

08/15/2025

NOTICE OF PUBLIC HEARING & PUBLIC COMMENT

A Public Hearing regarding the Housing Authority of the City of La Crosse's, 5-Year PHA Plan 2026-2030, PHA 2026 Annual Plan, and the Five-Year 2026-2030 Capital Fund Program Plan is scheduled for Wednesday, October 8, 2025 at 1:00 p.m. at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.

The Public Hearing will be held for the following purpose:

Provide an opportunity for residents of the City of La Crosse, including LHA Residents and Non-Residents, to express their comments regarding LHA's proposed 5-Year PHA Plan 2026-2030, PHA 2026 Annual Plan, and the Five-Year 2026-2030 Capital Fund Program Plan.

Commencing August 15, 2025, draft copies will be available at the Housing Authority website www.lacrossehousing.org, as well as at the Administrative Office, located at 1307 Badger Street, La Crosse, WI 54601. Office hours are from 9:00 a.m. to Noon and 12:30 to 3:00 p.m. Monday through Friday. Written comments will be considered until October 1, 2025 at 8:00 a.m. CST.

The Housing Authority of the City of La Crosse will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity, or marital status. Equal Housing Opportunity.

Email: info@lacrossehousing.org

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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SCHUH HOMES (WI006001378)	\$938,287.00	\$885,787.00	\$500,000.00	\$645,000.00	\$995,648.00
	STOKKE TOWER (WI006024569)	\$815,000.00	\$867,500.00	\$1,253,287.00	\$1,108,287.00	\$757,639.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$938,287.00
ID0000379	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.		\$238,287.00
ID0000382	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0000385	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.		\$30,000.00
ID0000386	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.		\$65,000.00
ID0000392	6-7 Asphalt 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.		\$175,000.00
ID0000393	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

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000453	6-5 Back Concrete Parking Lot/Dock/Approach/Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing concrete parking lot, dock, dock approach and adjacent sidewalk and replace with new concrete. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$75,000.00
ID0000454	6-5 South Porous Asphalt Parking Lot Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing porous asphalt parking lot and replace with new. Work to include concrete curb repair, landscaping, and traffic markings. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$150,000.00
	STOKKE TOWER (WI006024569)			\$815,000.00
ID0000383	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0000387	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 at the Sauber Manor, Solberg Heights, Stokke Tower, Becker Plaza and Stoffel Court highrise buildings.		\$45,000.00
ID0000390	6-6 Common Area Restroom Remodel(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	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.		\$75,000.00
ID0000394	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

Capital Fund Program - Five-Year Action Plan

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000395	AMP 24569 Unit/Bathroom ADA/504 Upgrades(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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)	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.		\$50,000.00
ID0000396	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
ID0000398	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
ID0000399	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
ID0000400	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
ID0000401	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
ID0000402	6-9 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 Solberg Heights 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 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000404	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
ID0000407	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
ID0000427	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
ID0000451	6-2 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.		\$45,000.00
ID0000460	AMP 24569 Unit/Bathroom Flooring Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	<p>Stoffel Court - 333 S. 7th Street Stokke Tower - 421 S. 6th Street Sauber Manor - 1025 Liberty Street Becker Plaza - 415 S. 7th Street Solberg Heights - 215 S. 6th Street</p> <p>Replace existing deteriorating or damaged unit carpet and/or VCT/tile located in bathroom, living room, and bedrooms with new 12x12 vinyl composite tile at said buildings.</p> <p>It is anticipated there will be no disturbances of hazardous materials (asbestos, lead, etc.) with this work. However, if anything is found it will be the contractor's responsibility to complete proper remediation.</p> <p>No force account labor. Not a historical designated site. All work to be one for one replacement.</p>		\$90,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,753,287.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$867,500.00
ID0000405	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.		\$100,000.00
ID0000406	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.		\$80,000.00
ID0000408	AMP 24569 - Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0000411	Unit/Building Rehab - AMP 24569(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)	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.		\$50,000.00
ID0000412	6-6 Kitchen Under Cabinet Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling 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.		\$25,000.00
ID0000419	6-9 Common Area Restroom Remodel(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Remodel existing common area restrooms at our Solberg Heights 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.		\$75,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000420	6-2 Common Area Restroom Remodel(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Remodel existing common area restrooms at our Stoffel Court 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.		\$75,000.00
ID0000461	6-2 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.		\$75,000.00
ID0000463	6-2 Trash Room Remodel(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	LOCATION: Stoffel Court - 333 S. 7th Street ACTIVITY: Trash Room Remodel SCOPE: Repair/Replace existing deteriorating trash room plumbing waste, vent and hot and cold water lines, mop sink, shelving, flooring, lighting, exhaust fan, unit heater, etc. This work will also include drywall, paint, and any associated electrical. All work to be a one for one replacement. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.		\$75,000.00
ID0000465	6-5 Trash Room Remodel(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	LOCATION: Sauber Manor - 1025 Liberty Street ACTIVITY: Trash Room Remodel SCOPE: Repair/Replace existing deteriorating trash room plumbing waste, vent and hot and cold water lines, mop sink, shelving, flooring, lighting, exhaust fan, unit heater, etc. This work will also include drywall, paint, and any associated electrical. All work to be a one for one replacement. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.		\$75,000.00
ID0000466	6-6 Trash Room Remodel(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	LOCATION: Becker Plaza - 415 S. 7th Street ACTIVITY: Trash Room Remodel SCOPE: Repair/Replace existing deteriorating trash room plumbing waste, vent and hot and cold water lines, mop sink, shelving, flooring, lighting, exhaust fan, unit heater, etc. This work will also include drywall, paint, and any associated		\$75,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>electrical. All work to be a one for one replacement.</p> <p>REMEDATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		
ID0000467	6-4 Unit Toilet & Valve Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	<p>LOCATION: Stokke Tower - 421 S. 6th Street</p> <p>ACTIVITY: Unit Toilet & Valve Replacement</p> <p>SCOPE: Remove existing failing apartment water supply shut-off valves (5 per apartment) and toilet. Install new low-flow water-saving toilet and quarter turn valves. All work to be a one for one replacement.</p> <p>REMEDATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$97,500.00
	SCHUH HOMES (WI006001378)			\$885,787.00
ID0000409	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0000410	Unit/Building 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.		\$50,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000413	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
ID0000414	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
ID0000415	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
ID0000416	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
ID0000418	Schuh Homes Rec Center & Site Upgrades(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Remove existing building shake siding and entry columns and update with new and improved materials. Complete brick repair and/or tuckpointing as required. At site, remove existing cracked and settling concrete sidewalk, steps, approach, railing , etc. Revamp existing playground by redesigning existing layout, removing/relocating existing equipment and providing new bark. Upgrading basketball court area with new concrete. Remove existing benches and picnic tables from random locations.		\$32,287.00
ID0000421	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		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year** 2

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		completed.		
ID0000432	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 <u>proper remediation will be completed.</u>		\$35,000.00
ID0000470	6-8 Divider Wall & Shed Siding Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Siding)	<p>LOCATION: Grover Estates – Taylor & Hamilton Streets</p> <p>ACTIVITY: Divider Wall & Shed Siding Replacement</p> <p>SCOPE: Remove existing deteriorating exterior duplex divider wall, concrete patio, and fiber cement shed siding at all 30 units. Install new back concrete patio, vinyl divider material, metal shed siding, and a 12” concrete maintenance strip around shed at each unit. All work to be a one for one replacement.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$122,500.00
	Subtotal of Estimated Cost			\$1,753,287.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$1,253,287.00
ID0000422	AMP 24569 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program.		\$65,000.00
ID0000425	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
ID0000426	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
ID0000428	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
ID0000431	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.		\$63,787.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000440	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)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	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.		\$60,000.00
ID0000441	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
ID0000459	6-9 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)	Solberg Heights - 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.		\$60,000.00
ID0000464	6-4 Trash Room Remodel(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	LOCATION: Stokke Tower - 421 S. 6th Street ACTIVITY: Trash Room Remodel SCOPE: Repair/Replace existing deteriorating trash room plumbing waste, vent and hot and cold water lines, mop sink, shelving, flooring, lighting, exhaust fan, unit heater, etc. This work will also include drywall, paint, and any associated electrical. All work to be a one for one replacement. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.		\$75,000.00
ID0000468	6-9 Heating T-Stat & Valve Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	LOCATION: Solberg Heights - 215 S. 6th Street ACTIVITY: Heating T-Stat & Valve Replacement SCOPE: Remove existing failing apartment pneumatic thermostat, valve actuator, and shut-off valves in each unit (78 apartments). Install new electric thermostat and actuator system along with new piping shut-off valves. All work to be a one for one replacement. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.		\$175,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$500,000.00
ID0000423	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
ID0000424	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
ID0000430	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
ID0000443	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.		\$175,000.00
ID0000471	6-7 Divider Wall & Egress Window/Landscaping Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Landscape)	<p>LOCATION: Huber Homes – Huber Court & Gladys Street</p> <p>ACTIVITY: Divider Wall & Egress Window/Landscaping Replacement</p> <p>SCOPE: Remove existing deteriorating exterior duplex divider wall, concrete patio, and unit egress window at all 40 units. Install new concrete patio, vinyl divider material, egress window, landscaping, and a 12" concrete maintenance strip around shed at each unit. All work to be a one for one replacement.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p>		\$170,000.00

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ADDITIONAL INFO: No force account labor, work to be bid and contracted out.
Not a historical designated site.

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$645,000.00
ID0000444	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
ID0000445	AMP 1378 - Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and fringe benefits for Capital Fund Program		\$70,000.00
ID0000457	Margaret Annett Headstart - EPDM Roof Replacement(Non-Dwelling Exterior (1480)-Gutters - Downspouts,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 Margaret Annett Headstart Center 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.		\$100,000.00
ID0000458	Margaret Annett Headstart Furnace & AC Replacement (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace existing 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.		\$60,000.00
ID0000477	Grover Estate - Neighborhood Security Cameras (Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Grover Estates – Taylor & Hamilton Streets ACTIVITY: Neighborhood Security Cameras SCOPE: Install three new multi-way security cameras located in Grover development. Work to include boring, landscaping, wiring, and licensing of said cameras. REMEDIATION: It is anticipated there will be no disturbance of hazardous		\$80,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		
ID0000478	Schuh/Mullen - Neighborhood Security Cameras (Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	<p>LOCATION: Schuh Homes – Winneshiek Rd, Wood St, Redbird Ct, & St. James St; Mullen Homes – Winneshiek Road & St. James Street</p> <p>ACTIVITY: Neighborhood Security Cameras</p> <p>SCOPE: Install seven new multi-way security cameras located in the Schuh & Mullen developments. Work to include boring, landscaping, wiring, and licensing of said cameras.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$175,000.00
ID0000480	Unit/Building 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
	STOKKE TOWER (WI006024569)			\$1,108,287.00
ID0000447	AMP 24569 - Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries and fringe benefits for Capital Fund Program.		\$70,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000448	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 at the Sauber Manor, Solberg Heights, Stokke Tower, Becker Plaza and Stoffel Court highrise buildings.		\$50,000.00
ID0000450	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
ID0000452	6-2 Corridor Carpet Replacement (Non-Dwelling Interior (1480)-Common Area Flooring)	Removed existing corridor carpet and replace with new LVP type material. 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.		\$85,000.00
ID0000455	6-5 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.		\$75,000.00
ID0000456	AMP24569 Trash Compactor / Container Upgrades(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Remove existing building trash compactor and container and replace with new of similar make, model, and size. This work will be a one for one replacement and is scheduled 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.		\$100,000.00
ID0000462	6-6 Mechanical/Plumbing Piping Upgrades(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Dwelling Unit-Interior (1480)-Mechanical,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.		\$75,000.00
ID0000473	6-5 Exterior A/C & Window Panel Painting(Non-Dwelling Exterior (1480)-Paint and Caulking)	LOCATION: Sauber Manor – 1025 Liberty Street ACTIVITY: Exterior A/C & Window Panel Painting SCOPE: Inspect faded A/C sleeves and panels located below building apartment		\$208,287.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>windows for damage. Repair damages, clean/prep surface, and protect surrounding area from excess paint. Paint said areas with a durable exterior paint product. Painting will be done by lift and range from 8' to 90' above ground level. All work to be a one for one replacement.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		
ID0000474	6-5 Building Common A/C Unit Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	<p>LOCATION: Sauber Manor – 1025 Liberty Street</p> <p>ACTIVITY: Building Common A/C Unit Replacement</p> <p>SCOPE: Remove existing failing first floor common area A/C unit. Install new quiet, energy-efficient high SEER unit. Work to include line-sets, valves, and electrical connections. All work to be a one for one replacement.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$50,000.00
ID0000475	AMP24569 Digital Communication Boards(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	<p>LOCATION: Stoffel Court - 333 S. 7th Street, Stokke Tower – 421 S 6th Street, Sauber Manor – 1025 Liberty Street, Becker Plaza – 415 S 7th Street, Solberg Heights – 215 S 6th Street</p> <p>ACTIVITY: AMP24569 Digital Communication Boards</p> <p>SCOPE: Install digital communication boards in lobbies of highrise buildings. These boards will provide real-time updates, enhance engagement, reduce miscommunication as well as provide a means of providing daily building messaging. Work to include, communication board, mounting hardware, and electrical work.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal</p>		\$12,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		
ID0000476	6-6 Heating T-Stat & Valve Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	<p>LOCATION: Becker Plaza - 415 S. 7th Street</p> <p>ACTIVITY: Heating T-Stat & Valve Replacement</p> <p>SCOPE: Remove existing failing apartment pneumatic thermostat, valve actuator, and shut-off valves in each unit (76 apartments). Install new electric thermostat and actuator system along with new piping shut-off valves. All work to be a one for one replacement.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$172,000.00
ID0000481	Unit/Building Rehab - AMP 24569(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)	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.		\$50,000.00
ID0000482	AMP 24569 Unit/Bathroom Flooring Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	<p>Stoffel Court - 333 S. 7th Street</p> <p>Stokke Tower - 421 S. 6th Street</p> <p>Sauber Manor - 1025 Liberty Street</p> <p>Becker Plaza - 415 S. 7th Street</p> <p>Solberg Heights - 215 S. 6th Street</p> <p>Replace existing deteriorating or damaged unit carpet and/or VCT/tile located in bathroom, living room, and bedrooms with new 12x12 vinyl composite tile at said buildings.</p> <p>It is anticipated there will be no disturbances of hazardous materials (asbestos, lead, etc.) with this work. However, if anything is found it will be the contractor's responsibility to complete proper remediation.</p>		\$136,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		No force account labor. Not a historical designated site. All work to be one for one replacement.		
	Subtotal of Estimated Cost			\$1,753,287.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$995,648.00
ID0000378	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
ID0000380	6-8 Water Heater Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	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.		\$75,000.00
ID0000381	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
ID0000388	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
ID0000391	6-1 Apshalt 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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000397	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.		\$251,835.00
ID0000446	Unit/Building 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.		\$60,000.00
ID0000489	AMP 1378 - Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries and fringe benefits for Capital Fund Program		\$65,000.00
	STOKKE TOWER (WI006024569)			\$757,639.00
ID0000449	Unit Rehab - AMP 24569(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)	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.		\$75,000.00
ID0000479	AMP24569 Delivery Package Room Upgrades(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	LOCATION: Stoffel Court - 333 S. 7th Street, Stokke Tower – 421 S 6th Street, Sauber Manor – 1025 Liberty Street, Becker Plaza – 415 S 7th Street, Solberg Heights – 215 S 6th Street ACTIVITY: AMP24569 Delivery Package Room Upgrades SCOPE: Construct new secure designated delivery package room in common area near front entrance. Room to be constructed of metal studs and drywall. It will		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>include proper heating, cooling, lighting, shelving/lockers, access control system, surveillance cameras and an automated notification system to enhance security. Room to be constructed at all 5 Highrise locations.</p> <p>REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract.</p> <p>ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		
ID0000483	AMP 24569 Unit/Bathroom Flooring Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	<p>Stoffel Court - 333 S. 7th Street Stokke Tower - 421 S. 6th Street Sauber Manor - 1025 Liberty Street Becker Plaza - 415 S. 7th Street Solberg Heights - 215 S. 6th Street</p> <p>Replace existing deteriorating or damaged unit carpet and/or VCT/tile located in bathroom, living room, and bedrooms with new 12x12 vinyl composite tile at said buildings.</p> <p>It is anticipated there will be no disturbances of hazardous materials (asbestos, lead, etc.) with this work. However, if anything is found it will be the contractor's responsibility to complete proper remediation.</p> <p>No force account labor. Not a historical designated site. All work to be one for one replacement.</p>		\$110,000.00
ID0000487	6-2 Unit Toilet & Valve Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	<p>LOCATION: Stoffel Court - 333 S 7th Street ACTIVITY: Unit Toilet & Valve Replacement SCOPE: Remove existing failing apartment water supply shut-off valves (5 per apartment) and toilet. Install new low-flow water-saving toilet and quarter turn valves. All work to be a one for one replacement. REMEDIATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal will be the contractor's responsibility as written in the contract. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.</p>		\$110,639.00

Form HUD-50075.2(4/2008)