

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Capital Fund Program - Five- Year Action Plan

Part I: Summary PHA Name: City of Glendale Housing Authority PHA Number: AZ003	Locality (City/County & State) IX) Original 5-Year Plan Revised 5-Year Plan (Revision No:)
--	---

	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
A.	GLENDALE HOMES (AZ003000001)	\$250,000 00	\$250,000 00	\$250,000 00	\$250,000 00	\$250,000 00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)	
Work Statement for Year	1 2019

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$250,000.00
TD0001	Replace the Security screens and windows (Non-Dwelling Exterior (1480)-Windows)	Replace the screens and windows in Glendale Homes and Lamar Homes as needed. (200 in all)		\$65,000.00
ID0002	Repair/Paint Perimeter Walls (Dwelling Unit-Site Work (1480)-Fence Painting)	Repair and Paint perimeter walls at Lamar and Glendale Homes		\$10,000.00
ID0003	Parking Lot Curbing (Non-Dwelling Site Work (1480)-Curb and Gutter)	Repair parking lot curbing and barricades at Lamar homes		\$19,000.00
ID0005	Exterior Dwelling Repair (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Siding)	Exterior wall repair for stucco damage at Lamar and Cholla Vista		\$68,000.00
100016	Sidewalk Widening (Dwelling Unit-Site Work (1480)-Other)	Widen the sidewalk at Lamar Homes for ADA wheelchair accessibility		\$20,000.00
ID0017	Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replace 10 appliances to include washer, dryer, stove and refrigerator		\$8,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	I	2019

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	Upgrade File Room Security (Non-Dwelling Interior (1480)-Administrative Building, On-Dwelling Interior (1480)-Storage Area)	Upgrade the storage room fix Public Housing file security		\$10,000.00
11) (1019	Operations (Operations (1406))	To help in the cost of public housing unit transfers based on unforeseen damages to a unit.		\$30,000.00
100020	Administration (1410)-Salaries)	Salaries and Benefits for the Bldg. Maintenance Supervisor working with construction contractors on the remodeling of units.		\$10,000.00
ID0021	Management Improvements (Management Improvement (1408)-Staff Training)	Training for the Public Housing staff on new regulations and procedures.		\$3,000.00
ID0022	Admin Bldg. Maintenance (Non-Dwelling Interior (1480)-Administrative Building)	New A/C Units for the Admin Building		\$7,000.00
	Subtotal of Estimated Cost			\$250,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)	
Work Statement for Year	2 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$250,000.00
ID0023	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping, Tree Trimming, and Tree Removal as needed.		\$10,000.00
ID0024	Dwelling Site Electrical (Dwelling Unit-Exterior (1480)-Other)	Upgrade Electrical Panels on buildings		\$35,000.00
ID0025	Carbon Monoxide Smoke Detectors (Dwelling Unit-Interior (1480)-Other)	Purchase and install carbon monoxide smoke detectors in 155 units		\$11,000.00
ID0026	Gutters for Drainage Control (Dwelling Unit-Exterior (1480)-Gutters -Downspouts)	Add rain gutters to buildings for drainage control		\$20,000.00
ID0027	Appliances (Dwelling Unit-Interior (1480)-Appliances)	Ten appliances in units to include washer, dryer, dishwasher, stove and refrigerator		\$8,000.00
ID0028	Sidewalk Widening (Dwelling Unit-Site Work (1480)-Other)	Additional sidewalk extensions at Lamar Homes		\$60,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0029	Flooring (Dwelling Unit Interior (1480) - Flooring (non-routine))	Replace carpet in units with ceramic tile in ten units		\$10,000.00
ID0030	Interior & Exterior Painting (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Interior and Exterior Painting as needed that is more than a unit turnaround		\$43,000.00
ID0031	Fees (Contract Administration (1480)-Other Fees and Costs)	Design work from a consultant on dwelling site improvements.		\$20,000.00
ID0032	Maintenance Equipment I Operations (1406)	Update the outdated maintenance flatbed trailer		\$7,000.00
ID0033	Operations (1406)	To help in the cost of the Public housing unit transfer due to foreseen damages. Expenses could include storage, deposits, and other necessary costs.		\$13,000.00
ID0034	Administration (Administration (1410)-Salaries)	Salaries and benefits for the Bldg. Maintenance Supervisor working with the construction contractor at 2SS hours out of 2080 (13%) and calculated at 39.17 per hour.		\$10,000.00
ID0035	Management Improvement (1408) -Staff Training)	Training for Staff and Maintenance		\$3,000.00
	Subtotal of Estimated Cost			\$250,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	3	2021	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$250,000.00
ID0036	Appliances (Dwelling Unit-Interior (1480)-Appliances)	Replacement of Refrigerators, Stoves and Dishwashers as needed		\$30,000.00
ID0037	HVAC Dwelling Unit-Exterior (1480)-Other)	Replace up to five heating/ air conditioning units as needed		\$19,000.00
ID0038	STUCCO REPAIR (Dwelling Unit-Site WOO< (1480)-Fence Painting}	Pony Wall repair and paint at Glendale Homes		\$25,000.00
ID0039	DWELLING CABINET AND COUNTER TOPS (Dwelling Unit-Interior (1480)-K itches Cabinets)	Update and Remodel Kitchen cabinets and countertops in five units		\$15,000.00
ID0040	STAIR CASE FLOORING AND HANDRAILS (Dwelling Unit-Interior (1480)-Flooring (non-routine))	Replace stair flooring and the handrails at twelve two story units at Cholla Vista		\$10,000.00
ID0041	PAINTING AND GABLE REPAIR (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior painting and gable "Id repair on 23 building.> at Lamar Homes		\$75,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COMMON AREA BENCHES AND GRILLS (Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Playground Areas - Equipment, On-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replacing ten concrete picnic benches and barbecue grills in common areas		\$15,000.00
ID0042	BATHROOM REMODELS (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks Unit-Interior (1480)-Bathroom Flooring (non-cyclical), Dwelling Unit-Interior (1480)- Commodes, -Interior (1480) Flooring (non-routine), Dwelling Unit-Interior (1480)- Interior Painting (non-routine), Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480) Tubs and Showers)	Six bathrooms to be remodeled to include tile, pedestal, toilet, fixtures, cabinets and shower surrounds		\$20,000.00
ID0043	OPERATIONS (Operations (1406))	To help in the cost of the public housing unit transfers based on unforeseen damages to a unit. Funds will help pay for storage, deposits and necessary items for the tenant being transferred.		\$30,000 00
ID0044	COPIER (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New copier for front office. Public Housing share.		\$8,000 .00
ID0045	Training (Management Improvement (1408)-Staff Training)	Staff training on new regulations and maintenance repair.		\$3,000.00
ID0046	Subtotal of Estimated Cost			\$250,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	4	2022	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALDE HOMES (AZ0030000001)			\$250,000.00
ID0047	TRAINING (Management Improvement (1408)-Staff Training)	Training for maintenance staff in EPA issues		\$3,000.00
ID0048	TREE TRIMMING AND PRUNING (Non-Dwelling Site Work (1480)-Landscape)	Tree trimming and pruning on Lamar and Glendale Home properties.		\$10,000.00
ID0049	OPERATIONS (Operations (1406))	To help in the cost of the public housing unit transfers based on unforeseen		\$15,000.00
ID0050	Fire Stops (Dwelling Unit-Interior (1480)-Other)	fire stops to be installed under the range hoods of 155 units. The fire stops are a fire suppressor.		\$14,500.00
ID0051	HVAC (Dwelling Unit-Exterior (1480)-Other)	Replace up to all additional four air conditioning units as needed between all three sites.		\$15,000.00
ID0052	Exterior Mechanical Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace 25 exterior doors (metal) at Lamar and Glendale Homes		\$15,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	Plumbing Replacement & Repair (Non-Dwelling Interior (1480)-Administrative Building)	Installing new water supply lines and new drains for one kitchen at main office.		\$15,000.00
ID0054	Roof Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement at Glendale, Lamar and Cholla Vista properties.		\$50,000.00
ID0055	LIGHT FIXTURES (Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Interior (1480)- Other)	Wall and ceiling interior and exterior as needed at all three sites		\$9,000.00
ID0056	APPLIANCES (Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, dishwashers, washers and dryers as needed at the three sites.		\$35,000.00
ID0057	WATER HEATERS (Dwelling Unit- (1480)-Plumbing)	Replace water heaters in units as needed		\$7,000.00
ID0058	GARBAGE DISPOSALS (Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals as needed in units at three sites.		\$4,000 .00
ID0059	MAINTENANCE EQUIPMENT TOOLS (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase of two Bed Bug Heaters		\$5,000.00

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	4	2022	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0060	UNIT UPGRADE TO ADA (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-interior (1480)-Commodes, Dwelling Unit-Interior (1480)-interior Doors, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-interior(1480)-Tubs and Showers)	Upgrade to unit at Cholla Vista for an additional ADA Unit.		\$52,500.00
	Subtotal of Estimated Cost			\$250,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LENDALE HOMES (AZ003000001)			\$250,000.00
ID0054	Stucco Repair (Dwelling Unit-Site Work (1480) Fence Painting	Pony Wall Repairs and Paint at Lamar and Glendale Homes		\$20,000.00
ID0055	HVAC Dwelling Unit-Interior (1480) Other	Replace 5 units throughout the Lamar and Glendale Housing Communities.		\$22,000.00
ID0056	APPLIANCES (Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, dishwashers, washers and dryers as needed at the three sites.		\$40,000.00
ID0057	WATER HEATERS (Dwelling Unit-(1480)-Plumbing)	Replace water heaters in units as needed		\$7,000.00
ID0058	GARBAGE DISPOSALS (Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals as needed in units at three sites.		\$4,000.00
ID0059	MAINTENANCE EQUIPMENT TOOLS (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	New Trailer		\$10,000.00
ID0060	Common Areas (Dwelling Unit-exterior (1480)	New Barbeque Grills for Picnic Areas	18	\$10,800.00

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	Operations (Operations (1406))	Replace iPad and cell phones for maintenance staff		\$8,000.00
ID0062	Operations (Operations (1406))	To help in the cost of public housing unit transfers based on unforeseen damages to a unit.		\$30,000.00
ID0063	Administration (1410)-Salaries	Salaries and Benefits for the Bldg. Maintenance Supervisor working with construction contractors on the remodeling of units.		\$10,000.00
ID0064	Management Improvements (Management Improvement (1408)-Staff Training)	Training for the Public Housing staff on new regulations and procedures.		\$5,000.00
ID0065	Admin Bldg. Maintenance (Non-Dwelling Interior (1480)-Administrative Building)	Install a new kitchen sink, cabinets and counter tops. Run new water lines and drain pipe.		\$10,000.00
ID0066	New Canopies Over Common Areas (Unit Dwelling-Exterior (1480)	Canopies over common areas/picnic areas		\$73,200.00
	Subtotal of Estimated Cost			\$250,000.00