

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG PHA Number: FL002			Locality (City/County & State) <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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	DISSTON PLACE (FL002000002)	\$797,360.00	\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00
	AUTHORITY-WIDE	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$797,360.00
ID0000061	PNA for Public Housing(Contract Administration (1480)-Other Fees and Costs)	Conduct a Psychological Needs Assessment for Public Housing		\$15,000.00
ID0029	Interior/Exterior Unit Rehab/Site Work(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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$594,000.00
ID0030	1406 Operations(Operations (1406))	Operations		\$149,360.00
ID0040	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0052	Safe Key System(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Maintain keys		\$12,000.00
ID0053	Training (Management Improvement (1408)-Staff Training)	training for REAC/PHAS for public housing staff		\$6,000.00
ID0054	Training (Management Improvement (1408)-Staff Training)	training for REAC/PHAS for public housing staff		\$6,000.00
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0039	Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$842,360.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0041	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,RAD Funds Pre Closing (1480),Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution)	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$109,000.00
ID0042	1406 Operations(Operations (1406))	Operations		\$75,000.00
ID0045	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0055	Training (Management Improvement (1408)-Staff Training)	training for REAC/PHAS for public housing staff		\$6,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0047	Interior/Exterior Unit Rehab/Site Work(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480),Dwelling Unit-Interior (1480)-Appliances)	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$109,000.00
ID0049	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0051	1406 Operations(Operations (1406))	Operations		\$75,000.00
ID0056	Training (Management Improvement (1408)-Staff Training)	training for REAC/PHAS for public housing staff		\$6,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0050	Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0037	Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0058	1406 Operations(Operations (1406))	Operations		\$205,000.00
	Subtotal of Estimated Cost			\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0059	1406 Operations(Operations (1406))	Operations		\$205,000.00
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0060	Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$250,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector or Construction Inspector Services(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00