

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Miami Metropolitan Housing Authority		Locality (City/County & State)				
PHA Number: OH062		<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 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	FLORAL VIEW (OH062000001)	\$280,287.00	\$293,895.00	\$210,708.00	\$300,000.00	\$305,000.00
	AUTHORITY-WIDE			\$86,026.00		

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORAL VIEW (OH062000001)			\$280,287.00
ID000040	Copy of Washington Commons window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows in the development with new vinyl windows.		\$245,000.00
ID0010	Asphalt Replacement, Washington Commons(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Storm Drainage)	Mill and replace all asphalt, replace all catch basins and restriping.		\$17,705.00
ID0015	PNA/Appraisal of MMHA Office (Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	Inspect office for key long-term capital needs and estimate associated costs. Appraise current market value and compare estimated rehabbed value to projected purchase/new construction costs.		\$17,582.00
	Subtotal of Estimated Cost			\$280,287.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORAL VIEW (OH062000001)			\$293,895.00
ID000039	Morris House Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Replace Morris House roof		\$224,292.00
ID0014	Washington Commons window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows in the development with new vinyl windows.		\$60,881.00
ID0016	Morris House Engineering Analysis(Dwelling Unit-Exterior (1480)-Foundations)	Determine if there are any structural or foundation concerns with the building before doing any other improvements.		\$8,722.00
	Subtotal of Estimated Cost			\$293,895.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORAL VIEW (OH062000001)			\$210,708.00
ID0000042	Flat Roof Repairs at Office Building(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Roofs)	Replace flat Roofs with 30 Year Membrane, change angle of flat roofs, redo door on one balcony to access roof, repair under roof porch ceilings.		\$75,708.00
ID0000045	Morris House Update to Common Area Furnishings(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Update the furnishings to the dining room, sitting room, tv room, basement saloon reservable room, workout room and laundry as well notice boards, lighting and decorations throughout the building		\$135,000.00
	AUTHORITY-WIDE (NAWASD)			\$86,026.00
ID0000047	Management Offices Install 5 Year HVAC and water filtration system(Non-Dwelling Interior (1480)-Administrative Building)	For Management to stay in current offices, a temporary HVAC system must be deployed, as well as a water filtration system		\$86,026.00
	Subtotal of Estimated Cost			\$296,734.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORAL VIEW (OH062000001)			\$300,000.00
ID000048	Wayfinding Project Family Sites(Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Signage)	New Signage, Building and Unit Numbers, and Directional Signs		\$80,000.00
ID000049	Copy of Replace 2 old boilers(Dwelling Unit-Interior (1480)-Mechanical)	At Morris House, replace both original boilers.		\$7,000.00
ID0021	Morris House replace all common area wallpaper(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replace all wall covering while removing call-for-aid mechanisms and related wall repairs.		\$97,000.00
ID0022	Morris House common area carpet replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all carpeting in hallways and common spaces		\$105,000.00
ID0028	Brick repairs (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Office building tuckpointing and brickwork repairs, and trim painting, all buildings.		\$11,000.00
	Subtotal of Estimated Cost			\$300,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORAL VIEW (OH062000001)			\$305,000.00
ID0000043	Fire Escape improvements office(Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Fire escapes require repairs		\$24,000.00
ID0000044	RAD Conversion (RAD Funds Pre Closing (1480))	Convert at least 2 family sites under RAD		\$40,000.00
ID0000046	Morris House Exterior Paint (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Morris House Paint needs painted to ensure no lead paint peels. Must match historical colors.		\$75,000.00
ID0026	Replace 2 old boilers(Dwelling Unit-Interior (1480)-Mechanical)	At Morris House, replace both original boilers.		\$43,000.00
ID0032	Unanticipated extraordinary needs(Dwelling Unit-Interior (1480)-Other)	Unanticipated extraordinary improvement/replacement needs.		\$24,292.00
ID0035	Install drainage for patio(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Morris House patio. dig trench and install drain tile to drain pooling water out to the alley.		\$30,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management Offices Install 5 Year HVAC and water filtration system(Non-Dwelling Interior (1480)-Administrative Building)	\$86,026.00
Subtotal of Estimated Cost	\$86,026.00