

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/19/2024

Approved By: MURRAY, BRIAN

Part I: Summary						
PHA Name : Ashtabula Metropolitan Housing Authority		Locality (City/County & State)				
PHA Number: OH029		<input type="checkbox"/> Original 5-Year Plan		<input checked="" 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
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM	\$887,391.70	\$1,117,276.75	\$1,058,047.54	\$1,293,007.41	\$1,136,208.80
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD	\$563,410.30	\$393,152.25	\$812,573.46	\$799,128.89	\$798,919.20

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$563,410.30
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		\$8,480.00
ID0068	Cedarwood Roof - Phase 2(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Complete tear off and re-roof of 4 buildings		\$337,310.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$887,391.70
ID0003	Operations(Operations (1406))	Housing Authority Wide Operations		\$145,080.20

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0012	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$72,540.10
ID0028	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$133,580.00
ID0070	Bonniewood Drainage - Phase 1(Dwelling Unit-Site Work (1480)-Storm Drainage)	Improve excessive ground water drainage development wide		\$410,091.40
ID0082	Glenwood Roof Project(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof with all new gutters and downspouts on all 3 buildings within Glenwood Estates		\$126,100.00
	Subtotal of Estimated Cost			\$1,450,802.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,117,276.75
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		\$1.00
ID0063	Metro Conneaut Security System(Non-Dwelling Site Work (1480)-Site Utilities)	Upgrade equipment of surveillance systems at Metro Conneaut		\$1.00
ID0005	Operations(Operations (1406))	Housing Authority Wide Operations		\$151,042.50
ID0014	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$75,521.25
ID0030	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$56,134.04

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0056	Bardmoor Roof - Phase 3(Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 22 units		\$829,700.00
ID0000164	Bonniewood Drainage - Phase 2(Dwelling Unit-Site Work (1480)-Storm Drainage)	Improve excessive ground water drainage development wide		\$4,875.96
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$393,152.25
ID0062	Cedarwood/Southwood Security System(Non-Dwelling Site Work (1480)-Site Utilities)	Purchase and Installation of surveillance systems at Cedarwood and Southwood Estates		\$1.00
ID0002	Operations(Operations (1406))	Housing Authority Wide Operations		\$151,042.50
ID0013	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$75,521.25
ID0031	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$37,898.29



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,058,047.54
ID0023	Metro Mod - Phase 4(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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 14 units		\$1.00
ID0027	Appliances(Dwelling Unit-Interior (1480)-Appliances)	14 sets of new energy star appliances for metro modernization units		\$1.00
ID0047	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0006	Operations(Operations (1406))	Housing Authority Wide Operations		\$187,061.70
ID0016	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$93,530.85
ID0032	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$103,394.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$799,128.89
ID0007	Operations(Operations (1406))	Housing Authority Wide Operations		\$95,051.65
ID0017	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$95,051.65
ID0035	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$35,901.71
ID0081	Gulfview Elevator Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace electronic control board, replace and update mechanical components to two elevator cars		\$492,649.29
ID0000165	Gulfview Tuck Point(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Tuck point exterior, re-caulking window, reseal exterior control joint		\$80,474.59
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,293,007.41



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,136,208.80
ID0042	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0073	Bardmoor Basements - Phase 2(Dwelling Unit-Exterior (1480)-Foundations)	De-water and seal leaking basement walls and repair exterior drainage in 2 units.		\$271,544.90
ID0010	Operations(Operations (1406))	Housing Authority Wide Operations		\$193,412.80
ID0019	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$96,706.40
ID0021	Metro Mod - Phase 2(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding,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)-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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 4 units in scattered Metro		\$500,000.00
ID0036	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$73,544.70

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$798,919.20
ID0009	Operations(Operations (1406))	Housing Authority Wide Operations		\$193,412.80
ID0020	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$96,706.40
ID0037	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$20,000.00
ID0000083	Lakeview Elevator Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace electronic control board, replace and update mechanical components to two elevators cars		\$488,800.00
	Subtotal of Estimated Cost			\$1,935,128.00