

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : La Crosse Housing Authority			Locality (City/County & State)			
PHA Number: WI006			<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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	SCHUH HOMES (WI006001378)	\$376,835.00	\$822,813.00	\$1,211,813.00	\$811,000.00	\$881,367.00
	STOKKE TOWER (WI006024569)	\$989,978.00	\$544,000.00	\$155,000.00	\$555,813.00	\$797,000.00

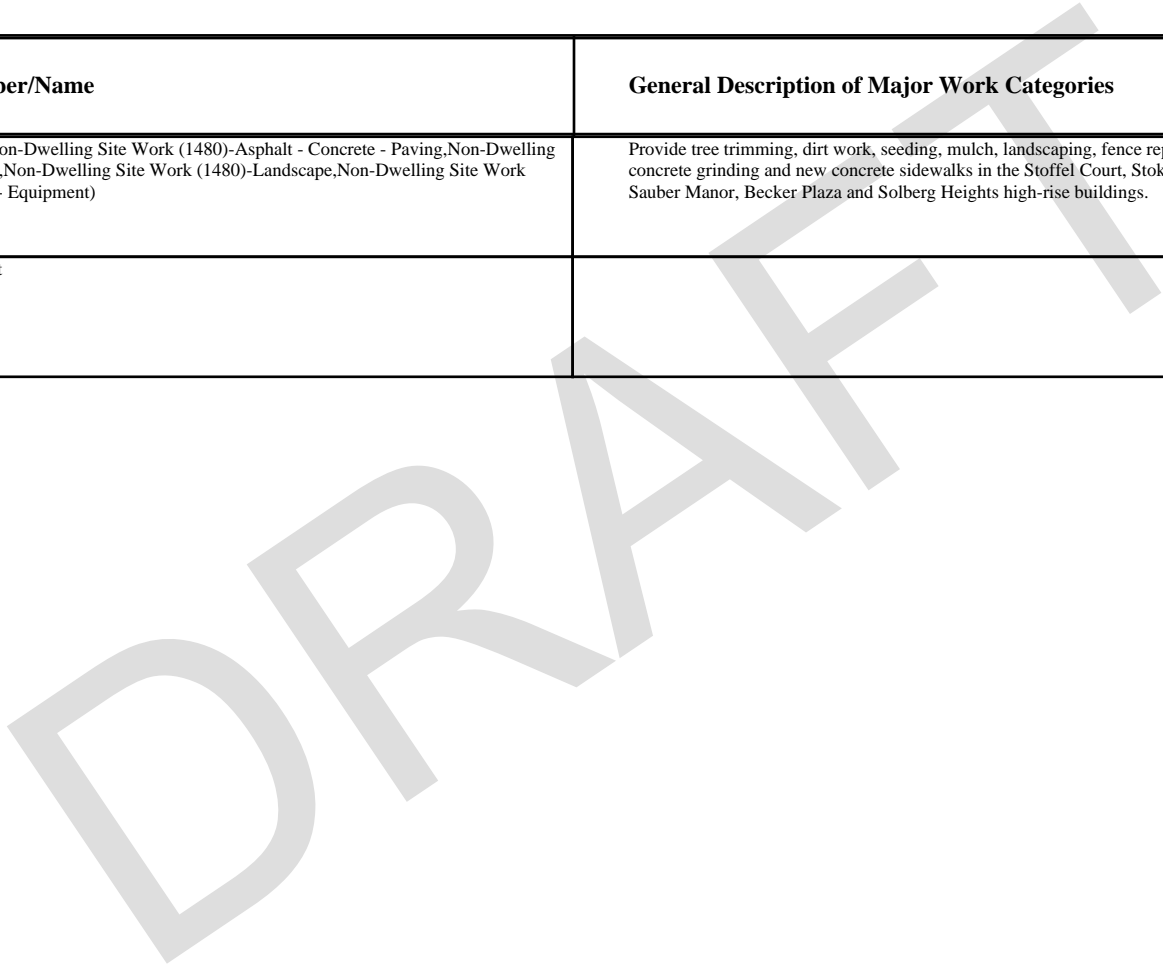
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$376,835.00
ID0124	6-1 Duplex Window Replacement (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Replace existing wood and vinyl operable windows in the Schuh Homes development with new fiberglass, double hung, factory glazed high performance insulated low-e with argon gas windows. Work to be bid and contracted out includes, removal, disposal, install, caulking and painting of 652 total windows. We have nine different window sizes in this development ranging between 2'-7"W x 3'-3"H and 3'-7"W x 4'-7"H. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$251,835.00
ID0152	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for AMP 1378 Capital Fund Program		\$60,000.00
ID0165	AMP 1378 Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair and concrete grinding in AMP 1378 developments. In more depth, trim trees back that are overgrown and touching structures. Dirt work and seeding will consist of repairing damages caused from snow removal as well as any spring water erosion. Completion of annual landscaping, wood fence work, playground mulch replacement and concrete freeze/thaw repairs as needed.		\$25,000.00
ID0173	AMP 1378 Appliance Replacement (Dwelling Unit-Interior (1480)-Appliances)	Replace existing ten apartment refrigerator and ranges with new 14.6 CU FT energy star refrigerator and 30" electric range in our AMP1378 developments.		\$15,000.00
ID0195	6-3 & 6-7 Duct Cleaning(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Clean apartment ductwork, bathroom exhaust, and dryer vent at Mullen Homes and Huber Homes.		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$989,978.00
ID0140	6-6 Apartment Entry Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace existing twenty minute fire rated wood apartment entry door with new fire rated entry door at 75 apartments located at the Becker Plaza highrise. Doors to be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$148,165.00
ID0153	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for AMP 24569 Capital Fund Program.		\$60,000.00
ID0157	6-2 Building Duct Cleaning(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Mechanical)	Clean the entire Stoffel Court building kitchen and bathroom exhaust ducts as well as community dryer vents and trash chute.		\$25,000.00
ID0158	6-4 Building Duct Cleaning(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Clean the entire Stokke Tower building kitchen and bathroom exhaust ducts as well as common area dryer vents and trash chute.		\$25,000.00
ID0159	6-5 Building Duct Cleaning(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Common Area Bathrooms)	Clean the entire Sauber Manor building kitchen and bathroom exhaust ducts as well as common area dryer vents and trash chute.		\$25,000.00
ID0160	6-6 Building Duct Cleaning(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Common Area Bathrooms)	Clean the entire Becker Plaza building kitchen and bathroom exhaust ducts as well as common area dryer vents and trash chute.		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0161	6-9 Building Duct Cleaning(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Clean the entire Solberg Heights building kitchen and bathroom exhaust ducts as well as common area dryer vents and trash chute.		\$25,000.00
ID0166	AMP 24569 Site Work (Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair, concrete grinding and new concrete sidewalks at the Sauber Manor, Solberg Heights, Stokke Tower, Becker Plaza and Stoffel Court highrise buildings.		\$15,000.00
ID0168	6-9 Bathroom Remodel (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodeling of ten apartment bathrooms located in the Solberg Heights high-rise. Work to be bid and contracted out includes installation of new tub, shower surround, toilet, vanity, sink & faucet, medicine cabinet, bath accessories, painting and associated water and drain piping. Electrical and mechanical to remain as is. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$60,000.00
ID0169	AMP 24569 Building Entry Door Access System(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Upgrade the existing building entry key system with new card access control system that provides residents with safe and secure access in and out of our Sauber Manor, Solberg Heights, Stokke Tower, Becker Plaza and Stoffel Court highrise buildings.		\$111,813.00
ID0170	6-4 Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Remove existing ethylene propylene diene terpolymer single-ply rubber roofing membrane (EPDM) and damaged tapered insulation with new poly-iso insulation and adhered EPDM roof material at our Stokke Tower high-rise location. Project will include new walking pads and sheet metal flashing material. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$200,000.00
ID0172	6-6 Emergency Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace the existing Onan 35kW emergency back-up generator at Becker Plaza with a new generator of same size or greater kW rating. This will be a one for one replacement and is scheduled to be bid out.		\$175,000.00
ID0174	6-4 Corridor Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	At floors 2-10, remove existing corridor carpet and replace with new of similar make and style at Stokke Tower. An estimated 12,000 square feet of carpet is to be bid and contracted out. No lead base paint or asbestos are anticipated, however; if anything is found during this work proper remediation will be completed.		\$70,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0199	AMP 24569 Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair, concrete grinding and new concrete sidewalks in the Stoffel Court, Stokke Tower, Sauber Manor, Becker Plaza and Solberg Heights high-rise buildings.		\$25,000.00
	Subtotal of Estimated Cost			\$1,366,813.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$822,813.00
ID0176	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0178	6-1 Duplex Remodel (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,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)-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,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Decks and Patios)	Full interior and exterior remodel of one two bedroom duplex buildings located in the Schuh Homes development. Work to be bid and contracted out includes replacement of all mechanical, electrical and plumbing. This includes but isn't limited to deteriorating water lines & valves, kitchen cabinets, countertop, sink and faucet, range hood, interior doors, windows, drywall, insulation, flooring, lighting, bathroom vanity, sink, medicine cabinet, bath accessories, tub and surround and toilet. Also includes exterior entrance approach, painting, material upgrade, etc. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$200,000.00
ID0181	6-3 Building Roof Replacement(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace existing deteriorating asphalt shingle roof with new architectural style asphalt shingle that has better wind uplift and warranty ratings. This work will be for 13 buildings (54 units) roughly 33,500 sq. ft. of roof replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$115,000.00
ID0188	6-1 Aphalt Driveway Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing 38 deteriorating asphalt driveways (34,000 Sq.Ft.) located in Schuh Homes and replace with new bituminous pavement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$144,813.00
ID0189	6-7 Aphalt Driveway Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing 24 deteriorating asphalt driveways (33,300 Sq.Ft.) located in Huber Homes and replace with new bituminous pavement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$143,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0190	6-8 Asphalt Driveway Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing 30 deteriorating asphalt driveways (22,500 Sq.Ft.) located in Grover Estates and replace with new bituminous pavement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$140,000.00
ID0239	AMP1378 Unit Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	Completely remodel unit to bring back to acceptable standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink and faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub and surround, medicine cabinet, bath accessories, drywall, painting, plumbing & HVAC. No lead base paint or asbestos are anticipated; however, if anything is found during construction proper remediation will commence.		\$15,000.00
	STOKKE TOWER (WI006024569)			\$544,000.00
ID0177	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0179	6-2 Enterphone Security Access System (Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Replace existing vestibule enterphone security system with new at main entrance of Stoffel Court.		\$12,000.00
ID0180	6-5 Enterphone Security Access System (Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Electrical)	Replace existing vestibule enterphone security system with new at main entrance of Sauber Manor.		\$12,000.00
ID0183	6-6 Common Area Restroom Remodel(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Common Area Bathrooms)	Remodel existing common area restrooms at our Becker Plaza high-rise. The remodel consists of new water saving urinals and toilets, associated piping and valves, drywall, painting, flooring and ventilation. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0193	AMP 24569 Building Acoustical Ceiling Tile Replacement(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes)	Replace existing upper and lower floor building acoustical ceiling tile and track with new materials. This work will be a direct one for one replacement. Work will be completed at necessary locations in high-rise buildings. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$150,000.00
ID0208	6-6 Bathroom Exhaust Fan Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Remove and replace existing bathroom exhaust fan at Becker Plaza (Qty. 75). Work will include, ductwork and electrical connections as well as paint touch up. This will be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$85,000.00
ID0209	AMP 24569 Unit/Bathroom ADA/504 Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Provide changes to ten apartments/bathrooms located in the AMP 24569 high-rise buildings. Work to be bid and contracted out includes installation of cutout in tub or provide new, install additional grab bars, lower light switches, install shower surround, higher toilet, vanity, sink & faucet, medicine cabinet, bath accessories, painting and associated water and drain piping. Mechanical to remain as is. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$100,000.00
ID0210	6-9 Bathroom Remodel (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodeling of ten apartment bathrooms located in the Solberg Heights high-rise. Work to be bid and contracted out includes installation of new tub, shower surround, toilet, vanity, sink & faucet, medicine cabinet, bath accessories, painting and associated water and drain piping. Electrical and mechanical to remain as is. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$80,000.00
ID0238	AMP24569 Unit Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Completely remodel unit to bring back to acceptable standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink and faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub and surround, medicine cabinet, bath accessories, drywall, painting, plumbing & HVAC. No lead base paint or asbestos are anticipated; however, if anything is found during construction proper remediation will commence.		\$15,000.00
	Subtotal of Estimated Cost			\$1,366,813.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$1,211,813.00
ID0049	6-1 Furnace Replacement & Ductwork Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	Replace existing 74 Schuh Homes Development furnaces ranging between 40,000-80,000 BTU with new of similar or better annual fuel utilization efficiency rating and programmable thermostats. Work to be bid and contracted will also include the disconnecting and reconnecting of existing ductwork and electrical as well as cleaning of ductwork. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$360,642.00
ID0061	6-1 Unit Bathroom Remodel (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodeling of 15 apartment bathrooms located in the Schuh Homes Development. Work to be bid and contracted out includes replacement of underground deteriorating hot and cold water lines & valves, tub & surround, toilet, vanity & faucet, bath accessories, exterior wall insulation located behind surround, flooring, drywall and painting. Electrical and mechanical to remain as is. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$119,000.00
ID0062	6-7 Unit Remodel (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Remodeling of 8 apartments located in the Huber Homes development. Work to be bid and contracted out includes replacement of deteriorating water lines & valves, kitchen cabinets, countertop, sink and faucet, range hood, interior doors, flooring, lighting, bathroom vanity, sink, medicine cabinet, bath accessories, tub and surround and toilet. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$300,000.00
ID0211	6-8 Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Replace existing electric water heater and associated piping at Grover Estates (Qty. 30) and replace with new energy efficient. This project will be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$45,000.00
ID0212	6-3 Water Heater Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Replace existing electric water heater and associated piping at Mullen Homes (Qty. 56) and replace with new energy efficient. This project will be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$80,000.00

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Work Statement for Year				
3	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0214	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0218	6-1 Furnace Replacement & Ductwork Cleaning(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace existing 74 Schuh Homes Development furnaces ranging between 40,000-80,000 BTU with new of similar or better annual fuel utilization efficiency rating and programmable thermostats. Work to be bid and contracted will also include the disconnecting and reconnecting of existing ductwork and electrical as well as cleaning of ductwork. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$200,000.00
ID0219	6-1 Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace existing fifteen apartment refrigerator and ranges with new 14.6 CU FT energy star refrigerator and 30" electric range in our Schuh Homes development.		\$17,171.00
ID0240	AMP 1378 Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair and concrete grinding in AMP 1378 developments. In more depth, trim trees back that are overgrown and touching structures. Dirt work and seeding will consist of repairing damages caused from snow removal as well as any spring water erosion. Completion of annual landscaping, wood fence work, playground mulch replacement and concrete freeze/thaw repairs as needed.		\$25,000.00
	STOKKE TOWER (WI006024569)			\$155,000.00
ID0213	AMP24569 Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace existing on-demand domestic hot water heaters (Qty. 12) and replace with new energy efficient of similar make and model. This project will be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$65,000.00
ID0217	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00

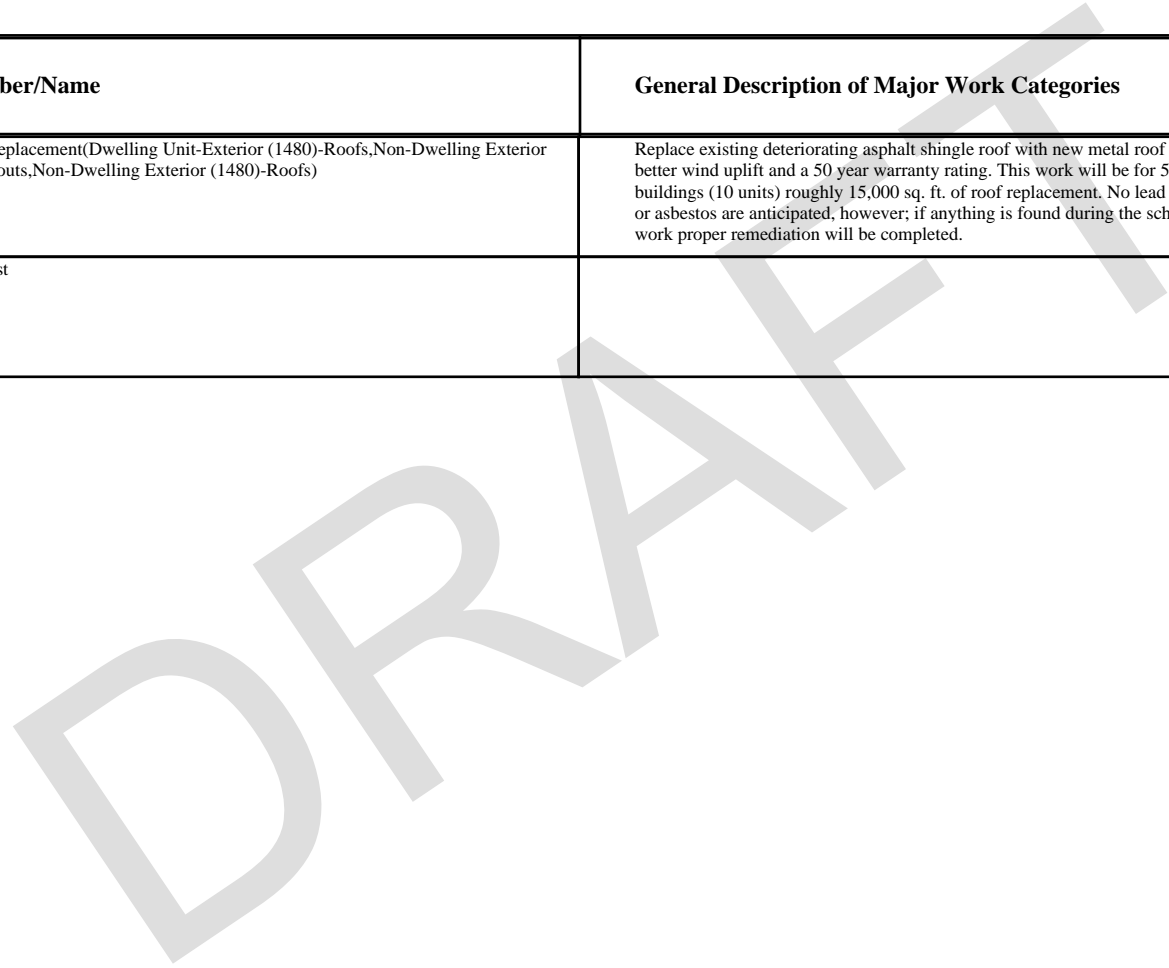
Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$555,813.00
ID0081	6-5 Corridor & Stairwell Painting(Non-Dwelling Interior (1480)-Common Area Painting)	Prep and paint an estimated 36,000 square feet of corridor and stairwell walls at Sauber Manor. No lead base paint or asbestos are anticipated, however; if anything is found during this work proper remediation will be completed.		\$60,000.00
ID0085	6-6 Corridor & Stairwell Painting(Non-Dwelling Interior (1480)-Common Area Painting)	Prep and paint an estimated 30,000 square feet of corridor and stairwell walls at Becker Plaza. No lead base paint or asbestos are anticipated, however; if anything is found during this work proper remediation will be completed.		\$60,000.00
ID0220	AMP 24569 Building Acoustical Ceiling Tile Replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Replace existing upper and lower floor building acoustical ceiling tile and track with new materials. This work will be a direct one for one replacement. Work will be completed at necessary locations in high-rise buildings. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$100,000.00
ID0221	AMP 24569 - Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0224	Unit Rehab - AMP 24569(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Completely remodel unit to bring back to required standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink & faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub & surround, medicine cabinet, bath accessories, drywall and painting. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$40,000.00
ID0227	6-4 Apartment & Common Area Lighting Upgrades(Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting in Stokke Tower 1-bedroom units (73 Units, 5 fixtures per unit) with new energy efficient LED lighting. Work will also include corridor and common area lighting one for one replacement. All work will be a direct one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed		\$62,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0228	6-6 Kitchen Under Cabinet Lighting Upgrades(Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical)	Replace existing T12 under cabinet kitchen apartment lighting at Becker Plaza 1-bedroom units (75 Units, 1 fixture per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement and will include corridor and common area replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$15,000.00
ID0229	6-9 Apartment & Common Area Lighting Upgrades(Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting at Solberg Heights 1-bedroom units (78 Units, 4 fixtures per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement and will include corridor and common area replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$63,000.00
ID0236	6-6 Mechancial Upgrades(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace existing building entry cabinet heaters located in the front vestibule, stairwells, side and back entry doors as well as near trash compactor area. In boiler room we will be replacing the four existing variable frequency drives that run the electrical motors. This work will be a one for one replacement and should provide a substantial energy savings. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$50,000.00
ID0237	6-9 Kitchen & Community Area Upgrades(Non-Dwelling Interior (1480)-Common Area Kitchens)	Completely remodel existing community room kitchen as required. Work will include the removal and installation of new kitchen cabinets, countertop, sink, faucet, painting, lighting, plumbing, appliances, range exhaust hood and flooring. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$40,813.00
	SCHUH HOMES (WI006001378)			\$811,000.00
ID0222	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0223	Unit Rehab - AMP 1378(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-	Completely remodel unit to bring back to required standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink & faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub & surround, medicine cabinet, bath accessories, drywall and painting. No lead base paint or asbestos are anticipated, however; if anything is found during		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	construction proper remediation will be completed.		
ID0225	6-4 Apshalt Driveway & Concrete Approach/Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing asphalt parking lots (20,000 Sq.Ft.) and concrete sidewalks and approach located at Stokke Tower and replace with new bituminous pavement and concrete. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$175,000.00
ID0230	6-1 Apartment Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting at Schuh Homes & JFD (84 Total Units/696 total fixtures: (14) 1-beds w/ 6 fixtures per unit, (30) 2-beds w/ 8 fixtures per unit, (22) 3-beds w/ 9 fixtures per unit, and (6) 4-beds w/ 11 fixtures per unit, and (2) 5-beds w/ 14 fixtures per unit, also JFD 1-beds have 8 fixtures per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$120,000.00
ID0231	6-3 Apartment Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting at Mullen Homes (56 Total Units/564 total fixtures: (32) 2-beds w/ 9 fixtures per unit, (16) 3-beds w/ 10 fixtures per unit, and (6) 4-beds w/ 14 fixtures per unit, and (2) 5-beds w/ 16 fixtures per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$95,000.00
ID0232	6-7 Apartment Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting at Huber Homes (40 Total Units/464 total fixtures: (6) 1-beds w/ 7 fixtures per unit, (12) 2-beds w/ 10 fixtures per unit, (12) 3-beds w/ 11 fixtures per unit, and (10) 4-beds w/ 17 fixtures per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$80,000.00
ID0233	6-8 Apartment Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace existing T8 & T12 apartment lighting at Grover Estates 2-bedroom units (30 Units, 7 fixtures per unit) with new energy efficient LED lighting. All work will be a direct one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$36,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0234	6-1 JFD Building Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Replace existing deteriorating asphalt shingle roof with new metal roof that has better wind uplift and a 50 year warranty rating. This work will be for 5 duplex buildings (10 units) roughly 15,000 sq. ft. of roof replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$200,000.00
	Subtotal of Estimated Cost			\$1,366,813.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$881,367.00
ID0242	6-1 Duplex Window Replacement (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows)	Replace existing wood and vinyl operable windows in the Schuh Homes development with new fiberglass, double hung, factory glazed high performance insulated low-e with argon gas windows. Work to be bid and contracted out includes, removal, disposal, install, caulking and painting of 652 total windows. We have nine different window sizes in this development ranging between 2'-7"W x 3'-3"H and 3'-7"W x 4'-7"H. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$250,000.00
ID0243	AMP 1378 Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair and concrete grinding in AMP 1378 developments. In more depth, trim trees back that are overgrown and touching structures. Dirt work and seeding will consist of repairing damages caused from snow removal as well as any spring water erosion. Completion of annual landscaping, wood fence work, playground mulch replacement and concrete freeze/thaw repairs as needed. In addition to aforementioned, we will be replacing duplex and townhouse front and back sidewalk approach, patio, and steps at all four developments.		\$120,000.00
ID0246	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0247	Unit Rehab - AMP 1378(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Completely remodel unit to bring back to required standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink & faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub & surround, medicine cabinet, bath accessories, drywall and painting. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$40,000.00
ID0253	6-7 Shed Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace existing steel shed entry door and frame with new steel door and frame at 40 apartments located in the Huber Homes Development.. Doors to be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0256	6-6 Exterior Building & Shed Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace existing steel building and shed entry doors and frames with new FRP door and frame at the Becker Plaza high-rise. Door replacement locations consist of: exterior stairwell doors, receiving room double door, shed double door, and first floor east entry door. Doors to be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$35,000.00
ID0257	6-2 Exterior Building & Shed Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace existing steel building and shed entry doors and frames with new FRP door and frame at the Stoffel Court high-rise. Door replacement locations consist of: 10th floor exterior door to rooftop & patio, exterior shed door, and exterior storage room door. Doors to be a one for one replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$35,000.00
ID0268	AMP1378 Emergency Safety - Smoke & CO Detector Installation(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Install roughly 500 smoke and carbon monoxide detectors as required to meet compliance with new NSPIRE regulations. These detectors will be in addition to the existing detectors that meet are state/local codes. This project is scheduled to be bid out. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$50,000.00
ID0272	6-1 JFD Building Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Replace existing deteriorating asphalt shingle roof with new metal roofing that has better wind uplift and a 50 year warranty rating. This work will be for 5 duplex buildings (10 units) roughly 15,000 sq. ft. of roof replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$100,000.00
ID0273	Margaret Annett Ctr - Building Asphalt Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Replace existing deteriorating asphalt shingle roof with new metal roofing that has better wind uplift and a 50 year warranty rating. This work will be for the asphalt portion of the roof to be replacement. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$136,367.00
	STOKKE TOWER (W1006024569)			\$797,000.00
ID0244	AMP 24569 Site Work (Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Provide tree trimming, dirt work, seeding, mulch, landscaping, fence repair, concrete grinding and new concrete sidewalks at the Sauber Manor, Solberg Heights, Stokke Tower, Becker Plaza and Stoffel Court highrise buildings.		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0245	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0248	Unit Rehab - AMP 24569(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Completely remodel unit to bring back to required standards. Work may include the removal and installation of new kitchen cabinets, kitchen sink & faucet, flooring, lighting, interior door replacement, bath vanity, sink and faucet, toilet, tub & surround, medicine cabinet, bath accessories, drywall and painting. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$40,000.00
ID0249	6-5 Building Acoustical Ceiling Tile, Lighting & Floor Replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Replace existing upper and lower floor building acoustical ceiling tile and track with new materials. This work will also include 1st floor lighting and Library flooring replacement. This work will be a direct one for one replacement. Work will be completed at necessary locations in high-rise buildings. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$75,000.00
ID0250	6-5 Common Area Restroom Remodel(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Remodel existing common area restrooms at our Sauber Manor high-rise. The remodel consists of new water saving toilets, associated piping and valves, drywall, painting, flooring and ventilation. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$25,000.00
ID0251	AMP 24569 Unit/Bathroom ADA/504 Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Provide changes to ten apartments/bathrooms located in the AMP 24569 high-rise buildings. Work to be bid and contracted out includes installation of cutout in tub or provide new, install additional grab bars, lower light switches, install shower surround, higher toilet, vanity, sink & faucet, medicine cabinet, bath accessories, painting and associated water and drain piping. Mechanical to remain as is. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$100,000.00
ID0252	6-6 Emergency Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace the existing Onan 35kW emergency back-up generator at Becker Plaza with a new generator of same size or greater kW rating. This will be a one for one replacement and is scheduled to be bid out.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0254	6-5 Shed Remodel & Fence Replacement(Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	Replace deteriorating exterior shed door, siding, roof, and fencing. This will be a one for one replacement and is scheduled to be bid out. No lead base paint or asbestos are anticipated; however, if anything is found during construction proper remediation will be completed.		\$50,000.00
ID0255	6-6 Apartment Water Shut-Off & Boiler Room Floor Drain Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Replace existing (qty. 5 per apartment) hot and cold water supply line shut-offs and replace with new 1/4 turn shut-off valves. This work will be a one for one replacement and is scheduled to be bid out. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$17,500.00
ID0258	6-2 Corridor & Community Room Flooring/Kitchen Gate Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	At floors 2-10, remove existing corridor carpet and replace with new vinyl plank at Stoffel Court. An estimated 12,000 square feet of vinyl plank is to be bid and contracted out. No lead base paint or asbestos are anticipated, however; if anything is found during this work proper remediation will be completed.		\$70,000.00
ID0259	6-2 Laundry Room Upgrades(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Replace deteriorating steel washer/dryer outlet boxes, plumbing, and mop sink with new of similar make and model. This will be a one for one replacement and is scheduled to be bid out. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$15,000.00
ID0260	6-2 Wood Maintenance Fence Replacement(Dwelling Unit-Site Work (1480)-Fencing)	Replace deteriorating exterior wood fencing with new vinyl style material fence. This will be a one for one replacement and is scheduled to be bid out. No lead base paint or asbestos are anticipated; however, if anything is found during construction proper remediation will be completed.		\$17,500.00
ID0261	6-9 Kitchen & Community Area Upgrades(Non-Dwelling Interior (1480)-Common Area Kitchens)	Completely remodel existing community room kitchen as required. Work will include the removal and installation of new kitchen cabinets, countertop, sink, faucet, painting, lighting, plumbing, appliances, range exhaust hood and flooring. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$15,000.00
ID0262	6-9 Range Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Remove existing 20" electric range and provide new 20" elderly model electric range that is energy efficient and ADA compliant in all apartments (qty. 78) at Solberg Heights.		\$32,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0263	6-9 Laundry Room Remodel(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace existing deteriorating laundry room plumbing waste, vent and hot and cold water lines, washer/dryer outlet boxes, dryer venting, flooring, lighting, etc. at Solberg Heights. This work will also include drywall, paint, and any associated electrical. Work to be bid and contracted out. No lead base paint or asbestos are known, however; if anything is found during construction proper remediation will be completed.		\$30,000.00
ID0264	6-9 Mechanical/Plumbing Piping Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace all existing baseboard covers and any damaged fin-tubing located in apartments, the front vestibule, stairwells, side and back entry doors as well as common areas. Also, included in this project will be the installation of isolation valves for the water and heating lines. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$20,000.00
ID0265	6-4 Range Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Remove existing 20" electric range and provide new 20" elderly model electric range that is energy efficient and ADA compliant in all apartments (qty. 73) at Stokke Tower.		\$30,000.00
ID0266	6-4 Kitchen & Community Area Upgrades(Non-Dwelling Interior (1480)-Common Area Kitchens)	Completely remodel existing community room kitchen as required. Work will include the removal and installation of new kitchen cabinets, countertop, sink, faucet, painting, lighting, plumbing, appliances, range exhaust hood and flooring. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$30,000.00
ID0267	6-4 Laundry Room Remodel(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace existing deteriorating laundry room plumbing waste, vent and hot and cold water lines, washer/dryer outlet boxes, dryer venting, flooring, lighting, etc. at Stokke Tower. This work will also include drywall, paint, and any associated electrical. Work to be bid and contracted out. No lead base paint or asbestos are known, however; if anything is found during construction proper remediation will be completed.		\$30,000.00
ID0269	AMP24569 Emergency Safety - Smoke & CO Detector Installation(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Interior (1480)-Electrical)	Install roughly 250 smoke and carbon monoxide detectors as required to meet compliance with new NSPIRE regulations. These detectors will be in addition to the existing detectors that meet are state/local codes. This project is scheduled to be bid out. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$25,000.00
ID0270	6-4 Safety/Mechanical/Plumbing Piping & Valve Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace existing fire extinguisher boxes located throughout building with new of like make and model. Work includes drywall and paint touch up as required. Replace isolation valves for the water and heating lines in basement as well as decommission existing rooftop exhaust for laundry room. No lead base paint or asbestos are anticipated, however; if anything is found during the scheduled work proper remediation will be completed.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0271	6-2 Stairwell Painting(Non-Dwelling Interior (1480)-Common Area Painting)	Prep and paint an estimated 12,000 square feet stairwell walls, ceiling, and treads at Stoffel Court. No lead base paint or asbestos are anticipated, however; if anything is found during this work proper remediation will be completed.		\$20,000.00
	Subtotal of Estimated Cost			\$1,678,367.00

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