		\$10,000.00
ID0045	ADA Upgrade(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Other)	ADA Upgrades for tenants with disabilities.		\$6,500.00
ID0046	Kitchen/ bath upgrades(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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)-Call-for-Aid Systems,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)-	Kitchen/ Bath Renovations including upgrading appliances.		\$19,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0061	Ranges(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	New Ranges for units.		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$246,960.00
ID0002	ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	ADMINISTRATION		\$70,560.00
ID0003	OPERATIONS(Operations (1406))	OPERATIONS		\$176,400.00
	OXFORD TERRACE (PA046000008)			\$87,000.00
ID0013	Staff Trainings(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	UPCS, PH Management, Software Training		\$2,000.00
ID0014	A/E Services(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	A/E Services. Physical Needs Assessment. Other architectural and engineering services.		\$10,000.00

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<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0015	Prjoect Management(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Project Management Services for PH constructions and major repairs.		\$3,000.00
ID0016	Hydronic Heating System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Upgrade boiler pumps and any other necessary boiler equipment.		\$3,000.00
ID0019	Water Treatment(Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Water Treatment pips and taps.		\$5,000.00
ID0020	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Sub pump for elevator system		\$10,000.00
ID0021	Air Condition(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Air Condition Repair/Replace for units.		\$3,000.00
ID0023	AMP Fair Share(Management Improvement (1408)-System Improvements)	Server Upgrades		\$1,000.00
ID0024	Relocation(Contract Administration (1480)-Relocation)	Relocation for tenants in the event of emergencies.		\$2,000.00

Capital Fund Program - Five-Year Action Plan

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<b>Work Statement for Year</b>				
2	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0038	Landscape(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping for tree removal		\$3,000.00
ID0048	Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Boilers/Hydronic Heating repair, replace, and upgrades including pumps and related materials.		\$10,000.00
ID0049	Kitchen/bath upgrades(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs and	Kitchen/Bath renovations		\$15,000.00
ID0062	Ranges(Dwelling Unit-Interior (1480)-Appliances)	New Ranges for the units.		\$20,000.00
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$198,641.00
ID0025	Staff Trainings(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	UPCS, PH Management, software training.		\$3,000.00
ID0026	A/E Services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A/E Services. Physical Needs Assessment. Other architectural and engineering services.		\$10,000.00

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<b>Work Statement for Year</b> 2		2024		
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ID0027	Project Management(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Project Management Services		\$5,000.00
ID0028	Mod Rehab(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization. ( Flooring, Finishes, Upgrades)		\$9,141.00
ID0030	Hydronic/Boiler repair & replace(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing)	Hydronic Heating System Upgrades.		\$4,000.00
ID0032	Water Treatment(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Storm Drainage)	Water Treatment taps and piping.		\$6,000.00
ID0033	Roof(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	Roof Repair/ Replace		\$80,000.00
ID0034	AMP Fair Share(Management Improvement (1408)-System Improvements)	Server Upgrade		\$1,000.00

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ID0035	Relocation(Contract Administration (1480)-Relocation)	Relocation of tenants in the event of emergencies.		\$3,500.00
ID0041	Parking Lot(Dwelling Unit-Site Work (1480)-Parking)	Parking Lot Repair		\$12,000.00
ID0055	Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Boilers/Hydronic Heating Repair/replace including pumps and related materials.		\$20,000.00
ID0063	Ranges(Dwelling Unit-Interior (1480)-Appliances)	New Ranges for the units.		\$25,000.00
ID0066	Refrigerators (Dwelling Unit-Interior (1480)-Appliances)	New Refrigerators for the units.		\$20,000.00
	HANNUM GARDENS (PA046000012)			\$9,000.00
ID0052	HVAc/Plumbing(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Repair or Replacement of New HVAC/Plumbing units and systems.		\$7,000.00



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<b>Work Statement for Year 3 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>
	KING TERR & FAIRVIEW VILL (PA046000004)			\$45,000.00
ID0007	Windows(Dwelling Unit-Exterior (1480)-Windows)	Windows Repair/ Replacement		\$20,000.00
ID0040	Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Repair/Replacement of the Trash Compactor		\$5,000.00
ID0047	Piping (Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Piping Repair/Replace above or underground.		\$10,000.00
ID0090	Toilets(Dwelling Unit-Interior (1480)-Appliances)	New Toilets for the units.		\$10,000.00
	OXFORD TERRACE (PA046000008)			\$203,000.00
ID0017	Windows(Dwelling Unit-Exterior (1480)-Windows)	Windows for the entire building.		\$138,000.00

Capital Fund Program - Five-Year Action Plan

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<b>Work Statement for Year</b>				
3		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0039	Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Repair/Replacement of the Trash Compactor.		\$23,000.00
ID0050	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace window shutters.		\$12,000.00
ID0051	Piping(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Piping repair/replace above or underground.		\$10,000.00
ID0069	Light Fixtures(Dwelling Unit-Site Work (1480)-Lighting)	Repair/replace Light Fixtures		\$10,000.00
ID0074	Common area renovation(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Community room upgrade, including automatic doors.		\$10,000.00
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$398,000.00
ID0029	Elevator repair(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Sub pump for elevator.		\$10,000.00







<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	KING TERR & FAIRVIEW VILL (PA046000004)			\$55,000.00
ID0110	Rehab Units(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)-Call-for-Aid Systems,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab complete unit interior, including bedrooms and common areas.		\$30,000.00
ID0117	Trash Compactor(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Trash Compactor and equipment for trash removal.		\$15,000.00
ID0119	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$10,000.00
	OXFORD TERRACE (PA046000008)			\$60,000.00
ID0111	Rehab Units(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)-Call-for-Aid Systems,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab complete unit interior, including bedrooms and common areas.		\$50,000.00

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ID0120	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$10,000.00
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$310,000.00
ID0112	Rehab Units(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab complete unit interior, including bedrooms and common areas. Including the family row homes, some containing 3+ bedrooms.		\$120,000.00
ID0113	Repair Siding on Building(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	Repair Exterior structure cracks on the building.		\$150,000.00
ID0118	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$275,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
2022 Admin(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$69,757.00
2022 Operations(Operations (1406))	\$174,393.00
Subtotal of Estimated Cost	\$244,150.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$70,560.00
OPERATIONS(Operations (1406))	\$176,400.00
Subtotal of Estimated Cost	\$246,960.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$80,000.00
Operations(Operations (1406))	\$200,000.00
Subtotal of Estimated Cost	\$280,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$175,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$70,000.00
Computer Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$30,000.00
Subtotal of Estimated Cost	\$275,000.00