

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Saint Joseph Housing Commission		Locality (City/County & State)				
PHA Number: MI046		<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	LAKE VIEW TERRACE (MI046000001)	\$241,787.00	\$208,987.00	\$188,987.00	\$183,987.00	\$178,987.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAKE VIEW TERRACE (MI046000001)			\$241,787.00
ID0000063	Elevator Repairs(Non-Dwelling Construction - Mechanical (1480)-Elevator)	The two elevators at Lake view terrace need repairs		\$60,000.00
ID0000064	Thermostat Controllers(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and install 40 thermostat controllers for the bedrooms and four repairs of valves.		\$12,800.00
ID0000068	Operations 2025(Operations (1406))	Operations		\$43,987.00
ID0000069	Painting exterior(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting balconies/railings/ceilings		\$40,000.00
ID0000074	Roof repairs(Non-Dwelling Exterior (1480)-Roofs)	Roofing membrane and drains		\$25,000.00
ID0000077	Boilers and Electrical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	New steam boilers - and electrical upgrade to support new boilers		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$241,787.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAKE VIEW TERRACE (MI046000001)			\$208,987.00
ID0000070	Operations 2026(Operations (1406))	Operations		\$43,987.00
ID0000075	Painting Interior(Non-Dwelling Interior (1480)-Common Area Painting)	Paint interior common areas and hallways		\$30,000.00
ID0000076	Carpet/flooring interior(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas)	Carpet and flooring in hallways and common areas - to include office and laundry room		\$45,000.00
ID0000078	Locksets for apartment doors(Non-Dwelling Interior (1480)-Doors)	Replace locks on all unit doors with new		\$40,000.00
ID0000079	Benches for floors(Non-Dwelling Interior (1480)-Other)	Benches for floors in common areas in front of elevators		\$25,000.00
ID0000082	Trash compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	New trash compactor - residents can use trash chutes on floors		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$208,987.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAKE VIEW TERRACE (MI046000001)			\$188,987.00
ID0000071	Operations 2027(Operations (1406))	Operations		\$43,987.00
ID0000080	Furniture and window treatments(Non-Dwelling Interior (1480)-Common Area Finishes)	New chairs for community room - more stable Furniture for Library on 15 - couches and chairs New window treatments		\$35,000.00
ID0000081	Technology for office(Non-Dwelling Interior (1480)-Administrative Building)	Updated office equipment		\$10,000.00
ID0000083	Laundry room flooring(Non-Dwelling Interior (1480)-Laundry Areas)	New flooring in Laundry room to include concrete epoxy paint under washers/dryers		\$30,000.00
ID0000084	Common area restrooms(Non-Dwelling Interior (1480)-Common Area Bathrooms)	Update restrooms on 15 and 1 - new sinks/stalls and commodes		\$40,000.00
ID0000085	Yard equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Anticipated need for new snow removal equipment and lawn care equipment		\$30,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Subtotal of Estimated Cost			\$188,987.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAKE VIEW TERRACE (MI046000001)			\$183,987.00
ID0000072	Operations 2028(Operations (1406))	Operations		\$43,987.00
ID0000086	Office upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New carpet/furniture and paint		\$25,000.00
ID0000087	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Updated landscaping around the facility		\$40,000.00
ID0000088	Upgrade kitchen(Non-Dwelling Interior (1480)-Common Area Kitchens)	Flooring, tables, cabinets, sink and countertops		\$40,000.00
ID0000089	Concrete work (Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair concrete around the building, sidewalks, stairs		\$35,000.00
	Subtotal of Estimated Cost			\$183,987.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAKE VIEW TERRACE (MI046000001)			\$178,987.00
ID0000073	Operations 2029(Operations (1406))	Operations		\$43,987.00
ID0000090	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Anticipated need for upgrades/repairs to elevators		\$30,000.00
ID0000091	Staff training(Management Improvement (1408)-Staff Training)	Training for existing staff		\$10,000.00
ID0000092	Exterior lighting (Non-Dwelling Exterior (1480)-Lighting)	Lights around the exterior of facility		\$20,000.00
ID0000093	Washers and dryers(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Interior (1480)-Common Area Washers)	Anticipated need for new washers and dryers		\$40,000.00
ID0000094	Fencing and signage(Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Fencing)	Fencing in certain perimeter around facility along with signage - giving residents a sense of security		\$35,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Subtotal of Estimated Cost			\$178,987.00