

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : WASHINGTON COUNTY CDA			Locality (City/County & State)			
PHA Number: MN212			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE	\$2.00	\$2.00	\$22,101.00	\$12,102.00	\$19,200.00
	WHISPERING PINES (MN212000002)	\$81,101.00	\$81,101.00	\$59,002.00	\$69,001.00	\$61,903.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2.00
ID0000085	Tenant Damages(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair of walls, ceilings, floors, windows, doors, plumbing, tub, sink, shower heads, cabinets, mirrors, electrical outlets, wiring, switch plates, appliances, smoke detectors. The contract will include lead based paint and asbestos mitigation if either are found.		\$1.00
ID0000088	Op Sub and Non-HUD Funds(Operations (1406))	Rental Revenue - \$346,000; Operating Subsidy - \$209,000; Levy - \$150,000. Expenses paid for with op sub or non-HUD funds. These line items are covered by Part 50 HUD's programmatic determination the following operation activities are not subject to further environmental review: Contract fees and salaries, PHA salary and benefits, office supplies, auditing & legal services, office rentals, phone, postage, travel, dues and subscriptions, HOA fees, training, meetings & conferences, cleaning supplies, municipal fees, maintenance supplies and services (plumbing, electrical, carpentry, painting, HVAC, water heater, elevator, washer/dryer, oven, fridge, microwave, etc), lawn care, snow removal, ground/site maintenance and improvements and utilities. Insurance - Property insurance for building, business personal property and business income. Deductible is \$5,000. Coverage also includes earthquake, deductible \$100,000, and flood, deductible \$25,000.		\$1.00
	WHISPERING PINES (MN212000002)			\$81,101.00
ID0000157	Window Replacement - Whispering Pines(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows. Assess and measure existing windows. Engage an architect if needed and obtain required permits. Order and purchase new windows based on measurements and architect design. Including materials for new window jambs and casings. Prepare the site for installation, including scaffolding and ladder setup and protective coverings. Remove and dispose of old windows. Install new windows with hardware and insulation materials. Including caulk and weather stripping to provide energy efficiency and weather resistance. Trim, paint, and install finishing materials around the windows. Cleanup the site and properly dispose of old windows, site debris, and packaging materials.		\$1.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000158	Add sidewalk to cement patio - Whispering Pines(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	For adding a cement sidewalk, develop a detailed site plan and communicating with residents about the construction schedule to minimize disruptions. Use excavation equipment to dig out the sidewalk area, followed by the installation of landscape fabric and a compacted gravel base. Set up heavy-duty forms for the sidewalk and place rebar or wire mesh for reinforcement. Pour bulk concrete using concrete pumps or ready-mix trucks to handle the large volume efficiently. After pouring, use large-scale finishing tools and curing methods to ensure a smooth surface and proper curing. Implement safety measures and manage site logistics to accommodate the scale of the project.		\$12,000.00
ID0000159	Replacement of existing cement patio and relocation of bike rack - Whispering Pines(Dwelling Unit- Exterior (1480)-Decks and Patios)	Replacing a concrete patio will begin with efficient demolition using heavy equipment like jackhammers or skid-steer loaders. Excavate the area and prepare the base with bulk gravel and landscape fabric if needed. Install robust formwork and reinforcement materials, ensuring they are secure and level. Pour the concrete in large sections using bulk delivery and pumping to maintain consistency. Finish the surface with large-area tools and manage curing with curing compounds or plastic sheeting. Throughout the project, coordinate with a project manager and contractors to ensure quality control and minimize disruption to residents.		\$18,000.00
ID0000160	Planting trees, shrubs and other landscaping - Whispering Pines(Dwelling Unit-Site Work (1480)- Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove old tree and replant new trees and shrubs, and add general landscaping along the new path, around the concrete patio and pergola, and front of the building. Safely cut down the old tree, including stump removal and debris cleanup. Prepare the site by testing and conditioning the soil, and clearing and grading the area. Choose suitable new trees and shrubs, and plant. For landscaping, plan the layout, plant around pathways, patios, or retaining walls, and address any lawn needs, including seeding or sodding.		\$5,000.00
ID0000163	Add permanent monument sign - Whispering Pines(Dwelling Unit-Site Work (1480)- Landscape,Dwelling Unit-Site Work (1480)-Signage)	Planning and design by determining the sign's size, style, materials, and any branding elements, and secure the necessary permits. Prepare the site by selecting a prominent location and clearing any obstacles. For the foundation, dig a hole and pour concrete footings, allowing it to cure fully while setting anchor bolts. Assemble the sign and attach it securely to the foundation using the anchor bolts or base. After installation, inspect and adjust the sign to ensure it is level and stable, then clean up the area. Obtain final inspection and approval from local authorities if required.		\$15,000.00
ID0000164	Update or add building signage - Whispering Pines(Dwelling Unit-Site Work (1480)-Signage)	Update or add the following signage, name sign near the main entrance. Directional signage to guide residents and visitors to key areas like lobbies, elevators, stairwells, amenities, and floor directory signs help navigate each level. Safety signage including emergency exit signs, fire safety indicators, and building code compliance information. Additionally, amenities and service signs to mark locations of facilities like laundry rooms, and management offices, including		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		office hours. Parking lot signs to indicate reserved and visitor parking areas, as well as access control.		
ID0000165	Demolish Gazebo and dispose of materials - Whispering Pines(Dwelling Unit - Demolition (1480))	Demolishing a gazebo by assessing the structure and obtaining any necessary permits. Clear the area around the gazebo. Remove the roof materials and then carefully disassemble the roof structure, take down trusses or beams. Next, remove the wall panels and frames, followed by the flooring and support beams. Once the roof, walls, and floor are removed, dismantle the main frame and posts. Sort and dispose of the debris according to local regulations, recycling where possible. Finally, clean up the site by removing any remaining debris and leveling the ground to prepare for future use or landscaping.		\$2,500.00
ID0000166	Add Bench Seating and Pergola - Whispering Pines(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Add bench seating and a pergola will need various materials and labor. For the bench seating, pre-made benches or materials for custom construction will be determined. Materials may include wood, metal, or composites, along with concrete or wood posts for securing the benches, fasteners, and wood finish or paint for protection. Labor includes site preparation, assembly or construction of the benches, and installation, which may involve securing them to posts or surfaces. For the pergola, materials include wood or metal posts, beams, rafters, and possibly roofing materials for the top. Labor involves site preparation, setting posts in concrete, assembling the structure, and applying finishes and installing roofing . Both projects require design and planning, obtaining necessary permits, and ensuring compliance with local building codes.		\$6,500.00
ID0000167	Permanent Outdoor furnishings for patio off community room - Whispering Pines(Dwelling Unit-Exterior (1480)-Other)	Furnishing an outdoor patio may include weather-resistant seating such as outdoor sofas, chairs, and benches, as well as tables for dining and casual use, such as dining tables, coffee tables, and side tables.		\$12,096.00
ID0000175	Tuckpointing - Whispering Pines(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and improve the appearance of brickwork. Remove the old, deteriorated mortar from the joints between bricks and replace it with fresh mortar.		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000180	Replace Ranges and Refrigerators - Whispering Pines(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges (\$500 each) and Refrigerators (\$600 each). Select new appliances that fit the kitchen space, ensuring compatibility with existing utilities. Disconnect and remove the old refrigerator and range, and arrange for proper disposal. For installation, position the new refrigerator and connect it to the electrical outlet and, if applicable, the water line. Place the new range, connect it to the power source, and ensure proper ventilation. After installation, test both appliances to confirm they function correctly and clean up any packaging or debris.		\$1.00
ID0000185	Replace in-unit Air Conditioning unit(Dwelling Unit-Interior (1480)-Appliances)	Replace up AC units at \$400 each. Select a new window AC unit that matches the size and cooling capacity needed for the unit. Before starting, turn off the power to the existing unit and ensure the area around the window is clear. Carefully remove the old AC unit by unfastening any securing hardware and disconnecting the electrical power and drainage hoses. Clean the window area to remove any debris or residue from the old installation. Install the new unit by positioning it in the window opening and securing it with the provided brackets or hardware. Connect the electrical power and any necessary drainage hoses, ensuring that the unit is level and properly sealed to prevent air leaks. Once installed, test the new AC unit to confirm that it operates correctly and efficiently. Finally, clean up the installation area, ensuring everything is in order and the unit is functioning as expected.		\$1.00
ID0000190	Replace Walk-in Shower Valve and/or Walk in Shower - Whispering Pines(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Shower Valves at \$400 each. If needed, replace valve and shower lining at \$2,000 each. Replacing a shower valve involves turning off the water supply, removing the old valve by disconnecting it from the water lines, and installing a new valve, including reattaching the handle and trim. After restoring the water supply, check for leaks and ensure proper function. If the entire shower needs replacement, turn off the water, dismantle the old shower fixtures and enclosure, and install a new shower base, walls, and fixtures. This includes ensuring all plumbing connections are secure and sealing the new installation to prevent leaks. Test the new components, clean up the area, and make any necessary repairs.		\$1.00
	Subtotal of Estimated Cost			\$81,103.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2.00
ID0000086	Tenant Damages(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Doors)	Repair of walls, ceilings, floors, windows, doors, plumbing, tub, sink, shower heads, cabinets, mirrors, electrical outlets, wiring, switch plates, appliances, smoke detectors. The contract will include lead based paint and asbestos mitigation if either are found.		\$1.00
ID0000087	Op Sub and Non-HUD Funds(Operations (1406))	Rental Revenue - \$346,000; Operating Subsidy - \$209,000; Levy - \$150,000. Expenses paid for with op sub or non-HUD funds. These line items are covered by Part 50 HUD's programmatic determination the following operation activities are not subject to further environmental review: Contract fees and salaries, PHA salary and benefits, office supplies, auditing & legal services, office rentals, phone, postage, travel, dues and subscriptions, HOA fees, training, meetings & conferences, cleaning supplies, municipal fees, maintenance supplies and services (plumbing, electrical, carpentry, painting, HVAC, water heater, elevator, washer/dryer, oven, fridge, microwave, etc), lawn care, snow removal, ground/site maintenance and improvements and utilities. Insurance - Property insurance for building, business personal property and business income. Deductible is \$5,000. Coverage also includes earthquake, deductible \$100,000, and flood, deductible \$25,000.		\$1.00
	WHISPERING PINES (MN212000002)			\$81,101.00
ID0000161	Planting trees, shrubs and other landscaping - Whispering Pines(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove old tree and replant new trees and shrubs, and add general landscaping along the new path, around the concrete patio and pergola, and front of the building. Safely cut down the old tree, including stump removal and debris cleanup. Prepare the site by testing and conditioning the soil, and clearing and grading the area. Choose suitable new trees and shrubs, and plant. For landscaping, plan the layout, plant around pathways, patios, or retaining walls, and address any lawn needs, including seeding or sodding.		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000168	Install permanent flag pole - Whispering Pines(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Install permanent flagpole made of aluminum, steel, or fiberglass. Will also need base plate for surface mounting or concrete for embedding the pole in-ground. Anchor bolts are required to secure the pole to the concrete base, and additional hardware includes pulleys, halyards (ropes), flag clips, and a decorative top like a ball or ornament. For labor, will prepare site by clearing and leveling the area. Excavate a hole, pour concrete to create a stable foundation, and set anchor bolts while the concrete is wet. Assemble and mount the flagpole, install the hardware, and attach the flag. Finally, inspect the installation to ensure everything is secure and functioning properly, and clean up the site.		\$7,500.00
ID0000169	Replace fencing enclosure and improve landscaping around the generator - Whispering Pines(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Replace fence and add landscaping around a generator enclosure. For the fence, materials for panels will be chosen from wood, vinyl, metal, or chain link, along with posts and concrete to secure them in the ground. Gates, will match the fence material. Labor involves removing the old fence, preparing the site, performing dirt work such as leveling the ground and digging post holes, installing posts and panels, and fitting gates. For landscaping, materials include mulch or gravel for ground coverage, edging to define landscaped areas, and suitable plants, shrubs, or ground cover. Additional components like drains or grates may be necessary to manage water runoff. Labor tasks include clearing the area around the generator, performing dirt work such as grading and soil preparation, installing plants, spreading mulch or gravel, and placing edging materials. Final touches involve ensuring proper drainage and cleaning up the site.		\$20,000.00
ID0000170	Update vanity, faucet, and toilet in common area bathroom - Whispering Pines(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing)	Updating a common area bathroom involves replacing the vanity, faucet, and low-flow toilet. Materials include a new vanity, which may include options for countertops and sinks, along with a low-flow faucet designed for water conservation. The low-flow toilet will be an efficient model that uses less water per flush. Additional materials include plumbing supplies and sealants for proper installation. Labor entails assessing the site, removing old fixtures, installing the new vanity, countertop, sink, faucet, and toilet, and ensuring all components are properly sealed and functional.		\$5,000.00
ID0000174	Tuckpointing - Whispering Pines(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and improve the appearance of brickwork. Remove the old, deteriorated mortar from the joints between bricks and replace it with fresh mortar.		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000181	Replace Ranges and Refrigerators - Whispering Pines(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges (\$500 each) and Refrigerators (\$600 each). Select new appliances that fit the kitchen space, ensuring compatibility with existing utilities. Disconnect and remove the old refrigerator and range, and arrange for proper disposal. For installation, position the new refrigerator and connect it to the electrical outlet and, if applicable, the water line. Place the new range, connect it to the power source, and ensure proper ventilation. After installation, test both appliances to confirm they function correctly and clean up any packaging or debris.		\$11,000.00
ID0000186	Replace in-unit Air Conditioning unit(Dwelling Unit-Interior (1480)-Appliances)	Replace up AC units at \$400 each. Select a new window AC unit that matches the size and cooling capacity needed for the unit. Before starting, turn off the power to the existing unit and ensure the area around the window is clear. Carefully remove the old AC unit by unfastening any securing hardware and disconnecting the electrical power and drainage hoses. Clean the window area to remove any debris or residue from the old installation. Install the new unit by positioning it in the window opening and securing it with the provided brackets or hardware. Connect the electrical power and any necessary drainage hoses, ensuring that the unit is level and properly sealed to prevent air leaks. Once installed, test the new AC unit to confirm that it operates correctly and efficiently. Finally, clean up the installation area, ensuring everything is in order and the unit is functioning as expected.		\$4,000.00
ID0000191	Replace Walk-in Shower Valve and/or Walk in Shower - Whispering Pines(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Shower Valves at \$400 each. If needed, replace valve and shower lining at \$2,000 each. Replacing a shower valve involves turning off the water supply, removing the old valve by disconnecting it from the water lines, and installing a new valve, including reattaching the handle and trim. After restoring the water supply, check for leaks and ensure proper function. If the entire shower needs replacement, turn off the water, dismantle the old shower fixtures and enclosure, and install a new shower base, walls, and fixtures. This includes ensuring all plumbing connections are secure and sealing the new installation to prevent leaks. Test the new components, clean up the area, and make any necessary repairs.		\$3,600.00
	Subtotal of Estimated Cost			\$81,103.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$22,101.00
ID0000096	Tenant Damages(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair of walls, ceilings, floors, windows, doors, plumbing, tub, sink, shower heads, cabinets, mirrors, electrical outlets, wiring, switch plates, appliances, smoke detectors. The contract will include lead based paint and asbestos mitigation if either are found.		\$1.00
ID0000135	Op Sub and Non-HUD Funds(Operations (1406))	Rental Revenue - \$346,000; Operating Subsidy - \$209,000; Levy - \$150,000. Expenses paid for with op sub or non-HUD funds. These line items are covered by Part 50 HUD's programmatic determination the following operation activities are not subject to further environmental review: Contract fees and salaries, PHA salary and benefits, office supplies, auditing & legal services, office rentals, phone, postage, travel, dues and subscriptions, HOA fees, training, meetings & conferences, cleaning supplies, municipal fees, maintenance supplies and services (plumbing, electrical, carpentry, painting, HVAC, water heater, elevator, washer/dryer, oven, fridge, microwave, etc), lawn care, snow removal, ground/site maintenance and improvements and utilities. Insurance - Property insurance for building, business personal property and business income. Deductible is \$5,000. Coverage also includes earthquake, deductible \$100,000, and flood, deductible \$25,000.		\$22,100.00
	WHISPERING PINES (MN212000002)			\$59,002.00
ID0000162	Planting trees, shrubs and other landscaping - Whispering Pines(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove old tree and replant new trees and shrubs, and add general landscaping along the new path, around the concrete patio and pergola, and front of the building. Safely cut down the old tree, including stump removal and debris cleanup. Prepare the site by testing and conditioning the soil, and clearing and grading the area. Choose suitable new trees and shrubs, and plant. For landscaping, plan the layout, plant around pathways, patios, or retaining walls, and address any lawn needs, including seeding or sodding.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000171	Replace entry way door and other exterior doors and locks - Whispering Pines(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replace the front secured sliding door and other service doors. Select sliding door with options like aluminum, vinyl, or reinforced glass, along with a track system, access control components (such as keycard readers), a high-security locking mechanism, and weatherstripping. Service doors will be metal or reinforced wood with appropriate hardware, thresholds, and weatherstripping. Additional materials include sealants and insulation. Labor includes assessing the site, removing old doors, preparing frames, installing new doors and access control systems, and integrating and testing the access control. Final steps involve inspecting the installations and cleaning the site.		\$20,000.00
ID0000173	Tuckpointing - Whispering Pines(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and improve the appearance of brickwork. Remove the old, deteriorated mortar from the joints between bricks and replace it with fresh mortar.		\$1.00
ID0000179	Wi-Fi wiring installation - Whispering Pines(Dwelling Unit-Interior (1480)-Electrical)	Wire building to provide reliable Wi-Fi coverage. Start with structured cabling using Cat6 or Cat6a Ethernet cables, which should be routed through walls, ceilings, or conduits to key locations such as Wi-Fi access points and network switches. Install a modem to connect to your Internet service provider, and a router to distribute the connection throughout the building. For optimal coverage, strategically place multiple Wi-Fi access points on each level, using Ethernet cables to connect them to the network. Set up a network switch to connect various devices and organize the cables with patch panels in a central wiring closet.		\$1.00
ID0000182	Replace Ranges and Refrigerators - Whispering Pines(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges (\$500 each) and Refrigerators (\$600 each). Select new appliances that fit the kitchen space, ensuring compatibility with existing utilities. Disconnect and remove the old refrigerator and range, and arrange for proper disposal. For installation, position the new refrigerator and connect it to the electrical outlet and, if applicable, the water line. Place the new range, connect it to the power source, and ensure proper ventilation. After installation, test both appliances to confirm they function correctly and clean up any packaging or debris.		\$11,000.00
ID0000187	Replace in-unit Air Conditioning unit(Dwelling Unit-Interior (1480)-Appliances)	Replace up AC units at \$400 each. Select a new window AC unit that matches the size and cooling capacity needed for the unit. Before starting, turn off the power to the existing unit and ensure the area around the window is clear. Carefully remove the old AC unit by unfastening any securing hardware and disconnecting the electrical power and drainage hoses. Clean the window area to remove any debris or residue from the old installation. Install the new unit by positioning it in the window opening and securing it with the provided brackets or hardware. Connect the electrical power and any necessary drainage hoses, ensuring that the		\$4,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		unit is level and properly sealed to prevent air leaks. Once installed, test the new AC unit to confirm that it operates correctly and efficiently. Finally, clean up the installation area, ensuring everything is in order and the unit is functioning as expected.		
ID0000192	Replace Walk-in Shower Valve and/or Walk in Shower - Whispering Pines(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Shower Valves at \$400 each. If needed, replace valve and shower lining at \$2,000 each. Replacing a shower valve involves turning off the water supply, removing the old valve by disconnecting it from the water lines, and installing a new valve, including reattaching the handle and trim. After restoring the water supply, check for leaks and ensure proper function. If the entire shower needs replacement, turn off the water, dismantle the old shower fixtures and enclosure, and install a new shower base, walls, and fixtures. This includes ensuring all plumbing connections are secure and sealing the new installation to prevent leaks. Test the new components, clean up the area, and make any necessary repairs.		\$4,000.00
	Subtotal of Estimated Cost			\$81,103.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$12,102.00
ID0000134	Tenant Damages(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Repair of walls, ceilings, floors, windows, doors, plumbing, tub, sink, shower heads, cabinets, mirrors, electrical outlets, wiring, switch plates, appliances, smoke detectors. The contract will include lead based paint and asbestos mitigation if either are found.		\$1.00
ID0000150	Op Sub and Non-HUD Funds(Operations (1406))	Rental Revenue - \$346,000; Operating Subsidy - \$209,000; Levy - \$150,000. Expenses paid for with op sub or non-HUD funds. These line items are covered by Part 50 HUD's programmatic determination the following operation activities are not subject to further environmental review: Contract fees and salaries, PHA salary and benefits, office supplies, auditing & legal services, office rentals, phone, postage, travel, dues and subscriptions, HOA fees, training, meetings & conferences, cleaning supplies, municipal fees, maintenance supplies and services (plumbing, electrical, carpentry, painting, HVAC, water heater, elevator, washer/dryer, oven, fridge, microwave, etc), lawn care, snow removal, ground/site maintenance and improvements and utilities. Insurance - Property insurance for building, business personal property and business income. Deductible is \$5,000. Coverage also includes earthquake, deductible \$100,000, and flood, deductible \$25,000.		\$12,101.00
	WHISPERING PINES (MN212000002)			\$69,001.00
ID0000172	Tuckpointing - Whispering Pines(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and improve the appearance of brickwork. Remove the old, deteriorated mortar from the joints between bricks and replace it with fresh mortar.		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000176	Roof Replacement - Whispering Pines(Dwelling Unit-Exterior (1480)-Roofs)	Replace a rubber membrane roof system. First, the old roof must be carefully removed, including any damaged insulation and debris. The roof deck is then prepared by cleaning and, if necessary, applying a primer to enhance adhesion. New insulation boards may be needed. The rubber membrane is available in large rolls, is unrolled, cut to fit, and adhered to the roof deck using specialized adhesive. Seams between the sheets are sealed with seaming tape and additional adhesive to ensure a watertight barrier. Flashing and drainage components are installed around roof penetrations. The final steps include a thorough inspection to ensure all seams and joints are properly sealed and removing any installation debris.		\$50,000.00
ID0000183	Replace Ranges and Refrigerators - Whispering Pines(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges (\$500 each) and Refrigerators (\$600 each). Select new appliances that fit the kitchen space, ensuring compatibility with existing utilities. Disconnect and remove the old refrigerator and range, and arrange for proper disposal. For installation, position the new refrigerator and connect it to the electrical outlet and, if applicable, the water line. Place the new range, connect it to the power source, and ensure proper ventilation. After installation, test both appliances to confirm they function correctly and clean up any packaging or debris.		\$11,000.00
ID0000188	Replace in-unit Air Conditioning unit(Dwelling Unit-Interior (1480)-Appliances)	Replace up AC units at \$400 each. Select a new window AC unit that matches the size and cooling capacity needed for the unit. Before starting, turn off the power to the existing unit and ensure the area around the window is clear. Carefully remove the old AC unit by unfastening any securing hardware and disconnecting the electrical power and drainage hoses. Clean the window area to remove any debris or residue from the old installation. Install the new unit by positioning it in the window opening and securing it with the provided brackets or hardware. Connect the electrical power and any necessary drainage hoses, ensuring that the unit is level and properly sealed to prevent air leaks. Once installed, test the new AC unit to confirm that it operates correctly and efficiently. Finally, clean up the installation area, ensuring everything is in order and the unit is functioning as expected.		\$4,000.00
ID0000193	Replace Walk-in Shower Valve and/or Walk in Shower - Whispering Pines(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Shower Valves at \$400 each. If needed, replace valve and shower lining at \$2,000 each. Replacing a shower valve involves turning off the water supply, removing the old valve by disconnecting it from the water lines, and installing a new valve, including reattaching the handle and trim. After restoring the water supply, check for leaks and ensure proper function. If the entire shower needs replacement, turn off the water, dismantle the old shower fixtures and enclosure, and install a new shower base, walls, and fixtures. This includes ensuring all plumbing connections are secure and sealing the new installation to prevent leaks. Test the new components, clean up the area, and make any necessary repairs.		\$4,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$81,103.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WHISPERING PINES (MN212000002)			\$61,903.00
ID0000107	Tuckpointing - Whispering Pines(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and improve the appearance of brickwork. Remove the old, deteriorated mortar from the joints between bricks and replace it with fresh mortar.		\$1.00
ID0000177	Roof Replacement - Whispering Pines(Dwelling Unit-Exterior (1480)-Roofs)	Replace a rubber membrane roof system. First, the old roof must be carefully removed, including any damaged insulation and debris. The roof deck is then prepared by cleaning and, if necessary, applying a primer to enhance adhesion. New insulation boards may be needed. The rubber membrane is available in large rolls, is unrolled, cut to fit, and adhered to the roof deck using specialized adhesive. Seams between the sheets are sealed with seaming tape and additional adhesive to ensure a watertight barrier. Flashing and drainage components are installed around roof penetrations. The final steps include a thorough inspection to ensure all seams and joints are properly sealed and removing any installation debris.		\$22,502.00
ID0000178	Replace two 100 gallon hot water heaters - Whispering Pines(Dwelling Unit-Interior (1480)-Plumbing)	Replacing two commercial 100-gallon hot water heaters designed and installed to ensure efficiency and minimal disruption. Assess the existing system to understand its setup and select new, energy-efficient heaters that meet the building's needs. Obtain necessary permits and schedule the work to minimize impact on residents, as hot water will be temporarily unavailable. Turn off the power or gas supply and water source, then drain and disconnect the old heaters before removing them. Position the new heaters in place, reconnect the plumbing and electrical or gas connections, and install any required venting. Fill the tanks, power up the units, and test their operation to ensure proper functionality. Finally, clean up the work area, and inform residents that hot water service has been restored.		\$20,000.00
ID0000184	Replace Ranges and Refrigerators - Whispering Pines(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges (\$500 each) and Refrigerators (\$600 each). Select new appliances that fit the kitchen space, ensuring compatibility with existing utilities. Disconnect and remove the old refrigerator and range, and arrange for proper disposal. For installation, position the new refrigerator and connect it to the electrical outlet and, if applicable, the water line. Place the new range, connect it to the power source, and ensure proper ventilation. After installation, test both appliances to confirm they function correctly and clean up any packaging or debris.		\$11,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000189	Replace in-unit Air Conditioning unit(Dwelling Unit-Interior (1480)-Appliances)	Replace up AC units at \$400 each. Select a new window AC unit that matches the size and cooling capacity needed for the unit. Before starting, turn off the power to the existing unit and ensure the area around the window is clear. Carefully remove the old AC unit by unfastening any securing hardware and disconnecting the electrical power and drainage hoses. Clean the window area to remove any debris or residue from the old installation. Install the new unit by positioning it in the window opening and securing it with the provided brackets or hardware. Connect the electrical power and any necessary drainage hoses, ensuring that the unit is level and properly sealed to prevent air leaks. Once installed, test the new AC unit to confirm that it operates correctly and efficiently. Finally, clean up the installation area, ensuring everything is in order and the unit is functioning as expected.		\$4,000.00
ID0000194	Replace Walk-in Shower Valve and/or Walk in Shower - Whispering Pines(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Shower Valves at \$400 each. If needed, replace valve and shower lining at \$2,000 each. Replacing a shower valve involves turning off the water supply, removing the old valve by disconnecting it from the water lines, and installing a new valve, including reattaching the handle and trim. After restoring the water supply, check for leaks and ensure proper function. If the entire shower needs replacement, turn off the water, dismantle the old shower fixtures and enclosure, and install a new shower base, walls, and fixtures. This includes ensuring all plumbing connections are secure and sealing the new installation to prevent leaks. Test the new components, clean up the area, and make any necessary repairs.		\$4,400.00
	AUTHORITY-WIDE (NAWASD)			\$19,200.00
ID0000149	Tenant Damages(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-	Repair of walls, ceilings, floors, windows, doors, plumbing, tub, sink, shower heads, cabinets, mirrors, electrical outlets, wiring, switch plates, appliances, smoke detectors. The contract will include lead based paint and asbestos mitigation if either are found.		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

(non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems)

ID0000156	Op Sub and Non-HUD Funds(Operations (1406))	Rental Revenue - \$346,000; Operating Subsidy - \$209,000; Levy - \$150,000. Expenses paid for with op sub or non-HUD funds. These line items are covered by Part 50 HUD's programmatic determination the following operation activities are not subject to further environmental review: Contract fees and salaries, PHA salary and benefits, office supplies, auditing & legal services, office rentals, phone, postage, travel, dues and subscriptions, HOA fees, training, meetings & conferences, cleaning supplies, municipal fees, maintenance supplies and services (plumbing, electrical, carpentry, painting, HVAC, water heater, elevator, washer/dryer, oven, fridge, microwave, etc), lawn care, snow removal, ground/site maintenance and improvements and utilities. Insurance - Property insurance for building, business personal property and business income. Deductible is \$5,000. Coverage also includes earthquake, deductible \$100,000, and flood, deductible \$25,000.		\$19,199.00
	Subtotal of Estimated Cost			\$81,103.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Tenant Damages(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)-	\$1.00
Op Sub and Non-HUD Funds(Operations (1406))	\$1.00
Subtotal of Estimated Cost	\$2.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Tenant Damages(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-	\$1.00
Op Sub and Non-HUD Funds(Operations (1406))	\$1.00
Subtotal of Estimated Cost	\$2.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Tenant Damages(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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-	\$1.00
Op Sub and Non-HUD Funds(Operations (1406))	\$22,100.00
Subtotal of Estimated Cost	\$22,101.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Tenant Damages(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-	\$1.00
Op Sub and Non-HUD Funds(Operations (1406))	\$12,101.00
Subtotal of Estimated Cost	\$12,102.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Tenant Damages(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior	\$1.00
Op Sub and Non-HUD Funds(Operations (1406))	\$19,199.00
Subtotal of Estimated Cost	\$19,200.00