# Capital Fund Program - Five-Year Action Plan

Status: Under Review Approval Date: Approved By: 02/28/2022

Part I: Summary						
PHA	Name: Housing Authority of Pulaski County	Locality (City/County & State)  Original 5-Year Plan		X Revised 5-Year Plan (Revision No:		)
PHA Number: IL045						
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	MOUNDS (IL045000001)	\$273,671.00	\$285,943.00	\$548,861.00	\$260,000.00	\$260,000.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	MOUNDS (IL045000001)			\$273,671.00
ID0001	STAFF TRAINING(Management Improvement (1408)-Staff Training)	To continue ongoing educating of the rules and regulations of HUD through professional training		\$5,000.00
ID0002	A/E Fees(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other Fees and Costs)	Contract administration for CFP projects, along with other fees and costs associated with major contracts.		\$30,000.00
ID0004	Driveway repairs-Raise elevation (Non-Dwelling Site Work (1480)-Curb and Gutter)	Driveways currently hold standing water and should be repaired so that rain water will drain properly. Unit 416 S. 4th and 411 S. 4th		\$73,671.00
ID0013	Security Camera Maintenance(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Internet cost and maintenance for security cameras		\$10,000.00
ID0018	BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers as needed		\$10,000.00
ID0023	REPLACE INTERIOR DOORS(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors as needed.		\$10,000.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0029	REPLACE CARPETING IN MAIN OFFICE(Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Storage Area)	Carpet is old and worn. Needs replaced		\$15,000.00
ID0030	Reinforce truss/Box in Gable on Roofs(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	During heavy rains, the ceilings are leaking in some of the 2BR & 3BR Flat units. Contractor said the above mentioned work item will fix the problem.		\$30,000.00
ID0031	Transfer to Operations(Operations (1406))	Transfer to Operations		\$50,000.00
ID0036	Tree removal(Non-Dwelling Site Work (1480)-Landscape)	Remove large trees that are splitting and unstable.		\$25,000.00
ID0037	HOUSEWASHING(Dwelling Unit-Exterior (1480)-Siding)	Wash outside of units to remove residue from local grainery.		\$15,000.00
	Subtotal of Estimated Cost			\$273,671.00

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	MOUNDS (IL045000001)			\$285,943.00
ID0003	Re-Seal Parking lots(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Reseal all parking lots within the HA developments		\$80,000.00
ID0005	STAFF TRAINING(Management Improvement (1408)-Staff Training)	Ongoing education by attending job training sessions and compliance training.		\$8,000.00
ID0009	A/E Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural fees for CFP program compliance		\$30,000.00
ID0014	Security Camera Maintenance(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Internet costs and maintenance to security camera system		\$10,000.00
ID0019	BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers in units as needed		\$10,000.00
ID0024	REPLACE INTERIOR DOORS(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors as needed		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2	2021			

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0032	Transfer to Operations(Operations (1406))	Transfer to operations		\$50,000.00
ID0038	HOUSEWASHING(Dwelling Unit-Exterior (1480)-Siding)	Wash unit sidings to remove residue from local graineries.		\$15,000.00
ID0048	UPGRADE LIGHT FIXTURES IN UNITS(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Upgrade all light fixtures within units		\$72,943.00
	Subtotal of Estimated Cost			\$285,943.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	MOUNDS (IL045000001)			\$548,861.00
ID0006	STAFF TRAINING(Management Improvement (1408)-Staff Training)	Continuing education for staff training and compliance with job.		\$7,000.00
ID0010	A/E Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural fees for CFP program compliance.		\$35,000.00
ID0015	Security Camera Maintenance(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Internet costs and maintenance to security camera system		\$10,000.00
ID0020	BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers in units as needed		\$10,000.00
ID0025	REPLACE INTERIOR DOORS(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors as needed		\$10,000.00
ID0033	Transfer to Operations(Operations (1406))	Transfer to Operations		\$50,000.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	HOUSEWASHING(Dwelling Unit-Exterior (1480)-Siding)	Powerwash units to remove residue from local graineries.		\$15,000.00
ID0042	REPLACE GUTTERS AND DOWNSPOUTS-KARNAK(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters/downspouts as funding allows one site at a time.		\$9,565.32
ID0043	REPLACE GUTTERS AND DOWNSPOUTS-Ullin(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters/downspouts at each site as funding allows.		\$52,940.40
ID0044	REPLACE GUTTERS AND DOWNSPOUTS-MOUNDS(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters and downspouts at each site as funding allows.		\$52,900.40
ID0045	REPLACE GUTTERS AND DOWNSPOUTS-MOUND CITY(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters and downspouts at each site as funding allows.		\$50,000.00
ID0047	REPLACE TOILETS-ALL SITES(Dwelling Unit-Interior (1480)-Commodes)	Replace toilets		\$49,593.88
ID0049	Upgrade Community Room Bathrooms(Non-Dwelling Interior (1480)-Common Area Bathrooms)	Upgrade Richland Terrace Community Room bathrooms		\$10,000.00

Part II: Supporting	Pages - Physical Need	s Work Statements (s)
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Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0052	Install New Front Entrance/ADA compliant(Non-Dwelling Exterior (1480)-Doors)	Install automatic doors at front entrance of main office.		\$50,000.00
ID0053	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Landscape properties with emphasis around property signs at each site.		\$20,000.00
ID0054	Tree Removal(Non-Dwelling Site Work (1480)-Landscape)	Remove large old trees from properties. Damaged from high winds and storms.		\$20,861.00
ID0055	Replace screen doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace screen doors at all sites		\$96,000.00
	Subtotal of Estimated Cost			\$548,861.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	MOUNDS (IL045000001)			\$260,000.00
ID0007	STAFF TRAINING(Management Improvement (1408)-Staff Training)	Continued education for staff training and job compliance.		\$5,000.00
ID0011	A/E Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural fees for CFP program compliance		\$30,000.00
ID0016	Security Camera Maintenance(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Internet costs and maintenance to security camera system		\$8,000.00
ID0021	BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers within units as needed		\$10,000.00
ID0026	REPLACE INTERIOR DOORS(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors as needed		\$10,000.00
ID0027	UPGRADE BATHROOMS-SINK AND VANITY(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace bathroom sinks with vanities and lighting at each sites as funding allows		\$132,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 4 2023						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>			
ID0034	Transfer to Operations(Operations (1406))	Transfer to Operations		\$50,000.00			
ID0040	HOUSEWASHING(Dwelling Unit-Exterior (1480)-Siding)	Powerwash units to remove residue from local graineries.		\$15,000.00			
	Subtotal of Estimated Cost			\$260,000.00			

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
	MOUNDS (IL045000001)			\$260,000.00
ID0008	STAFF TRAINING(Management Improvement (1408)-Staff Training)	Continued education for staff training and compliance with job.		\$8,000.00
ID0012	A/E Fees(Contract Administration (1480)-Other Fees and Costs)	Architectural fees for CFP contracat compliance		\$30,000.00
ID0017	Security Camera Maintenance(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Internet costs and maintenance for security camera system		\$8,000.00
ID0022	BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace boilers within units as needed		\$10,000.00
ID0028	REPLACE INTERIOR DOORS(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors		\$10,000.00
ID0035	Transfer to Operations (1406))	Transfer to Operations		\$50,000.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0041	HOUSEWASHING(Dwelling Unit-Exterior (1480)-Siding)	Powerwash units to remove residue from local graineries.		\$15,000.00
ID0050	UPGRADE BATHROOMS-SINK AND VANITY(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrade bathroom sinks and vanitys at all sites as funding allows		\$97,000.00
ID0051	ADD RECREATIONAL TABLES AT EACH SITE(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Add aluminum recreational table at each site		\$32,000.00
	Subtotal of Estimated Cost			\$260,000.00