

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HOUSING AUTHORITY OF THE CITY OF MEADVILLE PHA Number: PA033			Locality (City/County & State) <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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	HOLLAND TOWERS (PA033000002)	\$1,989,350.00	\$764,350.00		\$214,350.00	\$89,350.00
	CENTRAL OFFICE (PA033009999)	\$25,000.00				
	ELMWOOD VILLAGE (PA033000001)	\$1,000,000.00		\$200,000.00	\$700,000.00	\$250,000.00
	WILLIAM GILL COMMONS (PA033000003)	\$1,000,000.00	\$250,000.00	\$814,350.00	\$100,000.00	\$675,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLLAND TOWERS (PA033000002)			\$1,989,350.00
ID0015	Lobby Area, Hallways, Office Space(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors)	Refurbish the Lobby Area, the Hallways, the Office Space at Holland Towers		\$100,000.00
ID0018	Architect and Engineering fees(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering fees related to proposed work		\$150,000.00
ID0026	Upgrade Interior of All Apartments(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)	Replace/upgrade the bathrooms, the kitchens, the laundry rooms, the mechanical rooms, replace flooring, upgrade mechanical systems, lighting, replace existing air-conditioning units with PTAC units, upgrade windows, upgrade doors, upgrade call-for-aid, hard-wired smoke alarms, and hard-wired carbon monoxide detectors, at Holland Towers		\$600,000.00
ID0041	Roof-top Air Handler(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Replace roof-top air handler		\$100,000.00
ID0047	Site Work(Dwelling Unit-Site Work (1480)-Fencing,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)	Replace deteriorated sidewalks, install drainage, replace parking lots, storage units, landscape at Holland Towers		\$39,350.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0052	HRH - Hazard Remediation - Performance of remediation of housing-related hazards. (Specify the hazard)(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances)	Replace gas ranges with electric ranges and upgrade electrical service		\$1,000,000.00
	CENTRAL OFFICE (PA033009999)			\$25,000.00
ID0025	Operations(Operations (1406))	Transfer funds to operations		\$25,000.00
	ELMWOOD VILLAGE (PA033000001)			\$1,000,000.00
ID0051	HRH - Hazard Remediation - Performance of remediation of housing-related hazards. (Specify the hazard)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Replace gas ranges with electric ranges and upgrade electrical service		\$1,000,000.00
	WILLIAM GILL COMMONS (PA033000003)			\$1,000,000.00
ID0053	HRH - Hazard Remediation - Performance of remediation of housing-related hazards. (Specify the hazard)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Replace gas ranges with electric ranges and upgrade electrical service		\$1,000,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILLIAM GILL COMMONS (PA033000003)			\$250,000.00
ID0027	Building Exteriors - Learning Center(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Canopies)	Replace the roof, exterior doors, windows, on the Learning Center at William Gill Commons		\$200,000.00
ID0032	Architect and Engineering fees(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering fees for proposed work		\$50,000.00
	HOLLAND TOWERS (PA033000002)			\$764,350.00
ID0039	Upgrade Interior of All Apartments(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)	Replace/upgrade the bathrooms, the kitchens, the laundry rooms, the mechanical rooms, replace flooring, upgrade mechanical systems, lighting, replace existing air-conditioning units with PTAC units, upgrade windows, upgrade doors, upgrade call-for-aid, hard-wired smoke alarms, and hard-wired carbon monoxide detectors, at Holland Towers		\$750,000.00
ID0042	Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage)	Replace deteriorated sidewalks, install drainage, replace parking lots at Holland Towers.		\$14,350.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILLIAM GILL COMMONS (PA033000003)			\$814,350.00
ID0016	Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage)	Replace deteriorated sidewalks, install drainage, replace parking lots, storage units, upgrade playground at William Gill Commons.		\$100,000.00
ID0028	Heating and Air Conditioning Systems(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Upgrade the mechanical systems at the Learning Center at William Gill Commons		\$200,000.00
ID0030	Upgrade Interior of All Apartments(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)-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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Electrical)	Replace/upgrade the bathrooms, the kitchens, the laundry rooms, the mechanical rooms, replace flooring, upgrade mechanical systems, lighting, install insulation, upgrade windows, upgrade doors at William Gill Commons		\$514,350.00
	ELMWOOD VILLAGE (PA033000001)			\$200,000.00
ID0033	Basements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and/or waterproof scattered site basements		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ELMWOOD VILLAGE (PA033000001)			\$700,000.00
ID0040	Upgrade Interior of All Apartments(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-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes)	Replace/upgrade the bathrooms, the kitchens, the laundry rooms, the mechanical rooms, replace flooring, upgrade mechanical systems, lighting, install insulation, upgrade windows, upgrade doors at Elm, Morgan, and Scattered Sites		\$500,000.00
ID0046	Building Exteriors - Apartments(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding)	Replace apartment roofs, exterior doors, windows, porches, patios, railings at Elmwood, Morgan Village, and Scattered Sites		\$200,000.00
	HOLLAND TOWERS (PA033000002)			\$214,350.00
ID0044	Roof(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace roof		\$100,000.00
ID0048	Architect and Engineering fees(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering fees related to proposed work		\$114,350.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ELMWOOD VILLAGE (PA033000001)			\$250,000.00
ID0014	Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage)	Replace deteriorated sidewalks, install drainage, replace parking lots, storage units, playgrounds at Elmwood, Morgan Village, and Scattered Sites		\$50,000.00
ID0049	Building Exteriors - Apartments(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Replace apartment roofs, exterior doors, windows, porches, patios, railings at Elmwood, Morgan Village, and Scattered Sites		\$200,000.00
	WILLIAM GILL COMMONS (PA033000003)			\$675,000.00
ID0019	Security Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Upgrade lighting and security cameras at William Gill Commons		\$50,000.00
ID0020	Refurbish Former Community Area(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,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)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Refurbish the interior of the former community area to create a centralize area for maintenance materials and supplies at William Gill Commons		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	Operations (Operations (1406))	Transfer of funds to operations		\$25,000.00
ID0037	Site Work(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace deteriorated sidewalks, install drainage, replace parking lots, storage units, upgrade playground at William Gill Commons.		\$50,000.00
ID0038	Upgrade Interior of All Apartments(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)-Commodes,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)	Replace/upgrade the bathrooms, the kitchens, the laundry rooms, the mechanical rooms, replace flooring, upgrade mechanical systems, lighting, install insulation, upgrade windows, upgrade doors at William Gill Commons		\$500,000.00
	HOLLAND TOWERS (PA033000002)			\$89,350.00
ID0031	Security Upgrades(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Upgrade security camera system at Holland Towers		\$33,486.00
ID0050	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Upgrade elevator cars, upgrade the door controls, upgrade handicap sensors, upgrade mechanical panels and relays		\$55,864.00

