

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/29/2024

Approved By: TADE, JOCELLE

Part I: Summary						
PHA Name : Housing Authority of Lincoln County		Locality (City/County & State)				
PHA Number: OR005		<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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	PUBLIC HOUSING PROPERTIES (OR005000001)	\$456,027.00	\$456,027.00	\$456,027.00	\$456,027.00	\$456,027.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUBLIC HOUSING PROPERTIES (OR005000001)			\$456,027.00
ID0000136	Replace Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace existing electrical panels with new 16 or 24 space 125 amp main lug panel, including new full size breakers. 9 unit at Newport Houses, 4 units at Coast/High, 6 units in Depoe Bay and 11 units at Site A.		\$8,805.00
ID0000137	Resurface driveways, parking lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Work done under this item shall consist of the removal, construction, reconstruction, or alteration of a one-course Portland cement concrete sidewalk, curb and gutter, retaining wall, ADA ramps and other concrete work. It shall also consist of the removal of existing sidewalks or driveways or curb and gutter and other obstructions for excavating and filling, for fine grading and compaction of subgrade, and all backfilling necessary to complete the work, including the disposal of surplus material and cleaning up of the work area. 9 unit at Newport Houses, 4 units at Coast/High, 6 units at Depoe Bay and 11 units at Site A.		\$10,000.00
ID0000138	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Work Includes: provision of labor and materials for the painting of the entire exterior of the building including siding, trim, and fascia. Work to include caulking of siding and windows as necessary. All work shall be done in conformance with all relevant building codes and in a manner directed by the specifications. Products to use will be Miller Paint Acri-light satin for the body, acri-light semi-gloss for trim and Acrienamuel semi-gloss for the doors. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$12,500.00
ID0000139	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Install new 20-year roof with gutter and soffits at four 2-story buildings, covering 30 units. Fircrest property.		\$100.00
ID0000140	Resurface driveways, parking lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Work done under this item shall consist of the removal, construction, reconstruction, or alteration of a one-course Portland cement concrete sidewalk, curb and gutter, retaining wall, ADA ramps and other concrete work. It shall also consist of the removal of existing sidewalks or driveways or curb and gutter and other obstructions for excavating and filling, for fine grading and compaction of subgrade, and all backfilling necessary to complete the work, including the disposal of surplus material and cleaning up of the work area. 31 units at Fircrest Project		\$18,601.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000141	Replace Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair Standard: Steps, Stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Replacement Standard: All unsafe or unsound porch decks and steps will be removed and/or replaced and protected from deterioration with paint or other acceptable finish. New steps and stairways shall be constructed of preservative treated lumber in conformance with local codes, or of masonry. Porch decks shall be replaced with tongue and groove pine. Exterior Railings Repair Standard: Handrails will be present on one side of all interior or exterior steps or stairways with more than two risers, and around porches or platforms over 30¢ above ground level. 31 units at Fircrest Project		\$4,000.00
ID0000142	Replace bathrooms(Dwelling Unit-Interior (1480)-Other)	Replace bathroom vanities with sink and faucet, plumbing supply stops and necessary drain fittings, medicine cabinets, toilets with wax rings and water supply lines, bathtubs with faucets, shower heads. 31 units at Fircrest Project		\$4,000.00
ID0000143	Replace Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace existing sewer lines to connect to main and up to code. 31 units at Fircrest Project.		\$30,000.00
ID0000144	Replace Water Lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	All Plumbing fixtures must be appropriately supplied with water, connected to an approved drain, waste, vent and supply lines. All leaking, deteriorated or clogged piping shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures or gas-fired equipment to which they are connected. 31 units at Fircrest Project		\$6,000.00
ID0000145	Operations(Operations (1406))	Funds available to used for operations of public housing units		\$25,000.00
ID0000146	Administration - Salaries & Benefits(Administration (1410)-Salaries)	salary and benefits for CF administration		\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000147	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Work Includes: provision of labor and materials for the painting of the entire exterior of the building including siding, trim, and fascia. Work to include caulking of siding and windows as necessary. All work shall be done in conformance with all relevant building codes and in a manner directed by the specifications. Products to use will be Miller Paint Acri-light satin for the body, acri-light semi-gloss for trim and Acrienamuel semi-gloss for the doors. 9 units at Newport Houses, 4 units at Coast/High, 6 units at Depoe Bay and 11 units at Site A.		\$25,000.00
ID0000148	Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	Install double layer of felt #15. Install siding in accordance with manufacturers installation instructions. Layout new siding work to insure all joints occur on existing studs. Make joints between new and existing siding appear as original work. Install z flashing as the work progresses. 30 units at Oceanspray		\$71,264.13
ID0000149	Resurface driveways, parking lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Work done under this item shall consist of the removal, construction, reconstruction, or alteration of a one-course Portland cement concrete sidewalk, curb and gutter, retaining wall, ADA ramps and other concrete work. It shall also consist of the removal of existing sidewalks or driveways or curb and gutter and other obstructions for excavating and filling, for fine grading and compaction of subgrade, and all backfilling necessary to complete the work, including the disposal of surplus material and cleaning up of the work area. 30 units at Oceanspray Project		\$6,250.00
ID0000150	Replace Water Lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	All Plumbing fixtures must be appropriately supplied with water, connected to an approved drain, waste, vent and supply lines. All leaking, deteriorated or clogged piping shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures or gas-fired equipment to which they are connected. 30 units at Oceanspray Project		\$6,250.00
ID0000151	Replace bathrooms(Dwelling Unit-Interior (1480)-Other)	Replace bathroom vanities with sink and faucet, plumbing supply stops and necessary drain fittings, medicine cabinets, toilets with wax rings and water supply lines, bathtubs with faucets, shower heads. 30 units at Oceanspray Project		\$1,250.00
ID0000152	Replace Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace existing electrical panels with new 16 or 24 space 125 amp main lug panel, including new full size breakers. 30 units at Oceanspray Project		\$62,956.87

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000153	Replace Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace Roofs, roof vents and gutters: Tear off of existing building Asphalt Composition Shingle Roofing including building felt layer. Installation of 35-year warranty with 100 mph wind warranty; asphalt shingle roof system over 30 pound asphalt felt underlayment on entire roof with self-adhering ice and water shield underlayment installed at all perimeters, valleys, and roof to wall transitions. Provide roof edge, roof rake flashings, roofing shingle/vertical wall flashings and penetration boots at all existing pipe penetrations. Replace as needed roof framing/sheathing. Furnish and install new seamless gutters and downspouts. Replace existing roof vents. 11 units at Scattered Site Houses.		\$15,000.00
ID0000154	Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	Install double layer of felt #15. Install siding in accordance with manufacturers installation instructions. Layout new siding work to insure all joints occur on existing studs. Make joints between new and existing siding appear as original work. Install z flashing as the work progresses. 11 units at Scattered Site Houses.		\$5,000.00
ID0000155	Resurface driveways, parking lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Work done under this item shall consist of the removal, construction, reconstruction, or alteration of a one-course Portland cement concrete sidewalk, curb and gutter, retaining wall, ADA ramps and other concrete work. It shall also consist of the removal of existing sidewalks or driveways or curb and gutter and other obstructions for excavating and filling, for fine grading and compaction of subgrade, and all backfilling necessary to complete the work, including the disposal of surplus material and cleaning up of the work area. 11 units at Scattered Houses.		\$5,000.00
ID0000156	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Replace existing windows with Milgard Windows, DG Glaze, Tuscany Frame, CLR LE Glass, no grids. Install new 1 X 4 Cedar exterior trim. Replace windows in existing window opening with existing window types. All windows to meet existing building codes and utilize tempered glass where necessary to meet code. 11 units at Scattered Houses.		\$40,000.00
ID0000157	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Work Includes: provision of labor and materials for the painting of the entire exterior of the building including siding, trim, and fascia. Work to include caulking of siding and windows as necessary. All work shall be done in conformance with all relevant building codes and in a manner directed by the specifications. Products to use will be Miller Paint Acri-light satin for the body, acri-light semi-gloss for trim and Acrienamuel semi-gloss for the doors.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		11 units at Scattered Houses		
ID0000158	Replace kitchens, counters & sinks(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace kitchen cabinets and countertops. Countertops shall be Formica (45 finish) . Post form No-drip edge with 4 coved backsplash. Including all necessary end caps, end splashes and mounting hardware. New kitchen sink shall be a 33x22 stainless steel double bowl and new kitchen faucet shall be a Moen single handle. 11 units at Scattered Houses.		\$7,500.00
ID0000159	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring: Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Area includes: entry, dining room, and kitchen. Provide and install new Galleria strip vinyl plank floor covering with new 4 rubber cove base. Provide and install transition strips at doorways as necessary. 11 units at Scattered Houses.		\$3,000.00
ID0000160	Replace Septic System(Dwelling Unit-Site Work (1480)-Other)	Repair or Replace Septic System: Repair or replace existing systems as needed up to current codes. 5 units		\$6,250.00
ID0000161	Lobby expansion (Non-Dwelling Construction - Mechanical (1480)-Other)	administration office reconfiguration, relocation of lobby entrance and expansion of lobby, addition of lobby ADA restroom, employee workspace reconfigured		\$1,000.00
ID0000162	Repairing Deck on non-dwelling building(Non-Dwelling Exterior (1480)-Other)	replace/repair deteriorating support beams and deck supports/footings on existing structure		\$14,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000163	Copy of Repair fence(Dwelling Unit-Site Work (1480)-Fencing)	Repair damaged fence at Coast and High		\$2,300.00
	Subtotal of Estimated Cost			\$456,027.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUBLIC HOUSING PROPERTIES (OR005000001)			\$456,027.00
ID0000164	Exterior Doors and Locks(Dwelling Unit-Exterior (1480)-Other)	Replace Exterior Doors and locks. Site A 11 units, & Coast/High Projects 4 units and 6 unit in Depoe Bay and 11 Newport Houses.		\$6,805.00
ID0000165	Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	Install double layer of felt #15. Install siding in accordance with manufacturers installation instructions. Layout new siding work to insure all joints occur on existing studs. Make joints between new and existing siding appear as original work. Install czi flashing as the work progresses. 9 units Newport Houses, 4 units at Coast/High, 11 units at Site A and 6 units at Depoe Bay Projects.		\$34,101.00
ID0000166	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Replace existing windows with Milgard Windows, DG Glaze, Tuscany Frame, CLR LE Glass, no grids. Install new 1 X 4 Cedar exterior trim. Replace windows in existing window opening with existing window types. All windows to meet existing building codes and utilize tempered glass where necessary to meet code. 9 units at Newport Houses, 4 units at Coast/High, 6 units at Depoe Bay and 11 units at Site A.		\$71,000.00
ID0000167	Replace Heat Pumps(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing heat pumps with new Daikin AC single split system. Flare connections shall be used (no braised connections are allowed) at the indoor and outdoor units. Outdoor unit shall be secured to the mounting pad. Rigid line set hides shall be installed over insulated refrigerant lines on the exterior of the house. Between the outdoor unit and the start of the line set hide, UV resistant tape shall be wrapped around the insulated refrigerant lines. 31 units at Fircrest Project.		\$182,463.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000168	Replace kitchens, counters & sinks(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace kitchen cabinets and countertops. Countertops shall be Formica (45 finish) . Post form No-drip edge with 4 coved backsplash. Including all necessary end caps, end splashes and mounting hardware. New kitchen sink shall be a 33x22 stainless steel double bowl and new kitchen faucet shall be a Moen single handle. 25 units at Fircrest Project		\$4,000.00
ID0000169	Replace Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace existing electrical panels with new 16 or 24 space 125 amp main lug panel, including new full size breakers. 31 units at Fircrest Project		\$4,000.00
ID0000170	Replace Heat Pumps(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing heat pumps with new Daikin AC single split system. Flare connections shall be used (no braised connections are allowed) at the indoor and outdoor units. Outdoor unit shall be secured to the mounting pad. Rigid line set hides shall be installed over insulated refrigerant lines on the exterior of the house. Between the outdoor unit and the start of the line set hide. 30 units at Oceanspray Project		\$16,250.00
ID0000171	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Work Includes: provision of labor and materials for the painting of the entire exterior of the building including siding, trim, and fascia. Work to include caulking of siding and windows as necessary. All work shall be done in conformance with all relevant building codes and in a manner directed by the specifications. Products to use will be Miller Paint Acri-light satin for the body, acri-light semi-gloss for trim and Acrienamuel semi-gloss for the doors. 30 units at Oceanspray Project		\$30,851.00
ID0000172	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Replace existing windows with Milgard Windows, DG Glaze, Tuscany Frame, CLR LE Glass, no grids. Install new 1 X 4 Cedar exterior trim. Replace windows in existing window opening with existing window types. All windows to meet existing building codes and utilize tempered glass where necessary to meet code. 30 units at Oceanspray Project		\$5,000.00
ID0000173	Replace kitchens, counters & sinks(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace kitchen cabinets and countertops. Countertops shall be Formica (45 finish) . Post form No-drip edge with 4 coved backsplash. Including all necessary end caps, end splashes and mounting hardware. New kitchen sink shall be a 33x22 stainless steel double bowl and new kitchen faucet shall be a Moen single handle.		\$6,250.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

25 units at Oceanspray Project

ID0000174	Replace Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace existing sewer lines to connect to the main and up to code. 30 units at Oceanspray Project.		\$12,500.00
ID0000175	Administration-Salaries & benefits(Administration (1410)-Salaries)	Allocation of staff time for administration of the Capital Fund Grant Program		\$18,000.00
ID0000176	Development Activities(Dwelling Unit-Development (1480)-New Construction)	Pre-development expenses for proposed public housing one-bedroom development		\$14,807.00
ID0000177	Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	Install double layer of felt #15. Install siding in accordance with manufacturers installation instructions. Layout new siding work to insure all joints occur on existing studs. Make joints between new and existing siding appear as original work. Install z flashing as the work progresses. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$35,000.00
ID0000178	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring: Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Area includes: entry, dining room, and kitchen. Provide and install new Galleria strip vinyl plank floor covering with new 4 rubber cove base. Provide and install transition strips at doorways as necessary. 5 units at Site B, 4 units at Site C, 4 units at Site D, 4 units at Gladys.		\$13,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000179	Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing gas furnaces with new 11 units at Site A		\$2,000.00
	Subtotal of Estimated Cost			\$456,027.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUBLIC HOUSING PROPERTIES (OR005000001)			\$456,027.00
ID0000180	Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Install new 20-year roof with gutter and soffits at four 2-story buildings, covering 24 units. Site A , Coast/High Projects and Newport Houses		\$5,000.00
ID0000181	Exterior Lighting(Dwelling Unit-Site Work (1480)-Lighting)	The Scope of work includes all supervision, labor, materials, and equipment necessary to replace lighting on apartment entrance and rear exits, building wall packs and pole site lights throughout the public housing inventory as needed. 9 units at Newport Houses, 4 units at Coast/High, 6 units at Depoe Bay and 11 units at Site A.		\$6,500.00
ID0000182	Exterior Doors and Locks(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replace Exterior Doors and locks at 31 units at Fircrest Project.		\$4,000.00
ID0000183	Exterior Lighting(Dwelling Unit-Site Work (1480)-Lighting)	The Scope of work includes all supervision, labor, materials, and equipment necessary to replace lighting on apartment entrance and rear exits, building wall packs and pole site lights throughout the public housing inventory as needed. 31 units at Fircrest Project.		\$4,000.00
ID0000184	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Work Includes: provision of labor and materials for the painting of the entire exterior of the building including siding, trim, and fascia. Work to include caulking of siding and windows as necessary. All work shall be done in conformance with all relevant building codes and in a manner directed by the specifications. Products to use will be Miller Paint Acri-light satin for the body, acri-light semi-gloss for trim and Acrienamuel semi-gloss for the doors. 31 units at Fircrest Project		\$4,049.87

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000185	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	<p>Replace flooring: Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Area includes: entry, dining room, and kitchen.</p> <p>Provide and install new 4/8" Galleria 4/8" strip vinyl plank floor covering with new 4/8" rubber cove base. Provide and install transition strips at doorways as necessary. 31 units at Fircrest Project</p>		\$2,000.00
ID0000186	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	<p>Replace flooring: Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Area includes: entry, dining room, and kitchen.</p> <p>Provide and install new 4/8" Galleria 4/8" strip vinyl plank floor covering with new 4/8" rubber cove base. Provide and install transition strips at doorways as necessary. 30 units at Oceanspray Project</p>		\$6,250.00
ID0000187	Replace Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	<p>Replace existing electrical panels with new 16 or 24 space 125 amp main lug panel, including new full size breakers. 11 units at Scattered Houses.</p>		\$5,000.00
ID0000188	Exterior Lighting(Dwelling Unit-Site Work (1480)-Lighting)	<p>The Scope of work includes all supervision, labor, materials, and equipment necessary to replace lighting on apartment entrance and rear exits, building wall packs and pole site lights throughout the public housing inventory as needed. 11 units at Scattered Houses</p>		\$5,000.00
ID0000189	Replace Water Lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	<p>All Plumbing fixtures must be appropriately supplied with water, connected to an approved drain, waste, vent and supply lines. All leaking, deteriorated or clogged piping shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures or gas-fired equipment to which they are connected. 11 units at Scattered Houses</p>		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000190	Replace bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace bathroom vanities with sink and faucet, plumbing supply stops and necessary drain fittings, medicine cabinets, toilets with wax rings and water supply lines, bathtubs with faucets, shower heads. 11 units at Scattered Houses		\$5,000.00
ID0000191	Replace Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair Standard: Steps, Stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Replacement Standard: All unsafe or unsound porch decks and steps will be removed and/or replaced and protected from deterioration with paint or other acceptable finish. New steps and stairways shall be constructed of preservative treated lumber in conformance with local codes, or of masonry. Porch decks shall be replaced with tongue and groove pine. Exterior Railings Repair Standard: Handrails will be present on one side of all interior or exterior steps or stairways with more than two risers, and around porches or platforms over 30" above ground level. 11 units at Scattered Houses		\$5,000.00
ID0000192	Replace Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer Lines: Replace existing sewer lines to connect to City main lines and up to current city codes.		\$2,500.00
ID0000193	Administration - Salaries & Benefits(Administration (1410)-Salaries)	salary and benefits for CF administration		\$25,000.00
ID0000194	Operations(Operations (1406))	Funds available to used for operations of public housing units		\$132,213.00
ID0000195	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Furnish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the completion of the following items. Replace existing windows with Milgard Windows, DG Glaze, Tuscany Frame, CLR LE Glass, no grids. Install new 1 X 4 Cedar exterior trim. Replace windows in existing window opening with existing window types. All windows to meet existing building codes and utilize tempered glass where necessary to meet code.		\$159,913.13

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.				
ID0000196	Exterior Doors and Locks(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Remove and replace unit doors. Replacement doors to be pre-hung primed fiberglass doors flat surface flush doors with brickmould. ADA compliant thresholds required at these units. Hinges and fasteners to be stainless. Doors to be equipped with stainless steel lever locking door hardware. Locks to be keyed to same master key as entrance doors. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$40,000.00
ID0000197	Replace Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace existing electrical panels with new 16 or 24 space 125 amp main lug panel, including new full size breakers. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$5,000.00
ID0000198	Replace Water Lines(Dwelling Unit-Interior (1480)-Plumbing)	All Plumbing fixtures must be appropriately supplied with water, connected to an approved drain, waste, vent and supply lines. All leaking, deteriorated or clogged piping shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures or gas-fired equipment to which they are connected. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$5,000.00
ID0000199	Replace bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace bathroom vanities with sink and faucet, plumbing supply stops and necessary drain fittings, medicine cabinets, toilets with wax rings and water supply lines, bathtubs with faucets, shower heads. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$5,000.00
ID0000200	Replace kitchens, counters & sinks(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace kitchen cabinets and countertops. Countertops shall be Formica (45 finish) . Post form No-drip edge with 4 coved backsplash. Including all necessary end caps, end splashes and mounting hardware. New kitchen sink shall be a 33x22 stainless steel double bowl and new kitchen faucet shall be a Moen single handle. 5 units at Site B, 4 units at Site C, 5 units at Site D, 4 units at Gladys.		\$7,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000201	Replace Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace existing sewer lines to connect to main and up to current code. 5 units at Site B, 4 units at Site C, 5 units at Site D and 4 units at Gladys Projects.		\$17,101.00
	Subtotal of Estimated Cost			\$456,027.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUBLIC HOUSING PROPERTIES (OR005000001)			\$456,027.00
ID0000202	Replace Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair Standard: Steps, Stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Replacement Standard: All unsafe or unsound porch decks and steps will be removed and/or replaced and protected from deterioration with paint or other acceptable finish. New steps and stairways shall be constructed of preservative treated lumber in conformance with local codes, or of masonry. Porch decks shall be replaced with tongue and groove pine. Exterior Railings Repair Standard: Handrails will be present on one side of all interior or exterior steps or stairways with more than two risers, and around porches or platforms over 30" above ground level. <u>11 units at Scattered Houses</u>		\$5,000.00
ID0000203	Replace siding(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Install double layer of felt #15. Install siding in accordance with manufacturers installation instructions. Layout new siding work to insure all joints occur on existing studs. Make joints between new and existing siding appear as original work. Install z flashing as the work progresses. At Fircrest Property 30 units/15 buildings		\$451,027.00
	Subtotal of Estimated Cost			\$456,027.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUBLIC HOUSING PROPERTIES (OR005000001)			\$456,027.00
ID0000204	Balance of roof repalcments at Oceanspray duplexs(Dwelling Unit-Exterior (1480)-Roofs)	replace the remaining six roofs at Oceanspray duplex.		\$456,027.00
	Subtotal of Estimated Cost			\$456,027.00