

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Prattville, AL		Locality (City/County & State)				
PHA Number: AL131		<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
	PRATT COURT (AL131000001)	\$304,303.00	\$304,303.00	\$304,303.00	\$304,303.00	\$304,303.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$304,303.00
ID0000172	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other routine additional property operation needs to supplement operational funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$48,753.00
ID0000173	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$5,000.00
ID0000174	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 "Other" and "Mechanical" = Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0000175	Install New Tub and Shower Surrounds(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Prep and install new heavy-duty mold and mildew resistant tub and shower surrounds in bathrooms throughout the portfolio. Including replacement of plumbing fixtures such as spouts, knobs, and pipes as needed as well as any necessary wall repair ("other") and paint due to removal and construction. 20 units at \$5,000.00 each = \$100,000.00		\$100,000.00
ID0000176	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0000177	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 2 @ 7,000.00 each = 14,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini-split units. 1 @ \$10,000 = \$10,000.00. Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and		\$24,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet and duct work construction (other), plumbing for condensation drain lines		
ID0000178	General Capital Activity(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Electrical)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops. \$25,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$20,000.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$455 each = \$4,550.00		\$49,550.00
ID0000179	Replace exterior vinyl siding and install new shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding)	Remove and/or replace old vinyl siding on exterior of unit buildings, office, and maintenance shop. "Other": Install new vinyl shutters on exterior of select buildings throughout the agency portfolio		\$25,000.00
ID0000217	Concrete Sidewalks and Drives(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace concrete sidewalks, drives, and walkways throughout the portfolio to eliminate trip hazards, uneven areas, and low spots that may collect water, etc. on all properties		\$20,000.00
	Subtotal of Estimated Cost			\$304,303.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$304,303.00
ID0000180	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$64,191.00
ID0000181	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0000182	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 "Other" and "Mechanical" = Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0000183	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0000184	5 Year Energy Audit(Contract Administration (1480)-Audit)	5 Year Energy Audit per HUD regulations		\$5,000.00
ID0000185	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 5 @ 7,000.00 each = 35,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 2 @ 10,000 = 20,000.00 Slabs		\$55,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors new interior HVAC closet and duct work construction (other), plumbing for condensation drain lines		
ID0000186	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops. \$8,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$8,082.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00		\$20,612.00
ID0000187	Replace vinyl siding and install shutters(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other)	Remove and replace old vinyl siding on exterior of unit buildings. "Other": Install new vinyl shutters on exterior of select buildings throughout portfolio		\$20,000.00
ID0000189	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 10 individual unit sewer clean outs at a cost of 1750.00 each.		\$17,500.00
ID0000206	ADA Compliance Showers(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab current accessible showers and / or remove tubs and install roll in showers or zero entry showers with grab bars, to include any reconfiguring and/or installation of any aspect of plumbing, included but not limited to supply lines, knobs, shower heads, and drain lines. Replace / repair any damaged flooring, walls ("other"), or paint, due to reconfiguration of bathroom for accessible showers. 3 units @ \$20,000.00 each		\$60,000.00
ID0000218	Playground and Basketball Court areas(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Repair, remove, and / or replace playground equipment, concrete and asphalt basketball courts, playground surfaces, including removal of damaged equipment, concrete anchors, swing sets and poles, basketball goals and poles, etc., also including landscape groundwork, grading, filling of holes, etc. due to removal of items, poles, concrete, asphalt, etc.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$304,303.00
ID0000190	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,910.00
ID0000191	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$46,593.00
ID0000192	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 "Other" and "Mechanical" - Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0000193	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0000194	ADA Compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-	Remodel 1 or 2 bdrm unit to meet ADA standards including ADA parking, striping, signage, and sidewalk access. Cutting curbs, installation of concrete ramps, remove or relocate, any necessary columns on porches for access, replace exterior doors with ADA compliant doors and handles, paint and caulk for new exterior doors, install exterior hand railings, install accessible bath and kitchen cabinets and sinks, adjustment of electrical and plumbing for these cabinets and sinks, install call for aid systems, install handicap accessible commodes and grab bars, install roll in showers or zero entry showers with grab bars, replace any damaged flooring due to reconfiguration of bathroom for accessible showers, expansion of interior doors and doorframes and installation of accessible door knobs for ADA compliance, floor replacement or repair due to any damage from		\$96,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Striping)	widening interior doorways, interior paint and caulk due to widening of interior doors		
ID0000195	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 3 @ 7,000.00 each = 21,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 4 @ 8,000 = \$32,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet and duct work <u>construction, plumbing for condensation drain lines</u>		\$53,000.00
ID0000196	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Shrub and tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops. \$20,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$15,000.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$455 each = \$4,550.00		\$39,550.00
ID0000197	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 15 individual unit sewer clean outs at a cost of 1750.00 each.		\$26,250.00
	Subtotal of Estimated Cost			\$304,303.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$304,303.00
ID0000198	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$65,593.00
ID0000199	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0000200	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 "Other" and "Mechanical" = Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0000201	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,910.00
ID0000202	ADA Compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-	Remodel 1 or 2 bdrm unit to meet ADA standards including ADA parking, striping, signage, and sidewalk access. Cutting curbs, installation of concrete ramps, remove or relocate, any necessary columns on porches for access, replace exterior doors with ADA compliant doors and handles, paint and caulk for new exterior doors, install exterior hand railings, install accessible bath and kitchen cabinets and sinks, adjustment of electrical and plumbing for these cabinets and sinks, install call for aid systems, install handicap accessible commodes and grab bars, install roll in showers or zero entry showers with grab bars, replace any damaged flooring due to reconfiguration of bathroom for accessible showers, expansion of interior doors and doorframes and installation of accessible door knobs for ADA compliance, floor replacement or repair due to any damage from		\$96,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Striping)	widening interior doorways, interior paint and caulk due to widening of interior doors		
ID0000203	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 2 @ 7,000.00 each = 14,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 1 @ 10,000 = \$10,000.00 Slabs for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet and duct work <u>construction (other), plumbing for condensation drain lines</u>		\$24,000.00
ID0000204	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops. 25,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$20,000.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) <u>10 units @ \$455 each = \$4,550.00</u>		\$49,550.00
ID0000205	Install individual unit sewer clean outs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install 15 individual unit sewer clean outs at a cost of 1750.00 each.		\$26,250.00
	Subtotal of Estimated Cost			\$304,303.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PRATT COURT (AL131000001)			\$304,303.00
ID0000207	Operations(Operations (1406))	Operations including cost of office utilities, copier, phone, computer, board meetings, supplies, postage, additional insurance and deductibles, and any other additional routine property operation needs to supplement property operation funds including but not limited to unit repairs, vacant unit make ready, vehicle maintenance, routine lawn care, plumbing repairs and maintenance, etc.		\$64,191.00
ID0000208	Program Administrative Fees(Administration (1410)-Sundry)	Costs associated with oversight and management of the CFP by the managing agency through a management agreement including duties related to capital planning, preparing the CFP Annual Statement/Performance and Evaluation Report, preparing the CFP 5-Year Action Plan, the monitoring of LOCCS, preparing reports, drawing funds, budgeting, accounting, and procuring construction and other miscellaneous contracts.		\$10,000.00
ID0000209	Energy Efficient Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Energy-efficient appliances 10 Stoves @ \$550; 10 Refrigerators @ \$550 = \$11,000 "Other" and "Mechanical" = Energy-efficient water heaters 10 units - 40 gallon gas @ \$700 ea = \$7,000 10 units - 40 gallon electric @ \$700 ea = \$7,000		\$25,000.00
ID0000210	Construction/Inspection/Assessment Cost/CFP Audit Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Construction/Inspection/Assessment Cost CFP Program Audit Cost, Architect Costs, Engineering Costs		\$7,000.00
ID0000211	5 Year Energy Audit(Contract Administration (1480)-Audit)	5 Year Energy Audit per HUD regulations		\$5,000.00
ID0000212	Energy Efficient High Seer HVAC Units(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	"Other" and "Mechanical" = Replace HVAC units with energy efficient high seer units 5 @ 7,000.00 each = 35,000.00. Replace stand-alone gas floor heating units and window AC units with high seer energy efficient heat pumps or mini split units. 2 @ 10,000 = 20,000.00 Slabs		\$55,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		for exterior HVAC units to sit, paint and caulk for any exterior damage repair and sealing for access for new lines to exterior HVAC unit. New electrical wiring for HVAC units, paint and doors for new interior HVAC closet and duct work construction (other), plumbing for condensation drain lines		
ID0000213	General Capital Activity(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	"Other" Tree removal, stump grinding, dead and damaged limb removal due to storm damage, routine tree care to protect buildings and roofs throughout property exteriors around unit buildings and office and maintenance shops. \$8,000.00 Landscape work to address erosion, storm drains, and appearance at office and unit buildings throughout the entire portfolio. \$8,082.00 "Other" Replace interior light fixtures with LED light fixtures (lighting is not listed as an interior dwelling option) 10 units @ \$453 each = \$4,530.00		\$20,612.00
ID0000214	Replace vinyl siding and install shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Remove and replace old vinyl siding on exterior of unit buildings. "Other": Install new vinyl shutters on exterior of select buildings at throughout portfolio		\$40,000.00
ID0000215	Install individual unit sewer clean outs(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-Plumbing)	Install 10 individual unit sewer clean outs at a cost of 1750.00 each.		\$17,500.00
ID0000216	ADA Compliance Showers(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab current accessible showers and / or remove tubs and install roll in showers or zero entry showers with grab bars, to include any reconfiguring and/or installation of any aspect of plumbing, included but not limited to knobs, shower heads, and drain lines. Replace / repair any damaged flooring, walls ("other"), or paint due to reconfiguration of bathroom for accessible showers. 3 units @ \$20,000.00 each		\$60,000.00
	Subtotal of Estimated Cost			\$304,303.00