

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGH RISES (PA011000004)			\$1,502,000.00
ID0000419	Bodder House - Replace Elevator Equipment(Non-Dwelling Interior (1480)-Other)	Replace elevator controls		\$180,000.00
ID0124	Bartholomew House - Replace Heating and DHW System (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace heating and domestic water boilers and storage/exchanger tank.		\$100,000.00
ID0126	Bodder House - Replace Heating and DHW System (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace heating and domestic water boilers and storage/exchanger tank.		\$100,000.00
ID0157	Bodder House - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing)	Replace ground floor sewer mains.		\$75,000.00
ID0158	Bartholomew House - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing)	Replace ground floor sewer mains.		\$75,000.00
ID0061	Monocacy - Replace DHW System(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Replace DHW tank, boilers, piping and controls.		\$300,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0144	Litzenberger House - Replace sprinkler system(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace sprinkler system.		\$537,000.00
ID0130	Monocacy Tower - Renovate Offices (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	Enlarge and renovate offices and install new modular furniture to have TSO and Section 8 staff in the same office.		\$75,000.00
ID0188	High Rises - Replace community room kitchens(Non-Dwelling Interior (1480)-Common Area Kitchens)	Replace community room kitchens in Bodder, Bartholomew, Litzenberger and Monocacy.		\$60,000.00
	PARK / LYN (PA011000003)			\$1,098,342.00
ID0021	Lynfield - Site work(Dwelling Unit-Site Work (1480)-Landscape)	Re-grade around retaining walls due to erosion.		\$15,000.00
ID0092	Parkridge - Renovate apartments (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Exterior Doors,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)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, flooring, entry doors, windows and storm doors in 20 apartments.		\$1,083,342.00
	MARVINE (PA011000002)			\$2,684,621.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	Marvine - Repave CSS lower lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave lower parking lot at the central service and supply building.		\$40,000.00
ID0162	Marvine - Renovate Marvine Recreation Bldg.(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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,Non-Dwelling Interior (1480)-Common Area Flooring)	Construct 12 apartments in building utilizing available Faircloth units.		\$2,134,621.00
ID0172	Family Development Offices - Replace AC system(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	Install new AC system.		\$210,000.00
ID0174	Marvine - Replace roofs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Install new asphalt shingle roofs and gutters on 20 buildings.		\$300,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,380,000.84
ID0120	Operations(Operations (1406))	for AMPS 1, 2, 3, 4, 5.		\$800,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0121	Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Design contracts, consultants.		\$175,000.00
ID0106	Salaries and Benefits(Administration (1410)-Salaries,Administration (1410)-Other)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84
ID0122	Relocation costs(Contract Administration (1480)-Relocation)	Moves.		\$45,000.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0131	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16
	NORTHEAST (PA011000001)			\$180,000.00
ID0137	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment.		\$60,000.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	Pheifle - Replace Underground Gas Lines (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace under ground gas lines in Pfeifle.		\$120,000.00
	Subtotal of Estimated Cost			\$7,078,339.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARVINE (PA011000002)			\$9,000.00
ID0019	Marvine - Regrade at retaining walls(Dwelling Unit-Site Work (1480)-Landscape)	Re-grade areas around 10 retaining walls due to erosion.		\$9,000.00
	NORTHEAST (PA011000001)			\$1,200,000.00
ID0034	Fairmount - Replace heating system(Dwelling Unit-Interior (1480)-Mechanical)	Replace piping, convectors and boilers in 30 apartments.		\$450,000.00
ID0118	Fairmount - Bathroom Exhaust Fans(Dwelling Unit-Interior (1480)-Mechanical)	Install bathroom exhaust fans in 120 apartments.		\$60,000.00
ID0140	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras for family developments.		\$30,000.00
ID0142	Pfeifle - Replace heating boilers and DHW heaters(Dwelling Unit-Interior (1480)-Mechanical)	Replace heating boilers and DHW heaters at 9 buildings		\$125,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	Fairmount - Renovate Apartments (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Fairmount - Repoint Chimneys(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, doors, windows and flooring in 10 apartments.		\$525,000.00
ID0159		Repoint existing chimneys.		\$10,000.00
	HIGH RISES (PA011000004)			\$175,507.00
ID0043	Litzenberger House - Install DHW valves(Dwelling Unit-Interior (1480)-Plumbing)	Install shut off valves to isolate fixtures.		\$85,507.00
ID0044	Litzenberger House - Replace trash chute(Dwelling Unit-Interior (1480)-Other)	Install new trash chute.		\$30,000.00
ID0149	Bodder House - Upgrade sprinkler equipment(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Dwelling Unit-Interior (1480)-Other)	Replace sprinkler equipment.		\$30,000.00

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Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0150	Bartholomew House - Upgrade sprinkler equipment(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Dwelling Unit-Interior (1480)-Other)	Replace sprinkler equipment.		\$30,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,244,539.84
ID0070	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84
ID0071	Operations(Operations (1406))	for AMPS 1, 2, 3, 4, 5.		\$750,000.00
ID0072	Architectural/Engineering and Inspections(Dwelling Unit-Interior (1480)-Other)	Design contracts and consultants.		\$105,625.00
ID0073	Relocation Costs(Contract Administration (1480)-Relocation)	Moves		\$28,914.00
	PARK / LYN (PA011000003)			\$265,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0099	Parkridge - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace approximately 40,000 S.F of sidewalks and patios.		\$50,000.00
ID0141	Parkridge - Replace heating/DHW boilers (Dwelling Unit-Interior (1480)-Mechanical)	Replace heating and DHW boilers at 100 apartments.		\$215,000.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0110	Bayard Homes - Debt service(Loan Debt Obligation (9002)).	CFFP loan.		\$233,375.16
	Subtotal of Estimated Cost			\$3,127,422.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTHEAST (PA011000001)			\$1,660,741.00
ID0001	Pheifle - Replace roofs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Install new asphalt shingle roofs and gutters on 9 buildings.		\$286,000.00
ID0033	Fairmount - Replace siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Install new siding, fascia and soffit on 6 buildings.		\$130,000.00
ID0047	Fairmount - Replace electrical service(Dwelling Unit-Interior (1480)-Electrical)	replace electrical panel and service for 60 apartments.		\$156,000.00
ID0056	Pembroke - Repave courts(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave Merriman and Mansfield parking courts.		\$162,000.00
ID0063	Fairmount - Replace heating system(Dwelling Unit-Interior (1480)-Mechanical)	Replace piping, convectors and boilers in 30 apartments.		\$450,000.00
ID0064	Fairmount - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other)	Replace/replace 25,000 SF of sidewalks.		\$215,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0065	Fairmount - Repave rear parking courts(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking courts at 6 buildings		\$216,741.00
ID0086	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment.		\$45,000.00
	HIGH RISES (PA011000004)			\$899,188.00
ID0020	Monocacy Tower - Repave parking lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking lot.		\$75,000.00
ID0032	Litzenberger House - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace approximately 3,600 s.f. of concrete sidewalk.		\$150,000.00
ID0045	Bodder House - Repair facade blocks(Dwelling Unit-Exterior (1480)-Other)	Repair pre-cast concrete panels that have shifted		\$25,000.00
ID0095	Monocacy Tower - Renovate apartments (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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)-Tubs and Showers)	Replace kitchen cabinets, counters, sinks, ranges, bathrooms and electrical devices in 40 Monocacy apartments.		\$544,188.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0112	High Rises - Replace Bi-fold doors (Non-Dwelling Interior (1480)-Doors)	Replace existing electric bi-fold doors at Bodder, Bartholomew and Litzenberger		\$25,000.00
ID0147	Bartholomew House - Repair facade blocks(Dwelling Unit-Exterior (1480)-Other)	Repair pre-cast concrete panels that have shifted		\$15,000.00
ID0151	Litzenberger House - Repair facade (Non-Dwelling Exterior (1480)-Other)	Replace exterior brickwork and lentils		\$65,000.00
	PARK / LYN (PA011000003)			\$264,459.00
ID0068	Parkridge - Replace storage room doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace storage and mechanical room doors at 100 apartments.		\$100,000.00
ID0100	Lynfield - Replace sidewalks and driveways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace/repair sidewalks and driveways at 25 apartments.		\$114,459.00
ID0161	Parkridge - Install Porch Posts(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Install porch posts at kitchen entrance.		\$50,000.00

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	AUTHORITY-WIDE (NAWASD)			\$1,350,000.84
ID0075	Operations(Operations (1406))	For AMPS 1, 2, 3, 4, 5		\$860,000.00
ID0083	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84
ID0084	Relocation costs(Contract Administration (1480)-Relocation)	Moves.		\$30,000.00
ID0085	Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Design contracts, consultants.		\$100,000.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0087	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16