

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of LaGrange		Locality (City/County & State)				
PHA Number: GA026		<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$626,885.00	\$359,092.00	\$52,729.00		\$100,000.00
	THE PHOENIX (GA026000001)	\$1,208,382.00	\$543,645.00	\$400,000.00	\$1,000,000.00	\$1,500,000.00
	PHOENIX WAY (GA026000002)	\$58,752.00				

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	1	2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$626,885.00
ID0003	Authority Wide Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	% of salaries for management of CFP grants		\$83,462.00
ID0029	Authority Wide Improvements and Modernization(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-Site Acquisition)	Site acquisition and/or improvements to remaining public housing units		\$543,423.00
	THE PHOENIX (GA026000001)			\$1,208,382.00
ID0006	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training activities for management staff, self sufficiency training for residents. Life skills Academy class 20 participants per session. To include non-working residents at both developments. upgrade to computer labs for resident programs		\$45,000.00
ID0027	The Phoenix Operation costs(Operations (1406))	daily operations cost for remaining public housing units		\$123,524.00
ID0033	LBP 6 Risk Assessment/Inspections(Contract Administration (1480)-Other Fees and Costs)	Preparation of a risk assessment or inspection plan via visual assessments, dust sampling, soil sampling and/or paint testing to be done in accordance with Chapters 5 & 7 of the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. Consultant to interpret laboratory results, analyze data, and prepare final report.		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	LBP - Hazard Controls (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Landscape)	Performance of Hazard Controls via - Paint stabilization, dust removal, control of friction/abrasion points or the covering of soils and/or performance of abatement via component replacement, paint removal, enclosure or encapsulation.		\$758,000.00
ID0035	LBP ı Clearance Examinations(Contract Administration (1480)-Other Fees and Costs)	learance on all projects involving abatement, non-abatement, EPA's Renovation, Repair, and Painting, performed by Certified Risk Assessor, Certified Lead-Based Paint Inspector or Certified Dust Sampling Technician.		\$41,000.00
ID0036	LBP ı Relocation(Contract Administration (1480)-Relocation)	Relocation of residents due to LBP work activities (If using vacant onsite units please identify)		\$171,000.00
ID0049	Emergeny Safety Grant(Dwelling Unit-Interior (1480)-Other)	Carbon Monoxide Smoke Detectors and carbon monoxide testers. Installation to all units		\$39,858.00
	PHOENIX WAY (GA026000002)			\$58,752.00
ID0028	Phoenix Way Operation costs(Operations (1406))	daily operations cost for remaining public housing units		\$43,400.00
ID0050	Copy of Emergeny Safety Grant(Dwelling Unit-Interior (1480)-Other)	Carbon Monoxide Smoke Detectors and carbon monoxide testers. Installation to all units		\$15,352.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2020		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	THE PHOENIX (GA026000001)			\$543,645.00
ID0037	The Phoenix Authority Wide Improvements and Modernization(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	construction of n12 units relocated public housing. 2 and 3 bedroom duplexes. Interior /Exterior Painting, new appliances, energy efficient windows and doors, hardware, HVAC system. Modernized and efficient plumbing, durable and sustainable flooring. Modernization of existing public housing units. replacement of appliances, interior painting floor replacement, energy efficient lighting.		\$543,645.00
	AUTHORITY-WIDE (NAWASD)			\$359,092.00
ID0038	Authority Wide Operations(Operations (1406))	daily operations cost for remaining public housing units		\$224,433.00
ID0039	Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	administration of CFP grants. Executive Director and Accountant		\$134,659.00
	Subtotal of Estimated Cost			\$902,737.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$52,729.00
ID0042	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	administration of CFP grants. Executive Director and Accountant		\$52,729.00
	THE PHOENIX (GA026000001)			\$400,000.00
ID0048	Copy of The Phoenix Authority Wide Improvements and Modernization(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	construction of 12 units relocated public housing. 2 and 3 bedroom duplexes. Interior /Exterior Painting, new appliances, energy efficient windows and doors, hardware, HVAC system. Modernized and efficient plumbing, durable and sustainable flooring. Modernization of existing public housing units. replacement of appliances, interior painting floor replacement, energy efficient lighting.		\$400,000.00
	Subtotal of Estimated Cost			\$452,729.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	THE PHOENIX (GA026000001)			\$1,000,000.00
ID0043	The Phoenix Authority Wide Improvements and Modernization(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	construction of 12 units relocated public housing. 2 and 3 bedroom duplexes. Interior /Exterior Painting, new appliances, energy efficient windows and doors, hardware, HVAC system. Modernized and efficient plumbing, durable and sustainable flooring. Modernization of existing public housing units. replacement of appliances, interior painting floor replacement, energy efficient lighting.		\$300,000.00
ID0044	The Phoenix Modernization Phase II(Contract Administration (1480)-Relocation,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Improvement to 72 units of public housing. replace flooring, stair treads. additional half bath to 4 bedroom units. installation of energy efficient lighting and appliances. Replace interior doors, interior/exterior painting, window treatments, Exterior upgrades hardboard siding, replace gutters, clean roofs and buildings, property signage, playground equipment replacement, address labels, handrail replacements. Refinish and replacement of tubs. Replace trim fixtures.		\$600,000.00
ID0045	The Phoenix Operations(Operations (1406))	daily operations cost for remaining public housing units		\$100,000.00
	Subtotal of Estimated Cost			\$1,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THE PHOENIX (GA026000001)			\$1,500,000.00
ID0046	The Phoenix Modernization Phase III(Dwelling Unit-Interior (1480)-Flooring (non routine),Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Improvement to 72 units of public housing. replace flooring, stair treads, additional half bath to 4 bedroom units. installation of energy efficient lighting and appliances. Replace interior doors, interior/exterior painting, window treatments, Exterior upgrades hardboard siding, replace gutters, clean roofs and buildings, property signage, playground equipment replacement, address labels, handrail replacements. Refinish and replacement of tubs. Replace trim fixtures. Replacement of office equipment, software updates. Rehab to administrative offices to include office and bathroom renovations and improvements to plumbing. Construction of an indoor physical education(gym) for residents to use.		\$1,500,000.00
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0047	Copy of Authority Wide Operations(Operations (1406))	daily operations cost for remaining public housing units		\$100,000.00





<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Authority Wide Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$83,462.00
Authority Wide Improvements and Modernization(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-Site Acquisition)	\$543,423.00
Subtotal of Estimated Cost	\$626,885.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Authority Wide Operations(Operations (1406))	\$224,433.00
Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$134,659.00
Subtotal of Estimated Cost	\$359,092.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$52,729.00
Subtotal of Estimated Cost	\$52,729.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Copy of Authority Wide Operations(Operations (1406))	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00