

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Peekskill Housing Authority		Locality (City/County & State)				
PHA Number: NY082		<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 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
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)	\$748,244.00	\$494,574.00		\$755,675.00	\$115,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)	\$50,000.00	\$273,670.00	\$641,794.00	\$32,500.00	\$513,244.00
	AUTHORITY-WIDE	\$199,000.00	\$229,000.00	\$355,450.00	\$209,069.00	\$369,000.00

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
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$748,244.00
ID0012	A/E Turnkey Siding replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for replacement of vinyl siding at all Turnkey locations		\$13,492.00
ID0016	DH Parking lot replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replacement of both parking lots at Dunbar Heights		\$250,000.00
ID0018	A/E Dunbar Heights bathroom replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for modernization of all bathrooms at Dunbar Heights		\$25,971.22
ID0021	A/E Dunbar Heights kitchen replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for kitchen modernization		\$55,000.00
ID0027	TK siding replacement(Dwelling Unit-Exterior (1480)-Siding)	Replace siding at the Turnkey sites		\$328,780.78
ID0038	DH & TK Unit Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	paint all unit at Dunbar Heights and Turnkey sites. 696 Highland Ave - 96 units, 1227 Howard St 5 - 5 units, 1431 Park St - 14 units, 1719 Park St - 12 units.		\$75,000.00

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
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$50,000.00
ID0025	BT Parking lot seal and line Striping(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal the parking lot at Bohlmann Towers and paint new parking lines		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$199,000.00
ID0040	Operations(Operations (1406))	Operating portion of CFP		\$199,000.00
	Subtotal of Estimated Cost			\$997,244.00

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
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$494,574.00
ID0022	Dunbar Heights kitchen replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernization of all kitchens at Dunbar Heights done in phases based on available CFP funds		\$320,000.00
ID0039	DH Erosion Site work(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Erosion site work at Dunbar Heights - 696 Highland Ave needs drainage work. PHA will work with the Architects/Engineers to design this when available.		\$157,574.00
ID0069	A/E Dunbar Heights Site Design(Contract Administration (1480)-Other Fees and Costs)	Site design for Erosion work at Dunbar Heights		\$17,000.00
	AUTHORITY-WIDE (NAWASD)			\$229,000.00
ID0043	Operations(Operations (1406))	Operations		\$199,000.00
ID0068	Complete a Physical Needs Assessment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Procure and complete a Physical Needs Assessment, reporting on the needs of the housing units and bldgs.		\$30,000.00

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
	AUTHORITY-WIDE (NAWASD)			\$209,069.00
ID0051	Operations(Operations (1406))	Operations		\$199,000.00
ID0052	Provide hand held devices - Work Order tracking(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Cut down turnaround time for completed work orders that are manually entered into the system at this time. Would save the time needed to get the physical paper back to the home office, the handheld work order systems work well, there is a slight learning curve, but in the end, works fairly well and you can track things much better.		\$10,069.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$32,500.00
ID0053	Computer Hardware/Software - Provide 2 computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	With upcoming newly implemented tenant friendly rent payment and reporting software, the residents will need to be trained on how to use this system in order to cut down income reporting deficiencies and late rent payments that are currently only accepted through money order or check.		\$32,500.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$755,675.00
ID0054	Dunbar Heights bathroom replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Update all bathrooms at Dunbar Heights in phases based on available CFP funds		\$325,675.00

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
ID0055	Dunbar Heights Awning replacement over rear doors (Dwelling Unit-Exterior (1480)-Canopies)	replace all awnings over rear doors at Dunbar Heights, All 96 units		\$15,000.00
ID0057	Dunbar Heights Play area(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Install a play area and any necessary equipment needed at Dunbar Heights		\$215,000.00
ID0058	Dunbar Heights Energy Management System(Non-Dwelling Construction - Mechanical (1480)-Other)	Install new Energy Management system at Dunbar Heights		\$40,000.00
ID0059	TK - Railing Replacement(Dwelling Unit-Exterior (1480)-Other)	Turnkey sites - Install new railings at rear doors - 33 units		\$40,000.00
ID0060	TK - Door and screen door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Turnkey sites - Install new doors and screen doors at 1227 Howard		\$65,000.00
ID0061	TK - Decks/Porch Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	Turnkey sites - Install new decks/porches - All 33 units		\$55,000.00
	Subtotal of Estimated Cost			\$997,244.00

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
	AUTHORITY-WIDE (NAWASD)			\$369,000.00
ID0062	Operations(Operations (1406))	Operations		\$199,000.00
ID0065	Complete a Physical Needs Assessment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Procure and complete a Physical Needs Assessment, reporting on the needs of the housing units and bldgs.		\$30,000.00
ID0066	Repositioning Legal Services(RAD Funds Pre Closing (1480))	Legal services - prepare for repositioning		\$100,000.00
ID0067	Main office AC Repairs(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Office AC repairs required		\$40,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$115,000.00
ID0063	Turnkey Kitchen renovation(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)-Plumbing)	Renovation of Kitchens at all Turnkey locations		\$115,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$199,000.00
Subtotal of Estimated Cost	\$199,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$199,000.00
Complete a Physical Needs Assessment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$30,000.00
Subtotal of Estimated Cost	\$229,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Computer Software Upgrades(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$50,000.00
Operations(Operations (1406))	\$199,000.00
Rodent Weatherization upgrades(Non-Dwelling Exterior (1480)-Other)	\$86,450.00
Purchase a skid steer(Operations (1406))	\$20,000.00
Subtotal of Estimated Cost	\$355,450.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$199,000.00
Provide hand held devices - Work Order tracking(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$10,069.00
Subtotal of Estimated Cost	\$209,069.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$199,000.00
Complete a Physical Needs Assessment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$30,000.00
Repositioning Legal Services(RAD Funds Pre Closing (1480))	\$100,000.00
Main office AC Repairs(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	\$40,000.00
Subtotal of Estimated Cost	\$369,000.00