



Five Year Action Plan 2020 - 2024

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Manhattan Housing Authority		Locality (City/County & State)				
PHA Number: KS063		<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 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	APARTMENT TOWER (KS063000001)	\$413,637.00	\$413,637.00	\$413,637.00	\$413,637.00	\$413,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$413,637.00
ID0001	Power Lift Driveways (Hudson Circle) (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Power lift and repair driveways at Hudson Circle to correct drainage and tripping hazards		\$5,000.00
ID0003	Update Door Security (Key) System (Apt. Towers / Carlson Plaza) (Dwelling Unit-Interior (1480)-Interior Doors)	Update existing key entry system to card entry system		\$10,000.00
ID0005	Waterproof Exterior of Building (Apt. Towers) (Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck point as necessary the exterior of the building to prevent moisture seepage into brick/block		\$25,000.00
ID0006	Replace Quarry Tile in Lobby (Apt. Towers/Carlson Plaza)(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace Quarry Tile in Common Areas of Apartment Towers (excluding office) and Carlson Plaza		\$10,000.00
ID0008	Replace Roof - Apt. Towers(Non-Dwelling Exterior (1480)-Roofs)	Replace Roof on the Apartment Towers building, an 88 unit highrise building		\$30,000.00
ID0009	Fix/Replace Sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Fix and/or replace sidewalks to eliminate tripping hazards at all sites (Carlson Plaza, Apt. Towers, Pottawatomie Court, Hudson Circle, Baehr Place)		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0010	Upgrade Computer Systems(Management Improvement (1408)-System Improvements)	Upgrade current computers and software in the Management and Maintenance Offices. Add I-Pads for Maintenance and Inspection Systems to integrate with software. Replace server(s).		\$15,573.00
ID0011	Replace Administrative Vehicle(Management Improvement (1408)-Other)	Replace Administrative Vehicle		\$20,000.00
ID0012	Operations(Operations (1406))	Drawdown funds into Operations to assist with operating expenses as a result of depleted Operating Reserves due to Apt. Towers Rehab project		\$200,000.00
ID0013	Replace Bathrooms (Pottawatomie Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace 48 Bathrooms at Pottawatomie Court and Hudson Circle, including bathtub/shower, flooring, vanities, fixtures		\$77,064.00
ID0028	Comprehensive Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Needs Assessment of Public Housing buildings/units/etc. - potential RAD		\$15,000.00
	Subtotal of Estimated Cost			\$413,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$413,637.00
ID0014	Operations(Operations (1406))	Drawdown funds into Operations to assist in financial recovery due to Apartment Towers rehab project		\$136,573.00
ID0015	Install Fire Sprinkler System (Phase III - Apt. Towers(Non-Dwelling Interior (1480)-Other)	Phase III of Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Code Ordinance)		\$155,000.00
ID0016	Replace Patio & Perimeter Fencing - Pott. Court & Hudson Circle(Non-Dwelling Site Work (1480)-Fencing)	Replace worn out fencing round patios (wood/composite/vinyl) and perimeter fencing (chain link)		\$20,000.00
ID0017	Install Smoking Shelters (Non-Dwelling Exterior (1480)-Canopies)	Install Smoking Shelters at All Sites		\$10,000.00
ID0018	Overlay & Re-Stripe Parking Lots - Pott. Court & Baehr Place(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Overlay parking lots with asphalt and re-stripe		\$50,000.00
ID0029	Replace Bathrooms (Pottawatomie Court & Hudson Circle(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace 48 Bathrooms at Pottawatomie Court and Hudson Circle, including bathtub/shower, flooring, vanities, fixtures		\$42,064.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$413,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$413,637.00
ID0019	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$67,000.00
ID0020	Replace Kitchens (Pott. Court & Hudson Circle)(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)	Replace Kitchens at Pottawatomie Court & Hudson Circle		\$99,573.00
ID0021	Install Fire Sprinkler System (Phase IV Apt. Towers)(Non-Dwelling Interior (1480)-Other)	Phase IV of Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)		\$202,064.00
ID0022	Replace Storm Doors - Baehr Place(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Storm entry doors at Baehr Place		\$10,000.00
ID0023	Replace Maintenance Vehicle(Management Improvement (1408)-Other)	Replace Maintenance Truck		\$35,000.00
	Subtotal of Estimated Cost			\$413,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$413,637.00
ID0024	Replace Kitchens (Pott. Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Kitchens at Pottawatomie Court & Hudson Circle		\$140,000.00
ID0025	Playground Equipment - Pott. Court, Hudson Circle, Baehr Place(Non-Dwelling Site Work (1480)- Playground Areas - Equipment)	Replace Playground Equipment and Fall Areas - All Sites		\$35,000.00
ID0026	Replace Stoves - Apt. Towers & Carlson Plaza(Dwelling Unit-Interior (1480)-Appliances)	Replace 135Stoves (135 Apartments)		\$80,000.00
ID0027	Operations(Operations (1406))	Draw Funds into Operations		\$158,637.00
	Subtotal of Estimated Cost			\$413,637.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$413,637.00
ID0030	Install Fire Sprinkler System (Phase IV Apt. Towers)(Non-Dwelling Interior (1480)-Other)	Phase IV of Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)		\$150,000.00
ID0031	Operations(Operations (1406))	Supplement Operating Expenditures		\$200,000.00
ID0032	Replace Maintenance Vehicle(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace Maintenance Vehicle and Snow Plow Attachment		\$63,637.00
	Subtotal of Estimated Cost			\$413,637.00