

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 09/19/2023

Approved By: LADIAS, ELENY

Part I: Summary						
PHA Name : Housing Authority of the City of Bloomington, IL			Locality (City/County & State)			
PHA Number: IL051			<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 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
	AUTHORITY-WIDE	\$341,370.00	\$335,811.00	\$358,311.00	\$410,000.00	\$343,991.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)		\$1,185,000.00	\$700,000.00	\$900,000.00	\$500,000.00
	WOODHILL (IL051000003)	\$885,000.00	\$245,000.00	\$450,000.00	\$227,904.00	\$400,000.00
	HANDICAPPED UNITS (IL051000002)	\$90,000.00		\$185,000.00		\$121,820.00
	IWOODHILL NORTH (IL051000004)	\$455,000.00		\$72,500.00	\$227,907.00	\$400,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	1	2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$341,370.00
ID0195	Authority-Wide Improvements(Administration (1410)-Salaries,Administration (1410)-Other)	Administration: Salary, benefits, etc. Payroll, cell & benefits, work truck		\$100,000.00
ID0253	Authority-Wide Improvements(Contract Administration (1480)-Other)	architect and engineer		\$100,000.00
ID0254	Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	Maintenance training		\$5,000.00
ID0294	Authority-Wide Improvements(Operations (1406))	Maintenance Operations		\$136,370.00
	HANDICAPPED UNITS (IL051000002)			\$90,000.00
ID0248	AMP 2: John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	Irvin Apartments window replacement		\$90,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	1	2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	WOODHILL (IL051000003)			\$885,000.00
ID0249	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Exterior (1480)-Balconies and Railings)	Repair or replace concrete balconies and railings at Wood Hill Towers-South		\$450,000.00
ID0250	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Replace siding and porches at Wood Hill Family Apartments (9 buildings)		\$400,000.00
ID0280	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway flooring, Wood Hill Towers-South		\$35,000.00
	IWOODHILL NORTH (IL051000004)			\$455,000.00
ID0251	Wood Hill Towers-North(Non-Dwelling Exterior (1480)-Balconies and Railings)	Repair or replace concrete balconies and railings at Wood Hill Towers-North		\$250,000.00
ID0252	Wood Hill Towers-North(Non-Dwelling Interior (1480)-Other)	Replace concrete floor of shop area at Wood Hill Towers-North		\$150,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>1</b>	<b>2023</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0255	Wood Hill Towers-North(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway flooring, Wood Hill Towers-North			\$55,000.00
	Subtotal of Estimated Cost				\$1,771,370.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$335,811.00
ID0243	Authority-Wide Improvements(Administration (1410)-Other,Administration (1410)-Salaries)	Administration: Salary, benefits, etc. Payroll, cell & benefits, work truck		\$100,000.00
ID0260	Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	Staff training		\$5,000.00
ID0271	Authority-Wide Improvements(Contract Administration (1480)-Other)	Architect and Engineer		\$100,000.00
ID0295	Authority-Wide Improvements(Operations (1406))	Maintenance Operations		\$130,811.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$1,185,000.00
ID0256	Sunnyside, Evergreen, & Holton 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)-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,	Renovate unit interiors at Sunnyside		\$400,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0257	Sunnyside, Evergreen, & Holton Homes(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Replace siding and porch roofs at Holton and Evergreen		\$785,000.00
	WOODHILL (IL051000003)			\$245,000.00
ID0258	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace playground at Wood Hill family		\$120,000.00
ID0259	Wood Hill Family Apartments and Wood Hill Towers-South(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Replace fire alarm panel at WHT-South		\$72,500.00
ID0261	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway flooring, Wood Hill Towers-South		\$52,500.00
	Subtotal of Estimated Cost			\$1,765,811.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$358,311.00
ID0262	Authority-Wide Improvements(Administration (1410)-Salaries)	Administration: Salary, benefits, etc. Payroll, cell & benefits, work truck		\$100,000.00
ID0267	Authority-Wide Improvements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	architect and engineering		\$100,000.00
ID0268	Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	staff training		\$10,000.00
ID0269	Authority-Wide Improvements(Management Improvement (1408)-Other)	maintenance equipment purchase		\$17,500.00
ID0296	Authority-Wide Improvements(Operations (1406))	Maintenance Operations		\$130,811.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$700,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0263	Sunnyside, Evergreen, & Holton Homes(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace furnaces and install central air conditioning at Holton Homes		\$500,000.00
ID0272	Sunnyside, Evergreen, & Holton Homes(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace playground equipment at Holton Homes		\$100,000.00
ID0273	Sunnyside, Evergreen, & Holton Homes(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	asphalt parking lot repair/replace		\$100,000.00
	HANDICAPPED UNITS (IL051000002)			\$185,000.00
ID0264	John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace furnaces and install central air conditioning at John Kane Homes		\$100,000.00
ID0274	John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Repair or replace fence and retaining wall at Nierstheimer Apts.		\$50,000.00
ID0281	AMP 2: John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	replace windows		\$35,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	WOODHILL (IL051000003)			\$450,000.00
ID0265	Wood Hill Family Apartments and Wood Hill Towers-South(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace furnaces and install central air conditioning at Wood Hill Family Apartments		\$400,000.00
ID0275	Wood Hill Family Apartments and Wood Hill Towers-South(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway flooring, Wood Hill Towers-South		\$50,000.00
	IWOODHILL NORTH (IL051000004)			\$72,500.00
ID0266	Wood Hill Towers-North(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway flooring, Wood Hill Towers-North		\$22,500.00
ID0276	Wood Hill Towers-North(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical)	Replace fire alarm panel at Wood Hill Towers-North		\$50,000.00
	Subtotal of Estimated Cost			\$1,765,811.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$410,000.00
ID0282	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	salaries and related		\$130,000.00
ID0283	Architecture and engineering fees(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architecture and engineering fees		\$100,000.00
ID0284	Maintenance staff training(Management Improvement (1408)-Staff Training)	Maintenance staff training		\$10,000.00
ID0285	purchase maintenance equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase maintenance equipment		\$30,000.00
ID0293	Authority-Wide Improvements(Operations (1406))	operations		\$140,000.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$900,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0286	renovate unit interiors at Sunnyside(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate interiors at Sunnyside		\$400,000.00
ID0288	Furnace, A/C at Sunnyside and Evergreen(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Replace furnaces and install central air conditioning at Sunnyside and Evergreen		\$500,000.00
	WOODHILL (IL051000003)			\$227,904.00
ID0297	Window replacement at Wood Hill Towers-South(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)	Window replacement at Wood Hill Towers-South (phased)		\$200,000.00
ID0299	Replace water service lines in WHT-South(Dwelling Unit-Interior (1480)-Plumbing)	Replace water service lines in WHT -South (hallways)		\$27,904.00
	IWOODHILL NORTH (IL051000004)			\$227,907.00
ID0298	Window replacement at Wood Hill Towers-North(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)	Window replacement at Wood Hill Towers-North (phased)		\$200,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year      4                                  2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0300	Replace water service lines in WHT-North(Dwelling Unit-Interior (1480)-Plumbing)	Replace water service lines in WHT-North (hallways)		\$27,907.00
	Subtotal of Estimated Cost			\$1,765,811.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year   5                                  2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$343,991.00
ID0301	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	salary, benefits, and related administrative expenses		\$130,000.00
ID0302	Architecture and engineering fees(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architecture and engineering fees		\$20,000.00
ID0303	Maintenance staff training(Management Improvement (1408)-Staff Training)	Maintenance staff training		\$10,000.00
ID0304	Purchase maintenance equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase maintenance equipment		\$30,000.00
ID0305	Maintenance Operations(Operations (1406))	Maintenance operation expenses		\$153,991.00
	WOODHILL (IL051000003)			\$400,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0306	Window replacement at Wood Hill Towers-South(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)	Window replacement at Wood Hill Towers-South (phased)		\$400,000.00
	IWOODHILL NORTH (IL051000004)			\$400,000.00
ID0307	Window replacement at Wood Hill Towers-North(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)	Window replacement at Wood Hill Towers-North (phased)		\$400,000.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$500,000.00
ID0308	Renovate unit interiors at Sunnyside(Dwelling Unit-Interior (1480)-Electrical,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)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Renovate units interiors at Sunnyside Court		\$500,000.00
	HANDICAPPED UNITS (IL051000002)			\$121,820.00
ID0309	Parking lot resealing at Nierstheimer, Irvins, McGraw Apts.(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Parking lot resealing and related work at Nierstheimer, Irvin, and McGraw Apartments		\$121,820.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Authority-Wide Improvements(Administration (1410)-Salaries,Administration (1410)-Other)	\$100,000.00
Authority-Wide Improvements(Contract Administration (1480)-Other)	\$100,000.00
Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	\$5,000.00
Authority-Wide Improvements(Operations (1406))	\$136,370.00
Subtotal of Estimated Cost	\$341,370.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Authority-Wide Improvements(Administration (1410)-Other,Administration (1410)-Salaries)	\$100,000.00
Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	\$5,000.00
Authority-Wide Improvements(Contract Administration (1480)-Other)	\$100,000.00
Authority-Wide Improvements(Operations (1406))	\$130,811.00
Subtotal of Estimated Cost	\$335,811.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Authority-Wide Improvements(Administration (1410)-Salaries)	\$100,000.00
Authority-Wide Improvements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Authority-Wide Improvements(Management Improvement (1408)-Other)	\$17,500.00
Authority-Wide Improvements(Operations (1406))	\$130,811.00
Subtotal of Estimated Cost	\$358,311.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$130,000.00
Architecture and engineering fees(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Maintenance staff training(Management Improvement (1408)-Staff Training)	\$10,000.00
purchase maintenance equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$30,000.00
Authority-Wide Improvements(Operations (1406))	\$140,000.00
Subtotal of Estimated Cost	\$410,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$130,000.00
Architecture and engineering fees(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Maintenance staff training(Management Improvement (1408)-Staff Training)	\$10,000.00
Purchase maintenance equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$30,000.00
Maintenance Operations(Operations (1406))	\$153,991.00
Subtotal of Estimated Cost	\$343,991.00