Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Housing Authority of the City of Milwaukee

PHA Number: WI002

Locality (City/County & State)

☐ **Original 5-Year Plan** ☒ **Revised 5-Year Plan (Revision No:)**

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
	RIVERVIEW (WI002000062)	$275,000.00	$210,000.00	$432,500.00		$222,106.00
	SCAT SITE SOUTH (WI002000061)	$91,500.00		$450,000.00	$741,265.00	
	SCAT SITE HOPE VI CHERRY (WI002000063)	$94,000.00		$698,359.25	$210,000.00	
	AUTHORITY-WIDE	$3,219,874.00	$3,051,303.25	$2,900,853.75	$2,890,853.75	$2,890,853.75
	ARLINGTON COURT (WI002000013)	$380,000.00	$1,552,683.75	$637,713.00		$465,157.25
	HIGHLAND HOMES (WI002000060)	$30,000.00		$28,000.00	$909,000.00	
	SCAT SITE NORTH & WEST (WI002000016)	$60,000.00	$50,000.00	$600,000.00	$360,000.00	$67,000.00
	MILWAUKEE (WI002000010)	$332,871.00	$50,000.00	$10,000.00	$25,000.00	
	PARKLAWN (WI002000007)	$2,450,000.00	$600,000.00	$189,500.00	$810,000.00	$250,000.00
	MITCHELL COURT (WI002000017)	$525,000.00	$35,364.00	$735,000.00		$49,000.00

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Housing Authority of the City of Milwaukee

PHA Number: WI002

Locality (City/County & State)

☐ **Original 5-Year Plan** ☒ **Revised 5-Year Plan (Revision No:)**

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
	LOCUST COURT (WI002000015)	$640,000.00	$522,660.00	$125,000.00		$357,894.00
	HILLSIDE TERRACE (WI002000001)		$310,000.00	$735,000.00	$1,991,157.25	$3,500,000.00
	COLLEGE COURT (WI002000011)		$684,000.00	$274,256.00		$375,000.00
	PARKLAWN (WI002007)		$25,000.00			
	LINCOLN COURT (WI002000019)		$1,140,000.00	$414,829.00		$54,000.00
	HILLSIDE TERRACE (WI002001)				$293,735.00	

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
	RIVERVIEW (WI002000062)			$275,000.00
ID0000550	Physical Improvements-Smoke Detectors-Riverview(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 180 units.		$90,000.00
ID0471	Physical Improvement-Roof-Riverview(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. replacement of gutters and downspouts included. Repairs would be considered based on contractor recommendation. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$185,000.00
	SCAT SITE SOUTH (WI002000061)			$91,500.00
ID0000556	Physical Improvements-Smoke Detectors-Scat Sites South(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 63 units.		$31,500.00
ID0410	Physical Improvements-Replace Fencing and Gating-Scattered Sites(Dwelling Unit-Site Work (1480)-Fencing)	Replace and repair leaning fencing and gating at approximately 10 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		$60,000.00

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
		waste disposal company. Scattered Site units age ranges but none are deemed historical sites.		
	SCAT SITE HOPE VI CHERRY (WI002000063)			$94,000.00
ID0000557	Physical Improvements-Smoke Detectors-Scat Sites Hope VI Cherry(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 68 units.		$34,000.00
ID0408	Physical Improvements-Fencing and Gating-Cherry(Dwelling Unit-Site Work (1480)-Fencing)	Replace and repair leaning fencing and gating at approximately 10 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Cherry Court Scattered Sites are not 50 years old and are not historical designated sites.		$60,000.00
	AUTHORITY-WIDE (NAWASD)			$3,219,874.00
ID0392	Other Cost-Administration(Administration (1410)-Other)	Administration - 10% of anticipated grant		$809,824.00

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
ID0397	Soft Costs-Operations(Operations (1406))	Transfer to Operations - 25% of anticipated grant		$2,024,561.00
ID0403	Physical Work-A&E(Contract Administration (1480)-Other Fees and Costs)	architectural, engineering and consulting fee's		$100,000.00
ID0404	Environmental Remediation(Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	Asbestos/Lead Abatement. It is anticipated there may disturbance of hazardous materials (asbestos, lead, etc.) with work items related to capital fund and other related work items required to operate and invest in housing preservation. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. This BLI does not have a specific project identified, however, funds are to be reserved for when they are needed.		$125,489.00
ID0429	Soft Cost- Management Improvements(Management Improvement (1408)-Staff Training)	New Accounting Software Implementation and Training. The transition from Multiviews to Yardi for Public Housing.		$100,000.00
ID0500	Soft cost-Training(Management Improvement (1408)-Staff Training)	Training for PHA Personnel Operations and Procedures including, rent collection, resident selection and eviction. Improvement to the PHA, management, financial, accounting control		$50,000.00
ID0507	Other Costs-Audit(Contract Administration (1480)-Audit)	Anticipated Annual Audit cost for 1 year.		$10,000.00

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
	ARLINGTON COURT (WI002000013)			$380,000.00
ID0405	Physical Improvements-HVAC Arlington(Dwelling Unit-Interior (1480)-Mechanical)	Replacement of four rooftop HVAC units on top of the Arlington Court High-rise. All were installed in the same year. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Arlington is over 50 years old but is not a historical site.		$280,000.00
ID0417	Physical Improvements- Damaged Chimney Alrington. (Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and realignment of damaged Chimney Walls. Includes brick replacement and tuckpointing as deemed necessary by the contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$50,000.00
ID0501	Safety and Security - Arlington(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
	HIGHLAND HOMES (WI002000060)			$30,000.00

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
ID0409	Physical Improvements-Fencing and Gates-Highland Homes(Dwelling Unit-Site Work (1480)-Fencing)	Replace damaged leaned gates, estimated 5 gate replacement. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Highland Homes are not 50 years old and are not historical sites.		$30,000.00
	SCAT SITE NORTH & WEST (WI002000016)			$60,000.00
ID0411	Physical Improvements Fencing and Gating-Scattered Sites(Dwelling Unit-Site Work (1480)-Fencing)	Repair/Replace broken gating around yards of approximately 10 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Scattered site unit age ranges but none are designated historical sites.		$60,000.00
	MILWAUKEE (WI002000010)			$332,871.00
ID0412	Physical Improvements-Fencing and Gating- Scattered Sites(Dwelling Unit-Site Work (1480)-Fencing)	Replace Damaged Fencing and Gating on Multiple Scattered Sites Units. Estimated 10 units It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Scattered Site unit age ranges but none are deemed historical sites.		$60,000.00

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
ID0413	Physical Improvements-Retaining Wall-Scattered Sites(Dwelling Unit-Site Work (1480)-Other)	Rebuild a damaged retaining wall at scattered-site development. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not a historic designation.		$20,000.00
ID0415	Physical Improvements-Site Repair- Scattered Sites(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair and replace sidewalk cracks and tripping hazards in the front of 20 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Unit age vary, however, none are designated as a historical site.		$80,000.00
ID0421	Physical Improvement-Unit Rehab-Scattered Sites(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Appliances,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,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 14 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Age of units range but none are designated as historical sites.		$172,871.00
	PARKLAWN (WI002000007)			$2,450,000.00
ID0414	Physical Improvements-Site Work- Parklawn(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing)	Repair/Replaced damaged fence around the playground. Considered non-routine maintenance. It is anticipated there may be a disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any		$50,000.00

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
		remaining disposal will be done through the agency's contracted waste disposal company. Parklawn is over 50 years old but is not a designated historical site.		
ID0416	Physical Improvements- Site Work- Parklawn(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Repair and replace Refuse Disposal Walls for 3 outside storage spaces at Parklawn. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Parklawn is over 50 years old but not designated as a historical site.		$50,000.00
ID0425	Physical Improvement-HVAC-Parklawn(Dwelling Unit-Site Work (1480)-Other)	Replace Building Automation System in on-site development office. Non-routine maintenance and the unit is past its lifespan.		$100,000.00
ID0426	Physical Improvements Roof Replacement-Park lawn (Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding)	Roof replacement and siding repair/replacement for approximately 100 structures. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment. if we encounter lead and asbestos it will be remediated or mitigated. Parklawn is over 50 years old but is not a historically designated site.		$1,500,000.00
ID0427	Physical Improvements-Site work-Parklawn(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace sidewalk cracks and tripping hazards throughout the development. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Parklawn is over 50 years old but is not a designated historical site.		$100,000.00

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
ID0456	Physical Improvements-Parking Lot-Parklawn(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Partial Parking Lot Replacement for 75% of the parking lots and roads in development., including overlay, underlay, if deemed necessary by contractor, seal coat, and striping of the parking lot. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$650,000.00
	MITCHELL COURT (WI002000017)			$525,000.00
ID0418	Phyiscal Improvements-Retaining Wall-Mitchell Court(Dwelling Unit-Exterior (1480)-Other)	Repair and replacement damaged retaining wall at Mitchell Court behind the building It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Mitchell Court is over 50 years old but is not a designated historical site.		$25,000.00
ID0512	Elevator Modernization (Dwelling Unit-Interior (1480)-Mechanical)	Repair/replace two 2,500 elevators (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$500,000.00
	LOCUST COURT (WI002000015)			$640,000.00

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
ID0511	Physical Improvement-Elevator Modernization-Locust(Dwelling Unit-Interior (1480)-Mechanical)	Repair/replace two 2,500 elevators (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$500,000.00
ID0515	Physical Improvements- Parking Lot- Locust(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Full Parking Lot Replacement, including overlay, underlay, if deemed necessary by contractor, seal coat and striping of parking lot. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$140,000.00
	Subtotal of Estimated Cost			$8,098,245.00

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
	MITCHELL COURT (WI002000017)			$35,364.00
ID0000531	Physical Improvement-Facade- Mitchell Court(Dwelling Unit-Exterior (1480)-Other)	Facade repairs		$10,364.00
ID0504	Safety and Security(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$25,000.00
	RIVERVIEW (WI002000062)			$210,000.00
ID0000534	Physical Improvements-Elevator Modernization-Riverview(Dwelling Unit-Interior (1480)-Mechanical)	Repair/replace two 2,500 elevators (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$210,000.00
	HILLSIDE TERRACE (WI002000001)			$310,000.00

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
ID0000535	Safety and Security - Hillside(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$25,000.00
ID0000551	Physical Improvements-Smoke Detectors-Hillside Terrace(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 470 units.		$235,000.00
ID0499	Dryer Vent(Dwelling Unit-Site Work (1480)-Other)	Dryer vent, clean and replace, entire 470 unit development. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
	COLLEGE COURT (WI002000011)			$684,000.00
ID0000536	Safety and Security - College Court(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$25,000.00
ID0000546	Physical Improvements-Smoke Detectors-College Court(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 248 units.		$124,000.00

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
ID0000564	Physical Improvements-Pest Control-College Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 248 units.		$10,000.00
ID0432	Exterminating- College Court(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Extermination of the entire development, considered unaddressed non-routine maintenance.		$100,000.00
ID0433	Physical Improvement-Roof Replacement-College(Dwelling Unit-Exterior (1480)-Roofs)	Extensive roof patching/partial replacement on both highrise buildings. Repair will include Class A 30 year Asphalt Architectural shingles and membrane repair as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$150,000.00
ID0441	Physical Improvements-Unit Rehab-College Court(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)-Electrical,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)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$150,000.00
ID0442	Physical Improvements-Site Repair- College(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing)	Repair and replace sidewalk cracks and tripping hazards in the front of the building. Repair damaged fencing in courtyard that sits between both buildings. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$75,000.00

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
		Site is over 50 years old but is not a historical designation.		
ID0502	Safety and Security-College Court(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
	PARKLAWN (WI002007)			$25,000.00
ID0000537	Safety and Security - Parklawn(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$25,000.00
	MILWAUKEE (WI002000010)			$50,000.00
ID0000543	Physical Improvements-HVAC-Scattered Sites Milwaukee(Dwelling Unit-Interior (1480)-Mechanical)	Replacement and upgrade of HVAC units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$50,000.00

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
	SCAT SITE NORTH & WEST (WI002000016)			$50,000.00
ID0000544	Physical Improvements-HVAC-Scattered Sites North & West(Dwelling Unit-Interior (1480)-Mechanical)	Replacement and upgrade of HVAC units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$50,000.00
	ARLINGTON COURT (WI002000013)			$1,552,683.75
ID0000563	Physical Improvements-Pest Control-Arlington Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 228 units.		$10,000.00
ID0431	Physical Improvements-Parking Lot Arlington(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Full Parking Lot Replacement, including overlay, underlay, if deemed necessary by contractor, seal coat and striping of parking lot. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$202,683.75
ID0435	Physical Improvements- Unit Rehab Arlington(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 40 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, and tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the		$290,000.00

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
		contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		
ID0436	Physical Improvements- Renovation- Main Entrance- Arlington(Dwelling Unit-Site Work (1480)-Other)	Renovation of the Main entrance- Replace automatic sliding entry doors with safety controls and energy-efficient glass. If we encounter lead or asbestos it will be remediated or mitigated		$350,000.00
ID0446	Physical Improvements-Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Recaulk/Replace as deemed necessary of approximately 460 vinyl windows. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$500,000.00
ID0447	Physical Improvements- Roof Patching/Replacement-Arlington(Dwelling Unit-Exterior (1480)-Roofs)	Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$200,000.00
	LINCOLN COURT (WI002000019)			$1,140,000.00

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
ID0000565	Physical Improvements-Pest Control-Lincoln Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 108 units.		$10,000.00
ID0443	Physical Improvements-Elevator Modernization- Lincoln(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair/replace two 2,500 elevators (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$500,000.00
ID0444	Physical Improvements -Unit Windows-Lincoln(Dwelling Unit-Exterior (1480)-Windows)	Recaulk and Replacement Unit upper floor windows as necessary. Estimated 120 windows and 50 recaulked. It is anticipated there may be a disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$300,000.00
ID0445	Physical Improvements-Unit Rehab- Lincoln(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Due to deferred maintenance extensive rehab of approximately 40 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$300,000.00

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
ID0503	Safety and Security (Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$30,000.00
	LOCUST COURT (WI002000015)			$522,660.00
ID0000566	Physical Improvements-Pest Control-Locust Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 230 units.		$10,000.00
ID0434	Physical Improvement-HVAC-Locust(Dwelling Unit-Site Work (1480)-Other)	Replacement of Building Automation System and VAV box that controls the temperature of the building. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$230,000.00
ID0438	Physical Improvements- Site Repair- Locust(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace sidewalk cracks and tripping hazards in the front of the building. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00

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
ID0439	Physical Improvements- Common Area- Locust(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Replace Acoustic ceiling tiles and Vinyl floor in 1st-floor common areas. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
ID0440	Physical Improvements-Unit Rehab-Locust(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 25 units including kitchen/bathroom sink and counter replacement, new cabinets, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, painting, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$182,660.00
	AUTHORITY-WIDE (NAWASD)			$3,051,303.25
ID0393	Other Costs-Administration(Administration (1410)-Other)	Administration - 10% of anticipated grant		$838,899.00
ID0398	Soft Costs-Operations(Operations (1406))	Transfer to Operations - 25% of anticipated grant		$2,097,247.00

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Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0508	Other Costs- Audit Cost(Contract Administration (1480)-Audit)	Anticipated Annual Audit cost for 1 year.		$10,157.25
ID0517	Physical Improvements- Non-dwelling (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Non-dwelling repairs for HACM administrative and office buildings		$100,000.00
ID0523	Soft costs- IT(Management Improvement (1408)-System Improvements)	Addition of Broadband/IT equipment to various developments		$5,000.00
	PARKLAWN (WI002000007)			$600,000.00
ID0457	Physical Improvements- Handrail Replacement-Parklawn(Dwelling Unit-Exterior (1480)-Landings and Railings)	Replace and repair approximately 70 Building entry handrails throughout developments. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$600,000.00
	Subtotal of Estimated Cost			$8,231,011.00

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
	ARLINGTON COURT (WI002000013)			$637,713.00
ID0000526	Physical Improvement-Facade- Arlington Court(Dwelling Unit-Exterior (1480)-Other)	Facade repair.		$188,713.00
ID0000545	Physical Improvements-Smoke Detectors-Arlington(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 228 units.		$114,000.00
ID0000558	Physical Improvements-Concrete-Arlington Court(Non-Dwelling Exterior (1480)-Other)	Concrete near the community room patio needs to be replaced.		$60,000.00
ID0406	Physical Improvements-Tuck-Pointing Arlington(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck-Pointing or mortar where failing on the exterior of the building. Replacement of brick to match façade when deemed necessary by contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$200,000.00
ID0462	Compactor - Arlington Court(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		$75,000.00

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
		waste disposal company. Site is over 50 years old but is not a historical designation.		
	COLLEGE COURT (WI002000011)			$274,256.00
ID0000527	Physical Improvement-Facade- College Court(Dwelling Unit-Exterior (1480)-Other)	Facade repairs.		$124,256.00
ID0459	Physical Improvements-Tuckpointing-College(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck-Pointing or mortar where failing on the exterior of the buildings. Replacement of brick to match façade when deemed necessary by the contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0461	Compactor Replacement - College Court(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life . It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00

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
	LINCOLN COURT (WI002000019)			$414,829.00
ID0000529	Physical Improvement-Facade- Lincoln Court(Dwelling Unit-Exterior (1480)-Other)	Facade repairs		$59,829.00
ID0464	Compactor Replacement - Lincoln Court.(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0467	Physical Improvments-Plumbing-Lincoln(Dwelling Unit-Interior (1480)-Plumbing)	Replacement of old obsolete plumbing piping approximately 10 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
ID0468	Phyiscal Improvments-Roof Replacement-Lincoln(Dwelling Unit-Exterior (1480)-Roofs)	Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$150,000.00

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
		Site is over 50 years old but is not a historical designation.		
ID0469	Physical Improvements-Flooring-Lincoln Court(Dwelling Unit-Interior (1480)-Flooring (non routine))	Common Area 1st floor replacement. Remove and Abate 9x9 tile flooring in common areas and replace with 12x12 vinyl flooring. It is anticipated there may be a disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$55,000.00
ID0470	Office Rehab(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors)	Rehab office for safety and security, including adding resident window, flooring and drywall replacement. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$25,000.00
	PARKLAWN (WI002000007)			$189,500.00
ID0000552	Physical Improvements-Smoke Detectors-Parklawn(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 379 units.		$189,500.00
	HIGHLAND HOMES (WI002000060)			$28,000.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000555	Physical Improvements-Smoke Detectors-Highland Homes(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 56 units.		$28,000.00
	HILLSIDE TERRACE (WI002000001)			$735,000.00
ID0000559	Physical Improvements-Gutters Downspouts-Hillside(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace downspouts/gutters on all 66 buildings.		$100,000.00
ID0000569	Physical Improvements-Pest Control-Hillside(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 470 units.		$10,000.00
ID0490	Physical Improvements-HVAC-Hillside(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	HVAC replacement throughout Hillisde Development, including 2 new water heaters, 6 boilers for the family developments. 4 heating units at the highrise and 3 A/C units at the highrise for approximately. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$500,000.00
ID0518	Physical Improvements-Unit Rehab-Hillside(Dwelling Unit-Interior (1480)-Tubs and Showers,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)-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)-Plumbing)	Due to deferred maintenance extensive rehab of units including kitchen/bathroom sink and counter and cabinet replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, replace light fixtures and outlets, replace pipes under kitchen and bathroom sinks, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be		$125,000.00

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
		remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		
	MITCHELL COURT (WI002000017)			$735,000.00
ID0000567	Physical Improvements-Pest Control-Mitchell Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 98 units.		$10,000.00
ID0448	Physical Improvements-Roof Replacement-Mitchell(Dwelling Unit-Exterior (1480)-Roofs)	Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$200,000.00
ID0449	Physical Improvements-Tuckpointing-Mitchell(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck-Pointing or mortar where failing on the exterior of the buildings. Replacement of brick to match façade when deemed necessary by the contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$100,000.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0450	Physical Improvement-HVAC-Mitchell Court(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Hot Water Heaters and Consender Unit on first floor. Currently at Life Expectancy. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$150,000.00
ID0451	Physical Improvements-Flooring-Mitchell Court(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove and Abate 9x9 tile flooring in common areas and replace with 12x12 vinyl flooring. It is anticipated there may be disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
ID0465	Trash Compactor - Mitchell Court(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0516	Physical Improvements-Unit Rehab-Lincoln(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,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,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		$150,000.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		waste disposal company. Site is over 50 years old but is not a historical designation.		
	RIVERVIEW (WI002000062)			$432,500.00
ID0000568	Physical Improvements-Pest Control-Riverview(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 180 units.		$10,000.00
ID0466	Compactor - Riverview(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0473	Physical Improvements-Tuckpointing-Riverview(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck-Pointing or mortar where failing on the exterior of the building. Replacement of brick to match façade when deemed necessary by the contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0474	Physical Improvements-Parking Lot-Riverview(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Partial Parking Lot Replacement of select areas in need. includes overlay, underlay, if deemed necessary by contractor, seal coat and striping of parking lot. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$70,000.00
ID0475	Physical Improvement-Unit Rehab-Riverview(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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 15 units when residents vacant including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, and tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$112,500.00
ID0476	Physical Improvements-Fencing-Riverview(Dwelling Unit-Site Work (1480)-Fencing)	Repair/replace exterior fencing and gating. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
ID0506	Safety and Security - Riverview(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Installation of Security Cameras on each floor and safety lights. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$40,000.00

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
	MILWAUKEE (WI002000010)			$10,000.00
ID0000570	Physical Improvements-Pest Control-Milwaukee Scat Sites(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 50 units.		$10,000.00
	AUTHORITY-WIDE (NAWASD)			$2,900,853.75
ID0394	Other Costs-Administration(Administration (1410)-Other)	Administration - 10% of anticipated grant		$823,101.00
ID0399	Soft Costs- Operations(Operations (1406))	Transfer to Operations - 25% of anticipated grant		$2,057,752.75
ID0509	Other Costs-Audit Cost(Contract Administration (1480)-Audit)	Anticipated Annual Finanical Audit cost for 1 year.		$10,000.00
ID0520	Physical Improvements- Generator replacement(Dwelling Unit-Site Work (1480)-Other)	Generator replacement in developments. Specific development is not known but a budget has been reserved just in case its required. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		$10,000.00

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
		waste disposal company. Sites are over 50 years old but is not a historical designation.		
	SCAT SITE HOPE VI CHERRY (WI002000063)			$698,359.25
ID0420	Physical Improvement-Unit Rehab- Cherry Court SS(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 25 units as residents move out including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over not 50 years old and is not a historical site.		$248,359.25
ID0477	Physical Improvements-Roofing-Cherry Court(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay for 15 units. Repairs would be considered based on contractor recommendations. Gutter and downspout repair/replacement will occur if necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years and is not a historical designation.		$300,000.00
ID0478	Physical Improvements-Foundation Work-Cherry Court SS(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Landscape)	Foundation repair on approximately 5 units including foundation sealing and basement underpinning, piering and bracing if determined necessary by the contractor as well as proper grading. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be		$150,000.00

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
		remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years old and is not a historical designation.		
	SCAT SITE SOUTH (WI002000061)			$450,000.00
ID0453	Physical Improvement-Site Work- Scattered Sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace sidewalk cracks and tripping hazards in walkways around 20 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Age of sites varies however no units are a historical designation.		$100,000.00
ID0455	Physical Improvements-HVAC- Scattered Sites(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Water Heater and furnace repair/replacement for 20 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Sites range in age, however, none are a historical designation.		$200,000.00
ID0488	Physical Improvements-Foundation-Scattered Sites(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Landscape)	Foundation repair on approximately 5 units including foundation sealing and basement underpinning, piering and bracing if determined necessary by the contractor as well as proper grading. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site ages range but none are a historical designation.		$150,000.00

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
	LOCUST COURT (WI002000015)			$125,000.00
ID0463	Compactor - Locust Court(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor Replacement and installation. Currently past economic useful life. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0505	Safety and Security - Locust Court(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Installation of Security Cameras on each floor and safety lights. Gates to be installed in stairwell entry floors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$50,000.00
	SCAT SITE NORTH & WEST (WI002000016)			$600,000.00
ID0480	Physical Improvement-Unit Rehab- Scattered Sites(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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 25 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$250,000.00

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
		Site age varies, however, none are designated as a historical designation.		
ID0481	Physical Improvements-Foundation-Scattered Sites(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Landscape)	Foundation repair on approximately 5 units including foundation sealing and basement underpinning, and bracing if determined necessary by the contractor as well as proper grading. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site ages range but none are a historical designation.		$150,000.00
ID0483	Physical Improvements-HVAC-Scattered Sites(Dwelling Unit-Interior (1480)-Mechanical)	Water Heater and furnace repair/replacement for 20 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site age ranges but none are a historical designation.		$200,000.00
	Subtotal of Estimated Cost			$8,231,011.00

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
	HILLSIDE TERRACE (WI002001)			$293,735.00
ID0000528	Physical Improvement-Facade- Hillside(Dwelling Unit-Exterior (1480)-Other)	Facade repairs		$293,735.00
	MILWAUKEE (WI002000010)			$25,000.00
ID0000553	Physical Improvements-Smoke Detectors-Scat Sites Milwaukee(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 50 units.		$25,000.00
	HILLSIDE TERRACE (WI002000001)			$1,991,157.25
ID0000560	Physical Improvements-Common Area Rehab-Hillside(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Remove floor tiles in management office & replace with new tiles and paint the office. Paint building/hallways of Day Care Center and Boys & Girls Club. Paint 1st floor of Resource Center.		$140,000.00
ID0000561	Physical Improvements-Garage Doors-Hillside(Non-Dwelling Exterior (1480)-Other)	Replace garage doors on front of building.		$10,000.00

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
ID0489	Physical Improvements-Painting-Hillside(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Due to deferred maintenance painting of 66 buildings at Hillside, interior, common, hallways, railings, doors and porches. This is considered non-routine maintenance. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$1,000,000.00
ID0491	Sewer Main Replacement Hillside(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer main cleanout/ partial replacement at highrise to help eliminate clogging issues. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$800,000.00
ID0492	Physical Improvement-Sidewalk-Hillside(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace narrow, cracked/tripping hazards in on units exterior walkways and sidewalks as deemed necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$41,157.25
	SCAT SITE NORTH & WEST (WI002000016)			$360,000.00

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
ID0000571	Physical Improvements-Pest Control-Scat Sites North & West(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 134 units.		$10,000.00
ID0482	Physical Improvements-Roofing-Scattered Sites(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace/Replace roofs for 15 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site ages rand but none are a historical designation.		$300,000.00
ID0484	Tree Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Removal (non-routine)		$50,000.00
	HIGHLAND HOMES (WI002000060)			$909,000.00
ID0000572	Physical Improvements-Pest Control-Highland Homes(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 56 units.		$10,000.00
ID0419	Phyiscal Improvements- Unit Rehab- Highland Homes(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)-Electrical,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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior	Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be		$250,000.00

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
	(1480)-Tubs and Showers)	remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years old and is not a historical designation.		
ID0485	Phyiscal Improvements-Roofing-Highland Homes(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace/Replace roofs for 15 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not 50 years old and is not a historical designation.		$300,000.00
ID0486	Physical Improvements-Foundation Work-Highland Homes(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Landscape)	Foundation repair on approximately 5 units including foundation sealing and basement underpinning, piering and bracing if determined necessary by the contractor as well as proper grading. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years old and is not a historical designation.		$150,000.00
ID0487	Physical Improvements- HVAC- Highland Homes(Dwelling Unit-Interior (1480)-Mechanical)	Water heater and furnace replacement and installation on approximately 15 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years old and is not a historical designation.		$199,000.00

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
	SCAT SITE SOUTH (WI002000061)			$741,265.00
ID0000573	Physical Improvements-Pest Control-Scat Sites South(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 63 units.		$10,000.00
ID0422	Physical Improvements-Unit Rehab-Scattered Sites(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 25 units as residents move out including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site ages range but none are a historical designation.		$231,265.00
ID0452	Physical Improvements-Roof Replacement-Scattered Sites(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace/Replace roofs gutters and downspouts for 45 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site ages range but none are a historical designation.		$500,000.00

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
	SCAT SITE HOPE VI CHERRY (WI002000063)			$210,000.00
ID0000574	Physical Improvements-Pest Control-Cherry Court(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 68 units.		$10,000.00
ID0479	Physical Improvements-HVAC-Cherry Court SS(Dwelling Unit-Interior (1480)-Mechanical)	Water Heater and furnace repair/replacement for 20 units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is not over 50 years old and is not a historical designation.		$200,000.00
	PARKLAWN (WI002000007)			$810,000.00
ID0000575	Physical Improvements-Pest Control-Parklawn(Dwelling Unit-Interior (1480)-Other)	Conduct pest control on all 379 units.		$10,000.00
ID0458	Sewer/Plumbing Replacement Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Cleanout and replacement sewer/plumbing lines that connect to dwelling units. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$800,000.00

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)			$2,890,853.75
ID0395	Other Costs- Administration(Administration (1410)-Other)	Administration - 10% of anticipated grant		$823,101.00
ID0400	Soft Costs-Operations(Operations (1406))	Transfer to Operations - 25% of anticipated grant		$2,057,752.75
ID0510	Other Costs-Audit(Contract Administration (1480)-Audit)	Anticipated Annual Audit cost for 1 year.		$10,000.00
	Subtotal of Estimated Cost			$8,231,011.00

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
	LOCUST COURT (WI002000015)			$357,894.00
ID0000530	Physical Improvement-Facade- Locust Court(Dwelling Unit-Exterior (1480)-Other)	Facade repairs		$242,894.00
ID0000548	Physical Improvements-Smoke Detectors-Locust Court(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 230 units.		$115,000.00
	RIVERVIEW (WI002000062)			$222,106.00
ID0000532	Physical Improvement-Facade- Riverview(Dwelling Unit-Exterior (1480)-Other)	Facade repairs		$222,106.00
	HILLSIDE TERRACE (WI002000001)			$3,500,000.00
ID0000533	Physical Improvements-Elevator Modernization-Hillside(Dwelling Unit-Interior (1480)-Mechanical)	Repair/replace two 2,500 elevators (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted		$250,000.00

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
		waste disposal company.		
ID0000562	Physical Improvements-Foundations-Hillside(Dwelling Unit-Exterior (1480)-Foundations)	Repair basement foundations that are deteriorated/ leaking for 66 four family units.		$1,875,000.00
ID0493	Physical Improvement-Parking Lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Partial Parking Lot Replacement, including overlay, underlay, if deemed necessary, seal coat and striping of parking lot. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$100,000.00
ID0494	Physical Improvement-Roof Replacement-Hillside(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Extensive roof patching/partial replacement on partial development. Repair will include Class A 30 year Asphalt Architectural shingles and membrane repair as needed. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$400,000.00
ID0495	Physical Improvement-Railing Replacement-Hillside(Dwelling Unit-Exterior (1480)-Decks and Patios)	Replace outside railings on common outside patios throughout the development. Estimated 50 replacement or repairs of railings. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		$300,000.00

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
		Site is over 50 years old but is not a historical designation.		
ID0496	Physical Improvements- Entry Door Replacement-Hillside(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace entry doors on approximately 20 apartments and housing entrances that are rusted. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$75,000.00
ID0497	Physical Improvements-Tuck Pointing-Hillside(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck-Pointing or mortar where failing on the exterior of various buildings throughout the development. Replacement of brick to match façade when deemed necessary by contractor. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$250,000.00
ID0498	Physical Improvements-Flooring replacement-Hillside(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement on units that currently have carpet for 100 units as units become vacant. This is considered non-routine deferred maintenance. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$250,000.00

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
	LINCOLN COURT (WI002000019)			$54,000.00
ID0000547	Physical Improvements-Smoke Detectors-Lincoln Court(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 108 units.		$54,000.00
	MITCHELL COURT (WI002000017)			$49,000.00
ID0000549	Physical Improvements-Smoke Detectors-Mitchell Court(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 98 units.		$49,000.00
	SCAT SITE NORTH & WEST (WI002000016)			$67,000.00
ID0000554	Physical Improvements-Smoke Detectors-Scat Sites North & West(Dwelling Unit-Interior (1480)-Other)	Replace & install new code compliant smoke and carbon monoxide detectors in all 134 units.		$67,000.00
	AUTHORITY-WIDE (NAWASD)			$2,890,853.75

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
ID0396	Administration(Administration (1410)-Other)	Administration - 10% of anticipated grant		$823,101.00
ID0401	Operations(Operations (1406))	Transfer to Operations - 25% of anticipated grant		$2,057,752.75
ID0519	Other Costs- Audit(Contract Administration (1480)-Audit)	Anticipated Annual Audit cost for 1 year.		$10,000.00
	PARKLAWN (WI002000007)			$250,000.00
ID0428	Physical Improvement-Unit Rehab-Parklawn(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Due to deferred maintenance extensive rehab of approximately 100 units as unit becomes vacant. This includes kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. Vinyl stair tread replacement for, interior door replacement. cooper baseboard tube as necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$250,000.00
	COLLEGE COURT (WI002000011)			$375,000.00

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
ID0513	Physical Imprvement-Elevator Modernization-College (Dwelling Unit-Exterior (1480)-Other)	Repair/replace of four 2,500 elevators. Two are located in each tower, (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$375,000.00
	ARLINGTON COURT (WI002000013)			$465,157.25
ID0514	Elevator Modernization(Dwelling Unit-Exterior (1480)-Other)	Repair/replace two 2,500 elevators. Any repairs that occur would be considered non-routine maintenance. (including elevator room a/c) if determined necessary. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. If hazardous materials are encountered it will be remediated. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. Site is over 50 years old but is not a historical designation.		$465,157.25
	Subtotal of Estimated Cost			$8,231,011.00

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	
Other Cost-Administration(Administration (1410)-Other)	$809,824.00
Soft Costs-Operations(Operations (1406))	$2,024,561.00
Physical Work-A&E(Contract Administration (1480)-Other Fees and Costs)	$100,000.00
Environmental Remediation(Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	$125,489.00
Soft Cost- Management Improvements(Management Improvement (1408)-Staff Training)	$100,000.00
Soft cost-Training(Management Improvement (1408)-Staff Training)	$50,000.00

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**
Other Costs-Audit(Contract Administration (1480)-Audit)	$10,000.00
Subtotal of Estimated Cost	$3,219,874.00

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	
Other Costs-Administration(Administration (1410)-Other)	$838,899.00
Soft Costs-Operations(Operations (1406))	$2,097,247.00
Other Costs- Audit Cost(Contract Administration (1480)-Audit)	$10,157.25
Physical Improvements- Non-dwelling (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	$100,000.00
Soft costs- IT(Management Improvement (1408)-System Improvements)	$5,000.00
Subtotal of Estimated Cost	$3,051,303.25

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	
Other Costs-Administration(Administration (1410)-Other)	$823,101.00
Soft Costs- Operations(Operations (1406))	$2,057,752.75
Other Costs-Audit Cost(Contract Administration (1480)-Audit)	$10,000.00
Physical Improvements- Generator replacement(Dwelling Unit-Site Work (1480)-Other)	$10,000.00
Subtotal of Estimated Cost	$2,900,853.75

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	
Other Costs- Administration(Administration (1410)-Other)	$823,101.00
Soft Costs-Operations(Operations (1406))	$2,057,752.75
Other Costs-Audit(Contract Administration (1480)-Audit)	$10,000.00
Subtotal of Estimated Cost	$2,890,853.75

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	
Administration(Administration (1410)-Other)	$823,101.00
Operations(Operations (1406))	$2,057,752.75
Other Costs- Audit(Contract Administration (1480)-Audit)	$10,000.00
Subtotal of Estimated Cost	$2,890,853.75