

08/15/2026

NOTICE OF PUBLIC HEARING & PUBLIC COMMENT

A Public Hearing regarding the Housing Authority of the City of La Crosse's PHA 2027 Annual Plan and the Five-Year 2027-2031 Capital Fund Program Plan is scheduled for Wednesday, October 14, 2026 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 PHA 2027 Annual Plan, and the Five-Year 2027-2031 Capital Fund Program Plan.

Commencing August 15, 2026, 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, 2026 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		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	STOKKE TOWER (WI006024569)	\$1,179,500.00	\$1,453,109.00	\$981,000.00	\$695,639.00	\$705,889.00
	SCHUH HOMES (WI006001378)	\$773,609.00	\$500,000.00	\$972,109.00	\$1,257,470.00	\$1,247,220.00

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				

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000506	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 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.		\$90,000.00
ID0000507	6-4 Unit Toilet & Valve Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	LOCATION: Stokke Tower - 421 S. 6th 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.		\$97,500.00
ID0000511	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.		\$82,000.00
ID0000514	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.		\$45,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000515	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
ID0000516	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
ID0000518	AMP 24569 Unit/Bathroom Flooring Upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	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 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. 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. No force account labor. Not a historical designated site. All work to be one for one replacement.		\$25,000.00
ID0000530	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.		\$150,000.00
ID0000568	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. REMEDICATION: It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Shall anything be found, disposal		\$90,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2027		
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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.				
ID0000569	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.		\$90,000.00
	SCHUH HOMES (WI006001378)			\$773,609.00
ID0000495	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.		\$75,000.00
ID0000498	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

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Work Statement for Year 1		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000499	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
ID0000500	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
ID0000501	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.		\$80,000.00
ID0000502	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.		\$63,609.00
ID0000508	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.		\$175,000.00
ID0000576	Schuh Rec Center - Playground Area(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Schuh Rec Center – 1305 St. James Street ACTIVITY: Playground Remodel SCOPE: Remove existing two playgrounds, landscape, edging, basketball court, etc. and replace with new playground equipment, concrete basketball court, turf playing field, fence, lighting, shelter, etc.		\$85,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.				
	Subtotal of Estimated Cost			\$1,953,109.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$1,453,109.00
ID0000512	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
ID0000522	Unit Rehab - AMP 24569(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)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,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
ID0000523	6-5 Building Acoustical Ceiling Tile, Lighting & Floor 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 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
ID0000524	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
ID0000526	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.		\$95,676.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000528	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.		\$75,000.00
ID0000529	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.		\$52,000.00
ID0000531	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.		\$50,000.00
ID0000532	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.		\$100,000.00
ID0000534	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.		\$80,000.00
ID0000535	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. 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. ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.		\$90,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000536	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.		\$180,000.00
ID0000537	6-2 Heating T-Stat & Valve Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	LOCATION: Stoffel Court - 333 S. 7th Street ACTIVITY: Heating T-Stat & Valve Replacement 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. 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.		\$180,000.00
ID0000538	6-5 Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	LOCATION: Sauber Manor – 1025 Liberty Street ACTIVITY: Flooring Replacement SCOPE: Remove existing damaged and deteriorating flooring in kitchen/community room, lounge, library, dock storage, and front vestibule. Install new LVP as said locations. Work to include grinding, sanding, and leveling prep work to ensure proper installation. 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.		\$88,000.00

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ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.				
ID0000572	6-4 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.		\$162,433.00
	SCHUH HOMES (WI006001378)			\$500,000.00
ID0000521	Unit Rehab - AMP 1378(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)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,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
ID0000525	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.		\$75,000.00
ID0000533	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
ID0000570	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		\$175,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		tables from random locations.		
	Subtotal of Estimated Cost			\$1,953,109.00

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Work Statement for Year 3				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000552	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
ID0000573	Schuh Rec Center - Playground Area(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Schuh Rec Center – 1305 St. James Street ACTIVITY: Playground Remodel SCOPE: Remove existing two playgrounds, landscape, edging, basketball court, etc. and replace with new playground equipment, concrete basketball court, turf playing field, fence, lighting, shelter, etc. 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.		\$380,000.00
ID0000577	Grover Estate - Exterior Finish Remodel(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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: Exterior Finish Upgrades SCOPE: Remove existing fiber cement siding, shutters, drip edge, soffit, fascia, gutters/downspouts, storm door, lighting from duplex and sheds at fourteen locations. Replace fourteen duplex with new aluminum horizontal and vertical siding, trim, storm door, gutters/downspouts, lighting, etc. 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.		\$92,109.00

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Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ADDITIONAL INFO: No force account labor, work to be bid and contracted out. Not a historical designated site.				
	STOKKE TOWER (WI006024569)			\$981,000.00
ID0000542	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
ID0000543	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.		\$45,000.00
ID0000544	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
ID0000545	6-5 Mechanical/Plumbing Piping Upgrades(Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	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.		\$175,000.00
ID0000549	6-5 Building Common A/C Unit Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	LOCATION: Sauber Manor – 1025 Liberty Street ACTIVITY: Building Common A/C Unit Replacement 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.		\$65,000.00

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Work Statement for Year 3		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		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.		
ID0000550	6-6 Heating T-Stat & Valve Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	LOCATION: Becker Plaza - 415 S. 7th Street ACTIVITY: Heating T-Stat & Valve Replacement 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. 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.		\$200,000.00
ID0000553	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 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)-Interior Doors)	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
ID0000554	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))	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 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. 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		\$136,000.00

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Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		responsibility to complete proper remediation. No force account labor. Not a historical designated site. All work to be one for one replacement.		
ID0000571	6-6 Mechanical/Plumbing Piping Upgrades(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	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.		\$175,000.00
	Subtotal of Estimated Cost			\$1,953,109.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCHUH HOMES (WI006001378)			\$1,257,470.00
ID0000555	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
ID0000556	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
ID0000557	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
ID0000558	6-1 Duplex Remodel (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Decks and Patios,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)	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.		\$221,889.00
ID0000559	6-1 Asphalt 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.		\$174,813.00

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Work Statement for Year 4		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000560	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.		\$271,835.00
ID0000561	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
ID0000575	Grover Estate - Exterior Finish Remodel(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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: Exterior Finish Upgrades SCOPE: Remove existing fiber cement siding, shutters, drip edge, soffit, fascia, gutters/downspouts, storm door, lighting from duplex and sheds at fourteen locations. Replace fourteen duplex with new aluminum horizontal and vertical siding, trim, storm door, gutters/downspouts, lighting, etc. 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.		\$254,933.00
	STOKKE TOWER (WI006024569)			\$695,639.00

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Work Statement for Year 4		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000562	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
ID0000563	AMP24569 Delivery Package Room Upgrades(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,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 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. 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.		\$400,000.00
ID0000564	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))	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 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. 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. No force account labor. Not a historical designated site. All work to be one for		\$110,000.00

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Work Statement for Year		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		one replacement.		
ID0000565	6-2 Unit Toilet & Valve Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	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.		\$110,639.00
	Subtotal of Estimated Cost			\$1,953,109.00

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Work Statement for Year 5		2031		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOKKE TOWER (WI006024569)			\$705,889.00
ID0000497	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
ID0000546	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.		\$200,889.00
ID0000581	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 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. 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.		\$100,000.00

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Work Statement for Year 5		2031		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000583	6-5 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.		\$200,000.00
ID0000584	6-5 Heating T-Stat & Valve Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	LOCATION: Sauber Manor - 1025 Liberty Street ACTIVITY: Heating T-Stat & Valve Replacement SCOPE: Remove existing failing apartment pneumatic thermostat, valve actuator, and shut-off valves in each unit (82 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.		\$180,000.00
	SCHUH HOMES (WI006001378)			\$1,247,220.00
ID0000504	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
ID0000517	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.		\$225,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2031		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000578	MAC Asphalt Parking Lot Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove existing 20 stall deteriorating asphalt parking lot (13,260 Sq.Ft.) located in Schuh Homes Development 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
ID0000579	Huber Homes - Exterior Finish Remodel(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Huber Homes – Huber Court & Gladys Street ACTIVITY: Exterior Finish Upgrades SCOPE: Remove existing fiber cement siding, shutters, drip edge, soffit, fascia, gutters/downspouts, storm door, lighting from duplex and sheds at twenty locations (40 units). Replace twenty duplex with new aluminum horizontal and vertical siding, trim, storm door, gutters/downspouts, lighting, etc. 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.		\$392,109.00
ID0000582	Building Gutter/Downspout/Snow Guard Improvements - AMP 1378(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Improve existing gutters, downspouts, and roof snow guards by adding baffles, leaf guards, additional snow guards, and support as all AMP1378 locations. No lead base paint or asbestos are anticipated, however; if anything is found during construction proper remediation will be completed.		\$50,000.00
ID0000585	Mullen Development - Playground Area(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Mullen Development – St. James Street ACTIVITY: Playground Remodel SCOPE: Remove existing playgrounds, landscape, edging, etc. and replace with new playground equipment, landscape, lighting, etc. 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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000586	Huber Rec Center - Playground Area(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	LOCATION: Huber Rec Center – 2828 Huber Court ACTIVITY: Playground Remodel SCOPE: Remove existing playgrounds, landscape, edging, etc. and replace with new playground equipment, landscape, lighting, etc. 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.		\$80,111.00
	Subtotal of Estimated Cost			\$1,953,109.00