

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the City of Hartford			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> CT003			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2022</b>	<b>Work Statement for Year 2 2023</b>	<b>Work Statement for Year 3 2024</b>	<b>Work Statement for Year 4 2025</b>	<b>Work Statement for Year 5 2026</b>
	AUTHORITY-WIDE	\$2,627,211.26	\$3,152,894.00	\$2,902,894.00	\$3,452,894.00	\$3,452,894.00
	NELTON COURT (CT003000001)	\$115,003.00	\$2,502.00	\$2,502.00	\$2,502.00	\$2,502.00
	HARTFORD SCATTERED SITE I (CT003000015)	\$480,003.00	\$2,502.00	\$2,502.00	\$2,502.00	\$2,502.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)	\$240,681.74	\$202,502.00	\$552,502.00	\$2,502.00	\$2,502.00
	PERCIVAL C. SMITH TOWERS (CT003000006)	\$3.00	\$102,502.00	\$2,502.00	\$2,502.00	\$2,502.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 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>
	AUTHORITY-WIDE (NAWASD)			\$2,627,211.26
ID0028	1406 Operations (Operations (1406))	General Operations		\$865,000.00
ID0029	1408 Management Improvements (Management Improvement (1408)-System Improvements, Management Improvement (1408)-Other)	Management Improvements		\$40,000.00
ID0030	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$320,000.00
ID0031	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0032	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$192,000.00
ID0033	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Cost- Mod. Consultant		\$135,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 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>
ID0034	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$135,000.00
ID0035	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0036	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$462,000.00
ID0092	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$1.00
ID0136	1480- Wardlaw Way- Misc. Upgrades(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Misc. Exterior and Interior Upgrades at Housing Authority		\$150,000.00
ID0193	1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting)	Site Work Improvements Across Various Properties		\$48,210.26
ID0201	1480 - PHA-Wide - Carbon Monoxide Detection(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide)	Carbon Monoxide Detection Compliance Across All Properties		\$250,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 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>
	NELTON COURT (CT003000001)			\$115,003.00
ID0082	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0085	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0088	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0198	1480 - 32 Sanford - Misc. Upgrades(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Replacement of Gutters, Leader and Downspouts, Replacement of Soffit and Fascia, Brick Repointing, Flashing Replacement, Sheetrock and Insulation Replacement in Units, Flooring Replacement from Water Infiltration		\$115,000.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$480,003.00
ID0083	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0086	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0089	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0199	1480 - 182-184 Seymour - Structural Repairs(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other)	Structural Repairs in Basement of Building, Installation of Footings in Foundation, Installation of Load Bearing Wall		\$150,000.00
ID0200	1480 - 598-600 Garden - Fire Escape Replacement(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replacement of Steel Fire Escape at 598-600 Garden Street		\$180,000.00
ID0202	1480 - Bellevue - Renovation(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Exterior and Interior Plumbing/Piping Improvements at Bellevue Street		\$150,000.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$240,681.74
ID0084	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 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>
ID0087	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0090	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0196	1480 - Stowe - Roof Replacement - Phase II(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement at Portion of Stowe Village		\$240,678.74
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$3.00
ID0146	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0147	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0148	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,462,902.00

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
	AUTHORITY-WIDE (NAWASD)			\$3,152,894.00
ID0037	1406 Operations (Operations (1406))	General Operations		\$865,000.00
ID0038	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00
ID0039	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$320,000.00
ID0040	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0041	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$135,000.00
ID0042	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$135,000.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 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>
ID0043	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$135,000.00
ID0044	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0045	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$463,750.00
ID0060	1480 - PHA-Wide- Gutters & Downspouts(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	PHA-Wide- Gutters & Downspouts		\$200,000.00
ID0113	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0114	1480- PHA-Wide- Bathroom Exhaust Fans(Dwelling Unit-Interior (1480)-Mechanical)	PHA-Wide - New Bathroom Exhaust Fans		\$350,000.00
ID0174	1480 - PHA-Wide - Radon Mitigation(Dwelling Unit-Interior (1480)-Other)	Radon Mitigation Where Necessary		\$50,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0175	1480 - PHA-Wide - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Brick Repointing Where Necessary		\$63,604.26
ID0194	1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting)	Site Work Improvements Across Various Properties		\$255,539.74
ID0203	1480 - Wardlaw Way & Warehouse - Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Lighting Improvements at 180 John D. Wardlaw Way and HACH Warehouse		\$100,000.00
	NELTON COURT (CT003000001)			\$2,502.00
ID0104	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0107	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0110	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 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>
ID0112	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
ID0197	1480 - Stowe - Roof Replacement - Phase III(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement at Portion of Stowe Village		\$200,000.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$102,502.00
ID0152	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0153	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0154	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
ID0204	1480 - Smith Tower - Retaining Wall(Dwelling Unit-Site Work (1480)-Other)	Structural Improvements to Retaining Wall at Smith Tower		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		2	2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	Subtotal of Estimated Cost				\$3,462,902.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,902,894.00
ID0116	1406 Operations (Operations (1406))	General Operations		\$865,000.00
ID0117	1408 Management Improvements (Management Improvement (1408)-System Improvements, Management Improvement (1408)-Other)	Management Improvements		\$40,000.00
ID0118	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$320,000.00
ID0119	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0120	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$135,000.00
ID0121	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$135,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0122	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$135,000.00
ID0123	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0124	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$464,750.00
ID0134	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0177	1480 - PHA-Wide - Energy Conservation Measures(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Energy Conservation Measures		\$581,748.26
ID0192	1480 - PHA-Wide - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Brick Repointing Where Necessary		\$186,395.74
	NELTON COURT (CT003000001)			\$2,502.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0125	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0128	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0131	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$2,502.00
ID0126	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0129	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0132	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$552,502.00
ID0127	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0130	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0133	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
ID0176	1480 - Charter Oak & Stowe - Boiler/Water Heater Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Boiler & Water Heater Replacement at Charter Oak & Stowe Village		\$550,000.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$2,502.00
ID0155	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$3,452,894.00
ID0138	1406 Operations (Operations (1406))	General Operations		\$865,000.00
ID0139	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00
ID0140	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$320,000.00
ID0141	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0142	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$135,000.00
ID0143	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$135,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0144	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$135,000.00
ID0145	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0170	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$465,000.00
ID0179	1480 - PHA-Wide - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at PHA-Wide		\$1,000,000.00
ID0180	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0181	1480 - PHA-Wide - Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement at PHA-Wide		\$317,894.00
	NELTON COURT (CT003000001)			\$2,502.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0158	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0161	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0164	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$2,502.00
ID0159	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0162	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0165	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	4	2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$2,502.00
ID0160	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0163	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0166	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$2,502.00
ID0167	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0168	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$3,452,894.00
ID0064	1480- PHA Wide - REAC Improvements (Dwelling Unit-Site Work (1480)-Other)	PHA Wide - REAC Improvements		\$50,000.00
ID0065	1480- PHA Substantial Unit Rehab(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	PHA Substantial Unit Rehab		\$50,000.00
ID0102	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0182	1406 Operations (Operations (1406))	General Operations		\$865,000.00
ID0183	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$320,000.00
ID0185	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0186	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$135,000.00
ID0187	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$135,000.00
ID0188	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$135,000.00
ID0189	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0190	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$465,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0191	1480 - PHA-Wide - Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement at PHA-Wide		\$667,894.00
ID0195	1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site Work Improvements Across Various Properties		\$150,000.00
ID0205	1480 - PHA-Wide - Security Upgrades(Dwelling Unit-Exterior (1480)-Other)	Camera Upgrades Across Various Locations		\$400,000.00
	NELTON COURT (CT003000001)			\$2,502.00
ID0093	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0096	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0206	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	HARTFORD SCATTERED SITE I (CT003000015)			\$2,502.00
ID0094	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0097	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0207	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$2,502.00
ID0095	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0098	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0208	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$2,502.00
ID0149	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0150	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0209	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$2,500.00
	Subtotal of Estimated Cost			\$3,462,902.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$865,000.00
1408 Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$320,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$192,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$462,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$1.00
1480- Wardlaw Way- Misc. Upgrades(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	\$150,000.00
1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting)	\$48,210.26
1480 - PHA-Wide - Carbon Monoxide Detection(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide)	\$250,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$2,627,211.26

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$865,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$320,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$463,750.00
1480 - PHA-Wide- Gutters & Downspouts(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	\$200,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1480- PHA-Wide- Bathroom Exhaust Fans(Dwelling Unit-Interior (1480)-Mechanical)	\$350,000.00
1480 - PHA-Wide - Radon Mitigation(Dwelling Unit-Interior (1480)-Other)	\$50,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1480 - PHA-Wide - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	\$63,604.26
1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting)	\$255,539.74
1480 - Wardlaw Way & Warehouse - Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	\$100,000.00
Subtotal of Estimated Cost	\$3,152,894.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$865,000.00
1408 Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$320,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$464,750.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1480 - PHA-Wide - Energy Conservation Measures(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	\$581,748.26
1480 - PHA-Wide - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	\$186,395.74
Subtotal of Estimated Cost	\$2,902,894.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$865,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$320,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$465,000.00
1480 - PHA-Wide - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	\$1,000,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1480 - PHA-Wide - Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	\$317,894.00
Subtotal of Estimated Cost	\$3,452,894.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1480- PHA Wide - REAC Improvements (Dwelling Unit-Site Work (1480)-Other)	\$50,000.00
1480- PHA Substantial Unit Rehab(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Mechanical,Dwelling	\$50,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1406 Operations (Operations (1406))	\$865,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$320,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$135,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$465,000.00
1480 - PHA-Wide - Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	\$667,894.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Striping,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	\$150,000.00
1480 - PHA-Wide - Security Upgrades(Dwelling Unit-Exterior (1480)-Other)	\$400,000.00
Subtotal of Estimated Cost	\$3,452,894.00