

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/05/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Ashtabula Metropolitan Housing Authority		Locality (City/County & State)				
PHA Number: OH029		<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 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
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD	\$218,621.30	\$235,539.45	\$657,994.45	\$1,040,538.45	\$256,538.45
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM	\$1,232,180.70	\$1,268,043.55	\$845,588.55	\$463,044.55	\$1,247,044.55

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$218,621.30
ID0001	Operations(Operations (1406))	Housing Authority Wide Operations		\$145,080.20
ID0011	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$72,540.10
ID0029	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$1,000.00
ID0044	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,232,180.70
ID0003	Operations(Operations (1406))	Housing Authority Wide Operations		\$145,080.20

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0012	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$72,540.10
ID0021	Metro Mod - Phase 2(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)	Complete Modernization of 19 units		\$1.00
ID0028	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$89,000.00
ID0038	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1.00
ID0043	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0053	Metro Stairs - Phase 2(Dwelling Unit-Interior (1480)-Other)	Removal and replacement of out of date staircases going from floor 1 to basement and/or floor 2 in 19 units during modernization process.		\$1.00
ID0056	Bardmoor Roof - Phase 3(Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 22 units		\$925,554.40

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	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$235,539.45
ID0002	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0013	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$75,179.15
ID0031	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$10,000.00
ID0046	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0059	Lakeview Roof - Phase 1(Dwelling Unit-Exterior (1480)-Roofs)	Removal and replacement of deteriorating rubber roof at Lakeview Tower		\$1.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,268,043.55

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	Estimated Cost
ID0005	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0014	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$75,179.15
ID0022	Metro Mod - Phase 3(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)	Complete Modernization of 15 units		\$1.00
ID0026	Appliances(Dwelling Unit-Interior (1480)-Appliances)	15 sets of new energy star appliances for metro modernization units		\$1.00
ID0030	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$80,000.00
ID0039	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1.00
ID0045	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00

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	Estimated Cost
ID0054	Metro Stairs - Phase 3(Dwelling Unit-Interior (1480)-Other)	Removal and replacement of out of date staircases going from floor 1 to basement and/or floor 2 in 14 units during modernization process.		\$1.00
ID0061	Bardmoor Roof - Phase 4(Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 14 units		\$316,792.70
ID0063	Metro Conneaut Security System(Non-Dwelling Site Work (1480)-Site Utilities)	Upgrade equipment of surveillance systems at Metro Conneaut		\$1.00
ID0070	Bonniewood Drainage - Phase 1(Dwelling Unit-Site Work (1480)-Storm Drainage)	Improve excessive ground water drainage development wide		\$1.00
ID0071	Bardmoor Basements - Phase 1(Dwelling Unit-Exterior (1480)-Foundations)	De-water and seal leaking basement walls and repair exterior drainage in 51 units.		\$645,706.40
	Subtotal of Estimated Cost			\$1,503,583.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$1,040,538.45
ID0007	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0017	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$75,179.15
ID0035	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$20,000.00
ID0050	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0066	Gulfview Air Conditioning System(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Removal and replacement of roof top air conditioning unit at Gulfview Tower		\$105,000.00
ID0075	Lakeview Parking Lot Lighting(Dwelling Unit-Site Work (1480)-Lighting)	Remove and Replace all pole mounted parking lot lights with LED lights		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0076	Lakeview Patio & Railing(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair all damaged cement patios and replace all railings at Lakeview Tower		\$300,000.00
ID0077	Lakeview Sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace and/or repair existing sidewalks with new concrete sidewalks at Lakeview Tower		\$275,000.00
ID0079	Southwood Electrical Project(Dwelling Unit-Interior (1480)-Electrical)	Update all electric lines within Southwood Estates		\$65,000.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$463,044.55
ID0008	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0018	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$75,179.15
ID0034	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$70,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$256,538.45
ID0009	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0020	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$75,179.15
ID0037	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$30,000.00
ID0052	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping and removal of dangerous dead trees as needed		\$1.00
ID0062	Cedarwood/Southwood Security System(Non-Dwelling Site Work (1480)-Site Utilities)	Purchase and Installation of surveillance systems at Cedarwood and Southwood Estates		\$1,000.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,247,044.55

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0010	Operations(Operations (1406))	Housing Authority Wide Operations		\$150,358.30
ID0019	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$75,179.15
ID0023	Metro Modernization(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Complete Modernization of 14 units		\$650,318.10
ID0025	Appliances(Dwelling Unit-Interior (1480)-Appliances)	19 sets of new energy star appliances for metro modernization units		\$60,000.00
ID0036	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$60,000.00
ID0042	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0051	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping and removal of dangerous dead trees as needed.		\$189.00

