

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/23/2023

Approved By: MURPHY, NORMAN

Part I: Summary						
PHA Name : Peekskill Housing Authority		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: NY082						
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)	\$509,208.00		\$770,309.00	\$129,634.00	\$160,000.00
	AUTHORITY-WIDE	\$229,000.00	\$370,084.00	\$209,069.00	\$369,000.00	\$578,878.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)	\$273,670.00	\$641,794.00	\$32,500.00	\$513,244.00	\$273,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$509,208.00
ID0022	Dunbar Heights kitchen replacement - CPF(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Appliances,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 CPF funds - CPF Community Project Funding		\$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		\$31,634.00
	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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$273,670.00
ID0044	Compactor/Chute System(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and chute system at BT		\$273,670.00
	Subtotal of Estimated Cost			\$1,011,878.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$370,084.00
ID0045	Computer Software Upgrades(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New YARDI modules to include tenant portals and hand held devices for maintenance work orders		\$50,000.00
ID0046	Operations(Operations (1406))	operations		\$199,000.00
ID0048	Rodent Weatherization upgrades(Non-Dwelling Exterior (1480)-Other)	Assess all buildings to identify gaps, leaks and openings. Fix and repair all items found to help with heat loss and rodent access		\$86,450.00
ID0070	Purchase a skid steer(Operations (1406))	Purchase a skid steer		\$34,634.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$641,794.00
ID0049	BT Elevator Repalcement/Repair(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace or upgrade current elevator system at BT		\$400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0050	BT roof repair(Dwelling Unit-Exterior (1480)-Roofs)	BT roof repair or replacement		\$241,794.00
	Subtotal of Estimated Cost			\$1,011,878.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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 4 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)			\$770,309.00
ID0054	Dunbar Heights bathroom replacement - CDBG(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 CDBG - CDBG		\$325,675.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 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)			\$129,634.00
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		\$129,634.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$513,244.00
ID0064	Bohlmann Towers kitchen replacement(Dwelling Unit-Interior (1480)-Appliances,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)	Modernization of all kitchens at Bohlmann Towers done is phases based on available CFP funds		\$513,244.00
	Subtotal of Estimated Cost			\$1,011,878.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$578,878.00
ID0071	Operations(Operations (1406))	Operations		\$238,878.00
ID0075	Purchase Maintenance Truck(Operations (1406))	Purchase a Maintenance Truck		\$75,000.00
ID0076	Paint all units, all sites(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting out complete apartments, all sites		\$115,000.00
ID0077	Sidewalk repair, all sites(Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace sidewalks, all sites, and all units		\$150,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$160,000.00
ID0072	Dunbar Heights - Play Area and Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	2nd court play area and equipment		\$115,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0073	Dunbar Heights - Backdoor Awnings(Non-Dwelling Exterior (1480)-Canopies)	Install awnings over rear entrances		\$45,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$273,000.00
ID0074	BT - Replace stoves and refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators and stoves		\$273,000.00
	Subtotal of Estimated Cost			\$1,011,878.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 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))	\$34,634.00
Subtotal of Estimated Cost	\$370,084.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$238,878.00
Purchase Maintenance Truck(Operations (1406))	\$75,000.00
Paint all units, all sites(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	\$115,000.00
Sidewalk repair, all sites(Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$150,000.00
Subtotal of Estimated Cost	\$578,878.00