

Capital Fund Program - Five-Year Action Plan

Part I: Summary		Locality (City/County & State)				
PHA Name: Housing Authority for LaSalle County		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: IL014						
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	D. B. RAVLIN CENTER (IL014000001)	\$322,000.00	\$535,000.00	\$740,000.00	\$817,500.00	\$527,000.00
	ROBERT L. HUGHETT TOWERS II (IL014000002)	\$325,000.00	\$350,000.00	\$130,000.00	\$165,000.00	\$500,000.00
	AUTHORITY-WIDE	\$387,839.00	\$379,839.00	\$394,839.00	\$387,339.00	\$387,839.00
	EVERETT TOWERS (IL014000003)	\$380,000.00	\$150,000.00	\$150,000.00	\$45,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2018			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	D. B. RAVLIN CENTER (IL014000001)			\$322,000.00	
ID0025	14-1 REPLACE FURNACES(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE FORCED AIR FURNACES 50 UNITS	✓	\$90,000.00	✓
ID0026	14-3 REPLACE FURNACES(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE FORCED AIR FURNACES 12 UNITS	✓	\$22,000.00	✓
ID0027	14-6 REPLACE FURNACES(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE FORCED AIR FURNACES 20 UNITS	✓	\$35,000.00	✓
ID0107	14-10 R/R FIRE ALARM SYSTEM(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	REPLACE FIRE ALARM SYSTEM AND PERIPHERALS	✓	\$65,000.00	
ID0108	14-17 REPLACE EMERGENCY GENERATOR(Non-Dwelling Construction - Mechanical (1480)-Generator)	R/R EMERGENCY GENERATOR AND TRANSFER SWITCH	✓	\$110,000.00	
	ROBERT L. HUGHETT TOWERS II (IL014000002)			\$325,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 1 2018					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0032	14-4/7 REPLACE FURNACES(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE FORCED AIR FURNACES 92 UNITS	✓	\$170,000.00	✓
ID0033	14-5 REPLACE FURNACES(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE FORCED AIR FURNACES 30 UNITS	✓	\$55,000.00	✓
IP0106	14-2 R/R ENTRANCE AND STORM DOORS(Dwelling Unit-Exterior (1480)-Exterior Doors)	REPLACE APARTMENT ENTRANCE AND DTORM DOORS 10 UNITS	✓	\$50,000.00	✓
ID0107	14-4/7 KIDS PLACE BUILDING UPGRADES(Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Storage Area)	RSIDE OUTBUILDINGS	✓	\$25,000.00	✓
ID0126	14-4/7 SITEWORK(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	REPLACE SEWER LINES	✓	\$25,000.00	✓
	AUTHORITY-WIDE (NAWASD)			\$387,839.00	
ID0038	A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)	ARCHITECTURAL AND ENGINEERING SERVICES	✓	\$113,829.00	✓

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)	PHA INCURRED INSPECTION COSTS	✓	\$5,000.00
ID0040	ADVERTISING(Contract Administration (1480)-Other)	ADVERTISING COST FOR REQUEST FOR BIDS	✓	\$2,250.00
ID0041	MANAGEMENT FEES(Administration (1410)-Other)	MANAGEMENT FEES	✓	\$121,800.00
ID0042	OPERATIONS(Operations (1406))	OPERATING FEES	✓	\$90,000.00
ID0043	CONTINGENCY(Contract Administration (1480)-Contingency)	CONTINGENCY	✓	\$54,960.00
	EVERETT TOWERS (11.014000003)			\$380,000.00
ID0106	14-9 INSTALL SECURITY CAMERA SYSTEM(Dwelling Unit-Exterior (1480)-Other)	INSTALL SECURITY CAMERA SYSTEM FOR THE SITE	✓	\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		1		2018	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0121	14-11 REPLACE BUILDING ENTRANCE DOORS(Dwelling Unit-Exterior (1480)-Exterior Doors)	REPLACE BUILDING EXTERIOR DOORS AND AUTOMATIC OPENERS	✓	\$30,000.00	
ID0122	14-18 REPLACE ROOFS(Dwelling Unit-Exterior (1480)-Roofs)	REPLACE ROOFS 8 BUILDINGS	✓	\$100,000.00	
	Subtotal of Estimated Cost			\$1,414,839.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	D. B. RAVLIN CENTER (L014000001)			\$535,000.00
ID0044	14-3 REPLACE ROOFS/Dwelling Unit- Exterior (1480)-Roofs	REPLACE SHINGLE ROOFS GUTTERS AND DOWNSPOUTS 5 BUILDINGS 12 UNITS		\$57,500.00
ID0045	14-14 INSTALL NEW SANITARY CLEANOUTS(Dwelling Unit-Sic Work (1480)-Sewer Lines - Mains)	INSTALL SANITARY SEWER CLEANOUTS		\$40,000.00
ID0049	14-26 REHAB ELEVATOR CARS(Non-Dwelling Construction - Mechanical (1480)-Elevator)	REHAB INTERIOR ELEVATOR CARS (2)		\$85,000.00
ID0050	14-29 REPLACE APPLIANCES(Dwelling Unit-Interior (1480)-Appliances)	REPLACE REFRIGERATORS AND STOVES 18 UNITS		\$20,000.00
ID0109	14-17 REPLACE ROOFTOP UNIT A/C(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems; Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE ROOFTOP HEATING UNIT WITH HVAC UNIT		\$50,000.00
ID0110	14-17 REPLACE HEATING BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE HYDRONIC HEATING BOILERS		\$125,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		2	2019			
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost	
ID0115	14-10 REPLACE 1ST FLOOR AIR HANDLER(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE AIR HANDLER FOR FIRST FLOOR COMMUNITY AREA			\$47,500.00	
ID0124	14-29 REPLACE APT EXTERIOR DOORS (Dwelling Unit-Exterior (1480)-Exterior Doors)	REPLACE EXTERIOR ENTRANCE AND STORM DOORS 18 UNITS 36 DOORS.			\$110,000.00	
	ROBERT L. HUGHETT TOWERS II (IL014000002)				\$350,000.00	
ID0051	14-5 SITEWORK(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	LANDSCAPING TREE TRIMMING AND REMOVAL ASPHALT SEAL AND STRIPE			\$25,000.00	
ID0052	14-8 REPLACE WATER HEATERS(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	REPLACE GAS FIRED WATER HEATERS WITH 50 GALLON (6)			\$10,000.00	
ID0111	14-12 REPLACE FIRE ALARM SYSTEM(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	REPLACE FIRE ALARM AND PERIPHERALS			\$130,000.00	
ID0112	14-16 REPLACE HEATING BOILERS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE HYDRONIC HEATING BOILERS			\$125,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0123	14-13 INSTALL TUB CUTS(Dwelling Unit-Interior (1480)-Plumbing-Dwelling Unit-Interior (1480)-Tubs and Showers)	INSTALL 40 TUB CUTS IN BATHROOM TUBS TO MAKE ACCESSIBLE		\$60,000.00	
	EVERETT TOWERS (IL014000003)			\$150,000.00	
ID0053	14-18 REPLACE APPLIANCES(Dwelling Unit-Interior (1480)-Appliances)	REPLACE REFRIGERATORS AND STOVES 23 UNITS		\$30,000.00	
ID0113	14-11 R/R EMERGENCY GENERATOR(Non-Dwelling Construction - Mechanical (1480)-Generator)	REPLACE EMERGENCY GENERATOR AND TRANSFER SWITCH		\$120,000.00	
	AUTHORITY-WIDE (NAWASD)			\$379,839.00	
ID0054	A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)	ARCHITECTURAL AND ENGINEERING SERVICES		\$110,000.00	
ID0055	INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)	PHA INCURRED INSPECTION COSTS		\$5,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2019

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	ADVERTISING(Contract Administration (1480)-Other)	ADVERTISING COST FOR REQUEST FOR BIDS		\$2,250.00
ID0057	MANAGEMENT FEES/Administration (1410)-Other)	MANAGEMENT FEES		\$121,800.00
ID0058	OPERATIONS(Operations (1406))	OPERATING FEES		\$90,000.00
ID0059	CONTINGENCY(Contract Administration (1480)-Contingency)	CONTINGENCY		\$50,789.00
	Subtotal of Estimated Cost			\$1,414,839.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 3 2020					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	D. B. RAYLIN CENTER (IL014000001)			\$740,000.00	
ID0028	14-10 REPLACE EXTERIOR LIGHTING(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting)	REPLACE PARKING LOT AND BUILDING SECURITY LIGHTING		\$25,000.00	
ID0060	14-1 SITEWORK(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	LEVEL CONCRETE SIDEWALKS AND REGRADE DRAINAGE		\$20,000.00	
ID0061	14-1 INSTALL EMERGENCY GENERATOR ADMIN(Non-Dwelling Construction - Mechanical (1480)-Generator)	INSTALL EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH SITE ADMIN OFFICE		\$25,000.00	
ID0062	14-1 SITE ADMIN SECURE VESTIBULE(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	SECURE WAITING AREA		\$25,000.00	
ID0063	14-1 SITE ADMIN TUCKPOINT SEAL EXTERIOR(Non-Dwelling Exterior (1480)-Tuck Pointing)	TUCK POINT SEAL AND CAULK EXTERIOR		\$60,000.00	
ID0064	14-6 SITEWORK(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	REGRADE DRAINAGE TRIM AND REMOVE TREES REPLACE FENCE		\$60,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	14-10 REHAB ELEVATOR CARS(Non-Dwelling Construction - Mechanical (1480)-Elevator)	REHAB INTERIOR ELEVATOR CARS (2)		\$85,000.00
ID0067	14-17 REHAB COMMUNITY ROOM KITCHEN(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting)	REHAB 1ST FLOOR COMMUNITY ROOM KITCHEN AREA CABINETS TOPS APPLIANCES		\$25,000.00
ID0068	14-26 REPLACE APT HVAC UNITS(Dwelling Unit-Interior (1480)-Mechanical)	REPLACE APARTMENT HVAC UNITS CHILLED/HEATING WATER FAN FORCED AIR UNITS 85 APTS		\$275,000.00
ID0069	14-26 REPLACE 1ST FLOOR AIR HANDLER(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE 1ST FLOOR AIR HANDLER LOCATED IN BOILER ROOM		\$75,000.00
ID0073	AMP 1 LBP ABATEMENT(Dwelling Unit-Interior (1480)-Other)	LEAD BASE PAINT ABATEMENT THROUGHOUT AMP 1 DEVELOPMENTS		\$35,000.00
ID0125	14-17 REPLACE BUILDING ENTRANCE DOORS(Dwelling Unit-Exterior (1480)-Exterior Doors)	REPLACE BUILDING EXTERIOR DOORS AND AUTOMATIC OPENERS		\$30,000.00
	ROBERT L. HUGHETT TOWERS II (IL014000002)			\$130,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0070	14-7 SITE ADMIN SECURE VESTIBULE(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	SECURE WAITING AREA			\$25,000.00
ID0071	14-8 REPLACE BOILER ROOM PUMPS(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	REPLACE 21 BOILER ROOM HEATING PUMPS			\$30,000.00
ID0072	14-12/15 REPLACE BUILDING ENTRANCE DOORS(Non-Dwelling Exterior (1480)-Doors)	REPLACE BUILDING ENTRANCE DOORS 2 SLIDERS AND ONE SWING DOOR			\$40,000.00
ID0074	AMP 2 LBP ABATEMENT(Dwelling Unit-Interior (1480)-Other)	LEAD BASE PAINT ABATEMENT THROUGHOUT AMP 2 DEVELOPMENTS			\$35,000.00
	EVERETT TOWERS (IL014000003)				\$150,000.00
ID0075	14-9 SITE ADMIN SECURE VESTIBULE(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	SECURE WAITING AREA			\$25,000.00
ID0076	14-9 PHASE 1 TREE REMOVAL AND TRIMMING(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	TREE REMOVAL AND TRIMMING			\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0077	14-11 REPLACE 1ST FLOOR AIR HANDLER(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Interior (1480)-Mechanical)	REPLACE 1ST FLOOR AIR HANDLER LOCATED IN SHOP AREA		\$30,000.00
ID0078	14-18 SITEWORK(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	TRIM AND REMOVE TREES REGRADE FOR DRAINAGE LEVEL SIDEWALKS SEALCOAT AND STRIPE		\$30,000.00
ID0079	AMP 3 LBP ABATEMENT(Dwelling Unit-Interior (1480)-Other)	LEAD BASE PAINT ABATEMENT THROUGHOUT AMP 3 DEVELOPMENTS		\$35,000.00
	AUTHORITY-WIDE (NA WASD)			\$394,839.00
ID0080	A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)	ARCHITECTURAL AND ENGINEERING SERVICES		\$115,000.00
ID0081	INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)	PHA INCURRED INSPECTION COSTS		\$5,000.00
ID0082	ADVERTISING(Contract Administration (1480)-Other)	ADVERTISING COST FOR REQUEST FOR BIDS		\$2,250.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0083	MANAGEMENT FEES/Administration (1410)-Other	MANAGEMENT FEES		\$121,800.00
ID0084	OPERATIONS/Operations (1406)	OPERATING FEES		\$90,000.00
ID0085	CONTINGENCY/Contract Administration (1480)-Contingency	CONTINGENCY		\$60,789.00
	Subtotal of Estimated Cost			\$1,414,839.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 4 2021					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0013	ROBERT L. HUGHEIT TOWERS II (IL014000002)			\$165,000.00	
ID0089	14-16 SITEWORK(Dwelling Unit-Site Work (1480)- Other)	LANDSCAPING AND TREE REMOVAL AND TRIMMING		\$15,000.00	
ID0090	14-47 INSTALL EMERGENCY GENERATOR ADMIN(Non-Dwelling Construction - Mechanical (1480)-Generator)	INSTALL EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH SITE ADMIN OFFICE		\$23,000.00	
ID0091	14-47 INSTALL SHOWER HEADS/AERATORS(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	INSTALL ENERGY SAVING SHOWER HEADS AND AERATORS PER ENERGY AUDIT		\$10,000.00	
ID0092	14-47 REPLACE TOILETS(Dwelling Unit-Interior (1480)-Plumbing)	REPLACE TOILETS AS PER ENERGY AUDIT		\$70,000.00	
ID0094	14-13 REPLACE HEATING ZONE PUMPS(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Other)	REPLACE HEATING ZONE PUMPS (5)		\$15,000.00	
ID0094	AMP 2 TREE REMOVAL AND TRIMMING(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	TREE REMOVAL AND TRIMMING		\$30,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0088	D. B. RAVLIN CENTER (IL014000001)			\$817,500.00	
ID0116	14-1 TREE REMOVAL AND TRIMMING(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	TREE REMOVAL AND TRIMMING		\$17,500.00	
ID0117	14-17 TUCKPOINT/SEAL BUILDING(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	TUCKPOINT CAULK AND SEAL EXTERIOR		\$200,000.00	
ID0118	14-17 REPLACE APARTMENT HVAC UNITS(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	REPLACE 75 APARTMENT AND COMMUNITY AREA HVAC UNITS		\$240,000.00	
ID0120	14-17 REPLACE EXTERIOR ALUMINUM CURTAIN WALLS(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Sliding)	REPLACE EXTERIOR ALUMINUM CURTAIN WALL SKINS		\$300,000.00	
	14-17 REPLACE FIRE ALARM SYSTEM(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	REPLACE FIRE ALARM PANEL AND PERIPHERAL DEVICES		\$60,000.00	
	EVERETT TOWERS (IL014000003)			\$45,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0095	14-9 INSTALL EMERGENCY GENERATOR ADMIN(Non-Dwelling Construction - Mechanical (1480)-Generator)	INSTALL EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH SITE ADMIN OFFICE		\$25,000.00
ID0096	14-9 PHASE 2 TREE REMOVAL AND TRIMMING(Dwelling Unit-Site Work (1480)-Landscape-Dwelling Unit-Site Work (1480)-Other)	TREE REMOVAL AND TRIMMING		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$387,339.00
ID0097	A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)	ARCHITECTURAL AND ENGINEERING SERVICES		\$110,000.00
ID0098	INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)	PHA INCURRED INSPECTION COSTS		\$5,000.00
ID0099	ADVERTISING(Contract Administration (1480)-Other)	ADVERTISING COST FOR REQUEST FOR BIDS		\$2,250.00
ID0100	MANAGEMENT FEES(Administration (1410)-Other)	MANAGEMENT FEES		\$121,800.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0101	OPERATIONS(Operations (1406))	OPERATING FEES			\$90,000.00
ID0102	CONTINGENCY(Contract Administration (1480)-Contingency)	CONTINGENCY			\$58,289.00
	Subtotal of Estimated Cost				\$1,414,839.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$387,839.00
ID0127	A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)	ARCHITECTURAL AND ENGINEERING SERVICES		\$113,829.00
ID0128	INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)	PHA INCURRED INSPECTION COSTS		\$5,000.00
ID0129	ADVERTISING(Contract Administration (1480)-Other)	ADVERTISING COST FOR REQUEST FOR BIDS		\$2,250.00
ID0130	MANAGEMENT FEES/Administration (1410)-Other	MANAGEMENT FEES		\$121,800.00
ID0131	OPERATIONS(Operations (1406))	OPERATING FEES		\$90,000.00
ID0132	CONTINGENCY(Contract Administration (1480)-Contingency)	CONTINGENCY		\$54,960.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	D. B. RAVLIN CENTER (IL014000001)			\$527,000.00
ID0133	14-6 Replace Siding(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace Vinyl Siding soffit and gutters		\$82,000.00
ID0134	14-17 Replace Apt HVAC Units(Dwelling Unit-Interior (1480)-Mechanical)	Replace Heating/Cooling Fan Units 85 Apts		\$300,000.00
ID0135	14-26 Replace Community Area Fire Doors/Closers(Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Security)	Replace all utility closet and community area fire rated doors and closers		\$25,000.00
ID0136	14-29 Replace vinyl siding soffit and gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace Vinyl siding soffits and gutters/downspouts 9 buildings		\$120,000.00
	ROBERT L. HUGHETT TOWERS II (IL014000002)			\$500,000.00
ID0137	14-12/15 Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows 175 Apts		\$500,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$1,414,839.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2018	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)		\$113,829.00
INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
ADVERTISING(Contract Administration (1480)-Other)		\$2,250.00
MANAGEMENT FEES/Administration (1410)-Other)		\$121,800.00
OPERATIONS(Operations (1406))		\$90,000.00
CONTINGENCY(Contract Administration (1480)-Contingency)		\$54,960.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year		2018
Development Number/Name	General Description of Major Work Categories	Estimated Cost
		\$387,839.00
Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2019	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)		\$110,000.00
INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
ADVERTISING(Contract Administration (1480)-Other)		\$2,250.00
MANAGEMENT FEES(Administration (1410)-Other)		\$121,800.00
OPERATIONS(Operations (1406))		\$90,000.00
CONTINGENCY(Contract Administration (1480)-Contingency)		\$50,789.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2019	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
		\$379,839.00
Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2020	
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
Housing Authority Wide		
A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)		\$115,000.00
INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
ADVERTISING(Contract Administration (1480)-Other)		\$2,250.00
MANAGEMENT FEES(Administration (1410)-Other)		\$121,800.00
OPERATIONS(Operations (1406))		\$90,000.00
CONTINGENCY(Contract Administration (1480)-Contingency)		\$60,789.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name	Estimated Cost
3	2020	
General Description of Major Work Categories		
Subtotal of Estimated Cost		\$394,839.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2021	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)		\$110,000.00
INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
ADVERTISING(Contract Administration (1480)-Other)		\$2,250.00
MANAGEMENT FEES(Administration (1410)-Other)		\$121,800.00
OPERATIONS(Operations (1406))		\$90,000.00
CONTINGENCY(Contract Administration (1480)-Contingency)		\$58,289.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (6)		
Work Statement for Year	Development Number/Name	Estimated Cost
4	2021 General Description of Major Work Categories	
Subtotal of Estimated Cost		\$387,339.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2022	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
A/E SERVICES(Contract Administration (1480)-Other Fees and Costs)		\$113,829.00
INSPECTION COSTS(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
ADVERTISING(Contract Administration (1480)-Other)		\$2,250.00
MANAGEMENT FEES(Administration (1410)-Other)		\$121,800.00
OPERATIONS(Operations (1406))		\$90,000.00
CONTINGENCY(Contract Administration (1480)-Contingency)		\$54,960.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2022	Estimated Cost
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$387,839.00

