

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 03/26/2025

Approved By: HUGHES, MATTHEW

Part I: Summary						
PHA Name : Manitowoc Housing Authority		Locality (City/County & State)				
PHA Number: WI024		<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	MANITOU MANOR (WI024000001)	\$278,752.00	\$233,721.00	\$233,721.00	\$233,721.00	\$233,721.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MANITOU MANOR (WI024000001)			\$278,752.00
ID000074	Garden shed Roof(Non-Dwelling Exterior (1480)-Roofs)	Remove the roof shingles from the garden shed and dispose of them. Replace the roof with new shingles. There are no known environmental hazards, but if any are encountered, they will be remediated. Per PNA		\$10,000.00
ID0007	Air Handling Units and Comprehensive study(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Air Handling Units and System Comprehensive study. Commission a comprehensive study and possible redesign for air handling, and air conditioning the common areas of the building. This is not meant to replace the AHUs or the condensing units, but to determine if there are ways to get the system to function as a whole rather than as a bunch of parts. Per PNA		\$24,391.00
ID0031	Lawn & Grounds(Non-Dwelling Site Work (1480)-Landscape)	Commission a professional redesign of planter bed and landscape areas. Design planter beds for minimal maintenance. Correct areas that are too steep for planter beds or gravel (for example, adjacent to exterior stairs east of main entrance) by adding a retaining wall, boulders or other means to eliminate erosion and minimize any future maintenance. Hire landscape work to be done by a qualified professional landscaping contractor. Per PNA. Plant new trees around the property. Will follow the city code. No known environmental hazards, but if encountered, will be remediated.		\$10,000.00
ID0032	Remove Trees(Non-Dwelling Site Work (1480)-Landscape)	Remove hazardous or diseased trees around the property. Dispose of the trees per city code. There are no known environmental hazards, but if encountered will remediate.		\$2,000.00
ID0001	Operations(Operations (1406))	Office supplies, maintenance supplies for unit turnover, cleaning supplies for common areas & units, general maintenance supplies for building grounds.		\$8,430.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0014	Modernization of office(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Administrative Building)	Remodel the office to current standards. The remodeling will include relocating the office door, new office flooring, lighting, and counter. Install safety glass. Check all plumbing and electrical throughout the entire office and upgrade as needed. Replace all interior, exterior doors and closet doors, including hardware as needed. Paint the interior and exterior as needed. Replace the bathroom sink, toilet, and flooring that is located inside the office bathroom. We will check for lead and asbestos and will remediate if needed.		\$63,900.00
ID0015	Replace mailboxes (Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace the original mailboxes with new mailboxes. Will dispose of old mailboxes per city code. No known environmental hazards, but if encountered will remediate.		\$35,031.00
ID0038	Replace common area flooring(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring)	Remove the old flooring and replace the common area flooring in the lobby, in front of the office, and in the rec room. Dispose of the old flooring according to city code. No known environmental hazards are present, but any encountered will be remediated.		\$35,000.00
ID0039	Parcel boxes (Non-Dwelling Exterior (1480)-Mail Facilities)	Add new parcel boxes for mail packages that are up to the US postal service standards. No known environmental hazards, but if encountered will remediate.		\$20,000.00
ID0055	Architects and Engineers(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for architects and engineers.		\$30,000.00
ID000073	Air conditioner condensing units for common areas(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Remove and replace air conditioning condensing units for the common areas of the building. Replace the condensing units with new condensing units. There are no known environmental hazards; however, if any are encountered during the process, please address and remediate them accordingly.		\$40,000.00
	Subtotal of Estimated Cost			\$278,752.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MANITOU MANOR (WI024000001)			\$233,721.00
ID0000061	Replace EPDM roofs(Non-Dwelling Exterior (1480)-Roofs)	Remove and dispose of rubber roofing membrane and replace EPDM roof over community room and small EPDM roofs at west and northeast fire escapes. Per PNA. No known environmental hazards, but if encountered will remediate.		\$50,000.00
ID0000062	Parking Lot/Driveway(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Seal cracks in pavement if cracks have developed. Have the parking lot professionally re-stripped. Per PNA. Re-stripe parking lot.		\$6,084.00
ID0000065	Switchgear and associated panels(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Remove the original building switchgear and replace it along with the associated panels, conduit, and wiring to the meter and sub panels with new equipment. There are no known environmental hazards; however, if any are encountered, they will be remediated. Per PNA.		\$61,832.00
ID0002	Operations(Operations (1406))	Office supplies, maintenance supplies for unit turnover, cleaning supplies for common areas & units, general maintenance supplies for building grounds.		\$10,000.00
ID0033	Replace gutters & downspouts (Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace gutters & downspouts on EPDM roof over the community room and small EPDM roofs at the west and northeast fire escapes. Will dispose of the gutters & downspouts per city code. There are no known environmental hazards, but if encountered will remediate.		\$45,000.00
ID0050	Air Handling Units(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Implement mechanical upgrades or changes necessary to get the AHUs/Make up air units, air conditioning condensers, and other components or equipment working as necessary for a full and functional system rather than as separate components. Per PNA		\$40,805.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MANITOU MANOR (WI024000001)			\$233,721.00
ID0000066	Building lighting upgrade(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Remove fluorescent lighting in laundry room, dining room, rec room, and public restrooms. Replace with new LED fixtures and lighting. In Rec room reroute wiring. Remove surface mount electrical conduit and other exposed items; conceal in attic space. No known environmental hazards but if come across will remediate. Per PNA.		\$50,000.00
ID0000067	Replacement of Grundfos pumps(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Remove and dispose of the existing Grundfos recirculating pumps and replace them with new Grundfos recirculating pumps that heat water throughout the east and west halves of the building. Per PNA. There are no known environmental hazards; however, if any are encountered, they will be remediated.		\$48,000.00
ID0000068	Two bell and gusset pumps(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Remove and dispose of the current Two Bell and Gosset recirculating pumps for the building domestic hot water system. replace with new Bell and Gosset recirculating pumps. Per PNA. There are no known environmental hazards; however, if any are encountered, they will be remediated.		\$40,000.00
ID0000070	Architect and Engineering(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for architects and engineers.		\$20,000.00
ID0003	Operations(Operations (1406))	Office supplies, maintenance supplies for unit turnover, cleaning supplies for common areas & units, general maintenance supplies for building grounds.		\$55,721.00
ID0058	Replace flooring in apartments.(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace carpeting in living room and bedroom. Replace kitchen and bathroom flooring. No known environmental hazards, but if encountered will remediate.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MANITOU MANOR (WI024000001)			\$233,721.00
ID0000063	Replace community room kitchen(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Doors)	Remove and dispose of the community room kitchen cabinets, countertops, appliances, and flooring. Replace with new cabinets, countertops, appliances, and flooring. Remove fluorescent light fixtures and replace with new LED light fixtures. Remove and replace kitchen doors with new. While there are no known environmental hazards, any that may be encountered will be remediated. Per PNA.		\$82,135.00
ID0000072	Architect & Engineering(Contract Administration (1480)-Other Fees and Costs)	Fees and costs for architects and engineers.		\$20,000.00
ID0000075	Rec Room entry doors & closet doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors)	Remove and dispose of the following doors: the interior entry doors to the rec room, the exterior entry doors for the rec room, and the closet doors in both the rec room and kitchen. Remove all the old door frames. Replace them with new doors, hardware, and frames. There are no known environmental hazards, but any that are discovered will be addressed appropriately. Per PNA.		\$100,000.00
ID0004	Operations(Operations (1406))	Office supplies, maintenance supplies for unit turnover, cleaning supplies for common areas & units, general maintenance supplies for building grounds.		\$31,586.00
	Subtotal of Estimated Cost			\$233,721.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MANITOU MANOR (WI024000001)			\$233,721.00
ID0000064	Replace fire alarm panel and system(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace fire alarm panel and system with a new addressable panel, all new wiring, all new devices. Extend devices into each apartment to replace the battery-operated units. Upgrading all of the smoke detectors, wiring, pull stations and other devices at that time. Per PNA. No known environmental hazards, but if encountered will remediate. The old fire alarm panel will be removed/disposed when the new panel is installed.		\$100,000.00
ID0000069	Air Handling Unit/condensing unit(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Remove the old air handling unit and condensing unit for the rec room, and replace with new air handling unit and condensing units. There are no known environmental hazards, but if any are encountered, please remediate them.		\$13,721.00
ID0005	Operations(Operations (1406))	Office supplies, maintenance supplies for unit turnover, cleaning supplies for common areas & units, general maintenance supplies for building grounds.		\$58,000.00
ID0025	Replace Refrigerators(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens)	Remove old refrigerators and replace refrigerators in 100 apartments and in the community kitchen with energy star rated or equivalent refrigerators. Dispose of old refrigerator per city code. No known environmental hazards, but if encountered will remediate. Per PNA.		\$52,000.00
ID0054	Physical Needs Assessment(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Cost and Fees for physical needs assessment.		\$10,000.00

