

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

| | | | | | | |
|---|------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Part I: Summary | | | | | | |
| PHA Name : Manhattan Housing Authority | | Locality (City/County & State) | | | | |
| PHA Number: KS063 | | <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 2021 | Work Statement for Year 2 2022 | Work Statement for Year 3 2023 | Work Statement for Year 4 2024 | Work Statement for Year 5 2025 |
| | APARTMENT TOWER (KS0630000001) | \$471,323.00 | \$471,323.00 | \$471,323.00 | \$471,323.00 | \$471,323.00 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year | | 2021 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | APARTMENT TOWER (KS063000001) | | | \$471,323.00 |
| ID0014 | Operations(Operations (1406)) | Drawdown funds into Operations to assist in financial recovery due to Apartment Towers rehab project | | \$117,000.00 |
| ID0015 | Install Fire Sprinkler System (Apt. Towers(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System) | Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance) | | \$159,100.00 |
| ID0018 | Overlay & Re-Stripe Parking Lots - Pott. Court & Baehr Place(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Overlay parking lots with asphalt and re-stripe | | \$50,000.00 |
| ID0029 | Replace Bathrooms (Pottawatomie Court & Hudson Circle(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers) | Replace 48 Bathrooms at Pottawatomie Court and Hudson Circle, including bathhub/shower, flooring, vanities, fixtures | | \$89,891.00 |
| ID0038 | Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries) | Administration Salaries/Benefits for CFP | | \$26,712.00 |
| ID0039 | A&E fees for Bathroom Revonation(Contract Administration (1480)-Other Fees and Costs) | A&E fees for Hudson Circle & Pott. Court Bathroom Renovations | | \$20,000.00 |

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|---|--|--|-----------------|-----------------------|
| Work Statement for Year | | 2021 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0040 | Relocation Expenses(Contract Administration (1480)-Relocation) | Relocation Expenses for Apartment Towers Fire Sprinkler System | | \$8,620.00 |
| | Subtotal of Estimated Cost | | | \$471,323.00 |

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|--|---|--|----------|----------------|
| Work Statement for Year 2 | | 2022 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0019 | APARTMENT TOWER (KS063000001) Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501)) | Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project) | | \$471,323.00 |
| ID0020 | Replace Kitchens (Pott. Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Replace Kitchens at Pottawatomie Court & Hudson Circle | | \$99,573.00 |
| ID0021 | Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System) | Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance) | | \$202,064.00 |
| ID0022 | Replace Storm Doors - Baehr Place(Dwelling Unit-Exterior (1480)-Exterior Doors) | Replace Storm entry doors at Baehr Place | | \$10,000.00 |
| ID0032 | Replace Maintenance Vehicle(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | Replace Maintenance Vehicle | | \$40,000.00 |
| ID0033 | Operations(Operations (1406)) | Supplement Operating expenditures to assist in the financial recovery process | | \$57,686.00 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--------------------------------|---|-----------------|-----------------------|
| Work Statement for Year | | 2 | 2022 | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | Subtotal of Estimated Cost | | | \$471,323.00 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | | |
|---|--|--|--|-----------------|-----------------------|
| Work Statement for Year | | 2023 | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | | Quantity | Estimated Cost |
| | APARTMENT TOWER (KS063000001) | | | | \$471,323.00 |
| ID0027 | Operations(Operations (1406)) | Draw Funds into Operations | | | \$100,000.00 |
| ID0041 | Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System) | Install Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance) | | | \$255,000.00 |
| ID0042 | Recoverable Grant- Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501)) | Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project) | | | \$62,000.00 |
| ID0043 | Install Smoking Shelters(Dwelling Unit-Exterior (1480)-Canopies) | Install Smoking Shelters All Sites | | | \$10,000.00 |
| ID0044 | Replace Patio & Perimeter Fencing(Non-Dwelling Site Work (1480)-Fencing) | Replace worn out Patio & Perimeter Fencing at all sites | | | \$44,323.00 |
| | Subtotal of Estimated Cost | | | | \$471,323.00 |

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|---|--|--|-----------------|-----------------------|
| Work Statement for Year | | 2024 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | APARTMENT TOWER (KS063000001) | | | \$471,323.00 |
| ID0024 | Replace Kitchens (Pott. Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Replace Kitchens at Pottawatomie Court & Hudson Circle | | \$140,000.00 |
| ID0025 | Playground Equipment - Pott. Court, Hudson Circle, Baehr Place(Non-Dwelling Site Work (1480)-Playground Areas - Equipment) | Replace Playground Equipment and Fall Areas - All Sites | | \$35,000.00 |
| ID0026 | Replace Stoves - Apt. Towers & Carlson Plaza(Dwelling Unit-Interior (1480)-Appliances) | Replace 135Stoves (135 Apartments) | | \$80,000.00 |
| ID0030 | Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System) | Installation of Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance) | | \$116,323.00 |
| ID0031 | Operations(Operations (1406)) | Supplement Operating Expenditures | | \$100,000.00 |
| | Subtotal of Estimated Cost | | | \$471,323.00 |

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|---|---|---|-----------------|-----------------------|
| Work Statement for Year | | 2025 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | APARTMENT TOWER (KS063000001) | | | \$471,323.00 |
| ID0045 | Operations(Operations (1406)) | Drawdown funds into Operations | | \$16,323.00 |
| ID0046 | Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries) | Administration Salaries/Benefits for CPP | | \$43,000.00 |
| ID0047 | Recoverable Grant- Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501)) | Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project) | | \$62,000.00 |
| ID0048 | Installation of Generator(Non-Dwelling Construction - Mechanical (1480)-Generator) | Install Generator at Apartment Towers | | \$150,000.00 |
| ID0049 | Lead Based Paint Inspection(Contract Administration (1480)-Other Fees and Costs) | Lead Based Paint Inspection at Pott/BP/HC | | \$100,000.00 |
| ID0050 | Replace/Repair Carlson Plaza Chiller(Non-Dwelling Construction - Mechanical (1480)-Central Chiller) | Replace and/or Repair Carlson Plaza Chiller | | \$100,000.00 |

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|--|----------------------------|--|----------|----------------|
| Work Statement for Year | | 5 | 2025 | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | Subtotal of Estimated Cost | | | \$471,323.00 |