

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Irvington Housing Authority		Locality (City/County & State)				
PHA Number: NJ037		<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	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
	AUTHORITY-WIDE	\$640,321.32	\$594,682.32	\$599,983.89	\$594,433.60	\$598,134.08
	CAMPTOWN GARDENS (NJ037000001)	\$509,184.36	\$166,615.68	\$111,314.11	\$45,000.00	\$64,787.00
	CAMPTOWN GARDENS (NJ037000002)	\$171,477.66	\$40,000.00	\$60,000.00	\$156,864.40	\$64,787.00
	CAMPTOWN GARDENS (NJ037000003)	\$187,252.66	\$40,000.00	\$70,000.00	\$45,000.00	\$113,589.92

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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
	AUTHORITY-WIDE (NAWASD)			\$640,321.32
ID0001	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	System Improvement other		\$59,246.00
ID0002	Administration (Administration (1410)-Salaries)	Administration (1410) Salaries		\$53,711.00
ID0003	Operations(Operations (1406))	Operations ((1406)		\$45,639.00
ID0004	Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	Bond Debt Service (for FY 2019)		\$390,447.32
ID0005	Contract Administration(1480)-other(Contract Administration (1480)-Other)	A & E Services Modernization		\$91,278.00
	CAMPTOWN GARDENS (NJ037000001)			\$509,184.36

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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
ID0006	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrade		\$95,000.00
ID0007	Apt Upgrade(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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 Bathroom Flooring (non cyclical)Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$20,000.00
ID0008	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$27,953.33
ID0009	Roofs(Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Roofs		\$147,697.76
ID0010	fire suppression system, boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash	Non-Dwelling Construction - Mechanical (1480) fire suppression system, boiler, trash compactor, other		\$218,533.27
	CAMPTOWN GARDENS (NJ037000002)			\$171,477.66
ID0011	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrade		\$50,000.00

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
ID0012	Apt Upgrade(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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 Bathroom Flooring (non cyclical)Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$26,255.00
ID0013	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$27,953.33
ID0014	Roofs(Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Roofs		\$35,000.00
ID0015	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Unit-Interior (1480) Appliances, plumbing		\$10,000.00
ID0016	fire suppression system, boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Non-Dwelling Construction - Mechanical (1480) fire suppression system, boiler		\$22,269.33
	CAMPTOWN GARDENS (NJ037000003)			\$187,252.66
ID0017	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrade		\$50,000.00

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
ID0018	Apt Upgrade(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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 Bathroom Flooring (non cyclical)Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$20,000.00
ID0019	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$27,953.33
ID0020	Roofs(Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Roofs		\$57,030.00
ID0021	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Unit-Interior (1480) Appliances, plumbing		\$10,000.00
ID0022	fire suppression system, boiler(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Non-Dwelling Construction - Mechanical (1480) fire suppression system, boiler		\$22,269.33
	Subtotal of Estimated Cost			\$1,508,236.00

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
	AUTHORITY-WIDE (NAWASD)			\$594,682.32
ID0023	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvement other, staff training		\$59,246.00
ID0024	Administration (Administration (1410)-Salaries)	Administration (1410) Salaries		\$53,711.00
ID0025	Operations(Operations (1406))	Operations ((1406))		\$45,639.00
ID0026	Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	Bond Debt Service (for FY 2019)		\$390,447.32
ID0027	Contract Administration(1480)-other(Contract Administration (1480)-Other)	A & E Services Modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$166,615.68

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
ID0028	BUILDING FACADE(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting)	Non-Dwelling Exterior (1480)balconies and railings, landings,lighting		\$40,000.00
ID0029	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrade		\$126,615.68
	CAMPTOWN GARDENS (NJ037000002)			\$40,000.00
ID0030	BUILDING FACADE(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting)	Non-Dwelling Exterior (1480)balconies and railings, landings,lighting		\$40,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$40,000.00
ID0031	BUILDING FACADE(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting)	Non-Dwelling Exterior (1480)balconies and railings, landings,lighting		\$40,000.00
	Subtotal of Estimated Cost			\$841,298.00

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
	AUTHORITY-WIDE (NAWASD)			\$599,983.89
ID0032	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvement other, staff training		\$59,246.00
ID0033	Administration (Administration (1410)-Salaries)	Administration (1410) Salaries		\$53,711.00
ID0034	Operations(Operations (1406))	Operations ((1406)		\$45,639.00
ID0035	Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	Bond Debt Service (for FY 2019)		\$395,748.89
ID0036	Contract Administration(1480)-other(Contract Administration (1480)-Other)	A & E Services Modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$111,314.11

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0037	Apt Upgrad(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$81,314.11
ID0038	ROOF & GUARDRAIL UPGRADE(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Roofs)	Non-Dwelling Exterior (1480)Balconies and Railings Roofs		\$30,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$60,000.00
ID0039	Apt Upgrad(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Bathroom Counters and Sinks,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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$30,000.00

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
ID0040	ROOF & GUARDRAIL UPGRADE(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Balconies and Railings)	Non-Dwelling Exterior (1480)Balconies and Railings Roofs		\$30,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$70,000.00
ID0041	Apt Upgrad(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing <u>Tubs and Showers</u>		\$40,000.00
ID0042	ROOF & GUARDRAIL UPGRADE(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Roofs)	Non-Dwelling Exterior (1480)Balconies and Railings Roofs		\$30,000.00
	Subtotal of Estimated Cost			\$841,298.00

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
	AUTHORITY-WIDE (NAWASD)			\$594,433.60
ID0043	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvement other, staff training		\$59,246.00
ID0044	Administration (Administration (1410)-Salaries)	Administration (1410) Salaries		\$53,711.00
ID0045	Operations(Operations (1406))	Operations ((1406))		\$45,639.00
ID0046	Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	Bond Debt Service (for FY 2019)		\$390,198.60
ID0047	Contract Administration(1480)-other(Contract Administration (1480)-Other)	A & E Services Modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$45,000.00

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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
ID0048	Apt Upgrad(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$45,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$156,864.40
ID0049	Apt Upgrad(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$45,000.00
ID0051	PLUMBING IMPROVEMENTS(Contract Administration (1480)-Other)	Contract Administration (1480)other		\$111,864.40

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAMPTOWN GARDENS (NJ037000003)			\$45,000.00
ID0050	Apt Upgrade(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$45,000.00
	Subtotal of Estimated Cost			\$841,298.00

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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
	AUTHORITY-WIDE (NAWASD)			\$598,134.08
ID0052	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvement other, staff training		\$59,246.00
ID0053	Administration (Administration (1410)-Salaries)	Administration (1410) Salaries		\$53,711.00
ID0054	Operations(Operations (1406))	Operations ((1406)		\$45,639.00
ID0055	Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	Bond Debt Service (for FY 2019)		\$393,899.08
ID0056	Contract Administration(1480)-other(Contract Administration (1480)-Other)	A & E Services Modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$64,787.00

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
ID0057	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$25,000.00
ID0058	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator upgrade		\$14,787.00
ID0059	Apt Upgrade(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$25,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$64,787.00
ID0060	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	SITE IMPROVEMENT(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Non-Dwelling Exterior (1480)Balconies and Railings Landings and Railings Paint and Caulking		\$20,000.00
ID0062	Apt Upgrade(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$19,787.00
	CAMPTOWN GARDENS (NJ037000003)			\$113,589.92
ID0063	COMMON AREA UPGRADE(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs)	Non-dwelling Exterior (1480) Doors, lighting, roofs		\$25,000.00
ID0064	SITE IMPROVEMENT(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Balconies and Railings)	Non-Dwelling Exterior (1480)Balconies and Railings Landings and Railings Paint and Caulking		\$9,787.00

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
ID0065	Apt Upgrade(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)-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 Bathroom Flooring (non cyclical) Call-for-Aid Systems Commodes Electrical Flooring (non routine) Interior Doors Interior Painting (non routine) Kitchen Cabinets Kitchen Sinks and Faucets Mechanical Other Plumbing Tubs and Showers		\$25,000.00
ID0066	Boiler Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Non-Dwelling Construction - Mechanical (1480)		\$53,802.92
	Subtotal of Estimated Cost			\$841,298.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration (Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	\$390,447.32
Contract Administration(1480)-other(Contract Administration (1480)-Other)	\$91,278.00
Subtotal of Estimated Cost	\$640,321.32

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration (Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	\$390,447.32
Contract Administration(1480)-other(Contract Administration (1480)-Other)	\$45,639.00
Subtotal of Estimated Cost	\$594,682.32

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration (Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	\$395,748.89
Contract Administration(1480)-other(Contract Administration (1480)-Other)	\$45,639.00
Subtotal of Estimated Cost	\$599,983.89

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration (Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	\$390,198.60
Contract Administration(1480)-other(Contract Administration (1480)-Other)	\$45,639.00
Subtotal of Estimated Cost	\$594,433.60

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration (Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation (9001)(Bond Debt Obligation (9001))	\$393,899.08
Contract Administration(1480)-other(Contract Administration (1480)-Other)	\$45,639.00
Subtotal of Estimated Cost	\$598,134.08