

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Jonesboro Urban Renewal HA			Locality (City/County & State)			
PHA Number: AR131			<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
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)	\$398,458.00	\$379,458.00	\$429,458.00	\$161,458.00	\$339,458.00
	IMBODEN (AR131000004)	\$103,000.00	\$112,000.00	\$72,000.00	\$20,000.00	\$117,000.00
	AUTHORITY-WIDE	\$65,500.00	\$75,500.00	\$65,500.00	\$385,500.00	\$110,500.00

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
ID0220	Kitchen and Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovation of kitchens and bathrooms of selective units as needed. This includes upper/lower kitchen cabinets, countertops, sink, plumbing fixtures, bathroom shower/bath, plumbing fixtures, vanities, etc.		\$50,000.00
ID0221	Partial Rehab (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 4 dwelling units.		\$94,817.00
ID0222	H.C. Unit Remodel(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian	Remodel a unit for handicapped accessibility.		\$10,000.00
ID0223	Replace back door lights(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace the lights at the rear of the buildings with LED.		\$7,000.00
ID0225	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$15,000.00
ID0234	Operations(Operations (1406))	public housing operations		\$53,063.50

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
	IMBODEN (AR131000004)			\$103,000.00
ID0211	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$7,000.00
ID0226	Unit remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Full rehab of approximately a unit at Imboden Development		\$25,000.00
ID0228	Operations(Operations (1406))	Imboden public housing		\$20,000.00
ID0229	Electrical Upgrades(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Upgrade the electrical service to and inside the dwelling units (feeds, panel box upgrades, new outlets/GFI's, etc.)		\$13,000.00
ID0230	Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$14,000.00
ID0231	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$12,000.00

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
ID0232	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
	AUTHORITY-WIDE (NAWASD)			\$65,500.00
ID0212	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0213	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
ID0214	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0215	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0216	Site Improvements(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Tree trimming, tree removal, stump grinding, landscaping, etc.		\$5,000.00

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
ID0218	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$20,000.00
ID0219	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
ID0333	Fencing(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Additional or replacement fencing		\$5,000.00
	Subtotal of Estimated Cost			\$566,958.00

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
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$379,458.00
ID0233	Debt Service(Loan Debt Obligation (9002))	CFPP Payment		\$59,577.50
ID0235	Operations(Operations (1406))	public housing operations		\$52,063.50
ID0236	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00
ID0237	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0238	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$24,000.00
ID0239	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$10,000.00

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
ID0240	Convert Gas to Electric(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Convert gas ranges and water heaters at Goff and Scattered Sites to electric.		\$20,000.00
ID0249	Kitchen and Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to the kitchens and bathrooms of selective units as needed. This includes kitchen upper/lower cabinets, countertops, sinks, plumbing fixtures, showers, bath tubs, bathroom fixtures/plumbing fixtures, vantages,etc.		\$60,000.00
ID0250	Partial Rehab (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 3 dwelling units.		\$79,817.00
ID0251	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$25,000.00
	IMBODEN (AR131000004)			\$112,000.00
ID0241	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$12,000.00
ID0252	Operations(Operations (1406))	Imboden public housing		\$20,000.00

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
ID0253	Unit remodel(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)-Commodes,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)	Full rehab of approximately a unit at Imboden Development		\$25,000.00
ID0254	Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$15,000.00
ID0255	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$20,000.00
ID0256	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$75,500.00
ID0242	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0243	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00

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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
ID0244	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0245	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$20,000.00
ID0247	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$20,000.00
ID0248	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
ID0336	Site Improvements(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming, tree removal, stump grinding, landscaping, etc.		\$10,000.00
	Subtotal of Estimated Cost			\$566,958.00

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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
	IMBODEN (AR131000004)			\$72,000.00
ID0264	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$5,000.00
ID0275	Operations(Operations (1406))	Imboden public housing		\$20,000.00
ID0276	Unit remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Full rehab of approximately 1 unit at Imboden Development		\$25,000.00
ID0277	Bathroom Renovations(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$5,000.00
ID0278	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$5,000.00
ID0279	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00

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
	AUTHORITY-WIDE (NAWASD)			\$65,500.00
ID0265	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0266	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
ID0267	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0268	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0270	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$20,000.00
ID0271	Plumbing Fixture Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00

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)			\$385,500.00
ID0311	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0312	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
ID0313	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0315	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0316	Window Replacement with Security Window Screens(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Replacement of existing windows in Jonesboro and/or Imboden as needed. Also includes security window screens.		\$250,000.00
ID0317	Electric Panel Upgrade(Dwelling Unit-Interior (1480)-Electrical)	Replace existing electrical panel boxes with new.		\$95,000.00

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
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$339,458.00
ID0263	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$10,000.00
ID0274	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$20,000.00
ID0293	Debt Service(Loan Debt Obligation (9002))	CFFP Payment		\$59,577.50
ID0294	Operations(Operations (1406))	public housing operations		\$52,063.50
ID0295	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0296	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00

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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
ID0297	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$15,000.00
ID0299	Kitchen and Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to the kitchens and bathrooms of selective units as needed. This includes kitchen upper/lower cabinets, countertops, sinks, plumbing fixtures, showers, bath tubs, bathroom fixtures/plumbing fixtures, vantages,etc.		\$54,000.00
ID0300	Partial Rehab (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 3 dwelling units.		\$79,817.00
	AUTHORITY-WIDE (NAWASD)			\$110,500.00
ID0269	Site Improvements(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Water line replacement		\$10,000.00
ID0280	Non-Dwelling Building Improvements(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-	Repairs/Renovations as needed to existing non-dwelling buildings in either Jonesboro or Imboden or both.		\$5,000.00

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
	Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
ID0281	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Painting as needed		\$10,000.00
ID0282	Interior Building Improvements(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)	Repairs/Renovations to the interiors of the units in either city as needed.		\$15,000.00
ID0283	Exterior Building Improvements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	Repairs/Renovations to the exterior of the buildings in either city as needed.		\$15,000.00
ID0286	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00

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
ID0288	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0289	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0291	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$20,000.00
ID0292	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
ID0327	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
	IMBODEN (AR131000004)			\$117,000.00
ID0302	Operations(Operations (1406))	Imboden public housing		\$20,000.00

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
ID0303	Unit remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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	Full rehab of approximately 1 unit at Imboden Development		\$25,000.00
ID0304	Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$10,000.00
ID0305	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$15,000.00
ID0306	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$10,000.00
ID0307	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
ID0331	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware at Imboden		\$5,000.00
ID0332	Security Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Install security screen doors at Imboden.		\$20,000.00

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	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Site Improvements(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	\$5,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$20,000.00

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
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$5,000.00
Fencing(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	\$5,000.00
Subtotal of Estimated Cost	\$65,500.00

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	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$20,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$20,000.00
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$5,000.00

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
Site Improvements(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Landscape)	\$10,000.00
Subtotal of Estimated Cost	\$75,500.00

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	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$20,000.00
Plumbing Fixture Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$5,000.00

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
Site Improvements(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	\$10,000.00
Subtotal of Estimated Cost	\$65,500.00

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	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Window Replacement with Security Window Screens(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	\$250,000.00
Electric Panel Upgrade(Dwelling Unit-Interior (1480)-Electrical)	\$95,000.00

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
Site Improvements(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	\$10,000.00
Subtotal of Estimated Cost	\$385,500.00

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	
Site Improvements(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	\$10,000.00
Non-Dwelling Building Improvements(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells	\$5,000.00
Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	\$10,000.00
Interior Building Improvements(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	\$15,000.00
Exterior Building Improvements(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-	\$15,000.00
Advertisement(Administration (1410)-Other)	\$2,500.00

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
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$20,000.00
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$5,000.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Subtotal of Estimated Cost	\$110,500.00