

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Clinton Housing Authority		Locality (City/County & State)				
PHA Number: MA021		<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
	HARBOR VIEW APTS. (MA021000001)	\$306,488.00	\$306,488.00	\$366,408.00	\$366,408.00	\$366,408.00

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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOR VIEW APTS. (MA021000001)			\$306,488.00
ID0000069	architect/engineer(Contract Administration (1480)-Other Fees and Costs)	architect/engineer for changes to administration building		\$45,000.00
ID0000070	Removal of trees for dam safety(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Removal of trees and bulbs near dam		\$86,487.00
ID0000071	Operations(Operations (1406))	remove remaining funds to close out grant		\$1.00
ID0000072	Architect fees & costs- courtyard, walkway, roadway(Non-Dwelling Exterior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	architect/engineer for courtyard/walk/roadway, asbestos removal		\$50,000.00
ID0000073	site work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape)	repairs to courtyard, walks and/or road way		\$46,477.00
ID0000074	crawl space(Dwelling Unit-Exterior (1480)-Other)	removal of asbestos in crawl space of residential buildings 2 -3 buildings		\$5,000.00

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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000077	dam maintenance engineering services(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Other)	Engineering services of dam to include soil samples, topography survey, subsurface investigations.		\$68,522.00
ID0000078	adm building(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	Improvements to flooring, lighting, etc		\$5,000.00
ID0000079	operations(Operations (1406))	move remaining funds to operations		\$1.00
	Subtotal of Estimated Cost			\$306,488.00

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 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOR VIEW APTS. (MA021000001)			\$306,488.00
ID0000080	Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Architect/Engineer for courtyard/roadwork/dam safety,smoke/fire department/bathroom and/or kitchen renovations		\$30,000.00
ID0000081	Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Courtyard, roadway, walkway repairs		\$125,306.00
ID0000083	Dam Maintenance(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Maintenance to the earthen dam		\$35,000.00
ID0000084	Storm Doors(Non-Dwelling Exterior (1480)-Doors)	Replace storm doors in 3 buildings		\$60,565.00
ID0000085	Operations(Operations (1406))	Move remaining funds to operations		\$1.00
ID0000086	Kitchen upgrades(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)	Four units- Re-glaze countertops and replace kitchen flooring.		\$5,000.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

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 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOR VIEW APTS. (MA021000001)			\$366,408.00
ID0000093	Basketball Court removal and Installation(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Demolish and install new basketball court and fencing.		\$175,000.00
ID0000094	Architect cost to design basketball court(Contract Administration (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Architect cost to include bidding and design		\$50,000.00
ID0000095	Dam maintenance and engineering costs(Contract Administration (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Landscape)	Costs associated with maintenance and engineering costs of Dam.		\$75,000.00
ID0000096	Replacement of Playground equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replacing and installing new playground equipment throughout property.		\$66,408.00
	Subtotal of Estimated Cost			\$366,408.00

Form HUD-50075.2(4/2008)