

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Status: Draft 2.1 Approval Date: Sept 11 (RAC), Sept 15 (MMHA) Approved By:

Part I: Summary						
PHA Name : Miami Metropolitan Housing Authority			Locality (City/County & State)			
PHA Number: OH062			☐ Original 5-Year Plan ☒ Revised 5-Year Plan (Revision No: 2.1)			
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	\$296,734.00	\$300,000.00	\$305,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FLORAL VIEW (OH062000001)			\$280,287.00
ID0000039	Morris House Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace Morris House roof		\$15,666.00
ID0000040	Copy of Washington Commons window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows in the development with new vinyl windows.		\$241,675.00
ID0000051	Architectural services(Dwelling Unit-Exterior (1480)-Windows,Contract Administration (1480)-Contingency)	Manage contracts - create bids per hud standards and manage contracts through project		\$3,946.00
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.		\$19,000.00
	Subtotal of Estimated Cost			\$280,287.00

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Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FLORAL VIEW (OH062000001)			\$293,895.00
ID0000050	Morris House and Office Flat Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Replace Morris House roof and office flat roofs		\$273,415.80
ID0000052	Copy of Architectural services(Contract Administration (1480)-Contingency,Dwelling Unit-Exterior (1480)-Windows)	Manage contracts - create bids per hud standards and manage contracts through project		\$20,479.20
	Subtotal of Estimated Cost			\$293,895.00

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Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FLORAL VIEW (OH062000001)			\$296,734.00
ID0000046	Morris House Exterior Paint (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking) proposal to use force account labor but will investigate and document reasonableness of cost.	Morris House Paint needs painted to ensure no lead paint peels. Must match historical colors.		\$62,194.61
ID0000053	Environmental Testing and Environmental Reviews(Administration (1410)-Other)	Test for Lead, Asbestos and Radon and complete environmental reviews		\$75,000.00
ID0000055	Morris House common area carpet replacement with Abatement Contractors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all carpeting in hallways and common spaces with appropriate and long lasting flooring for the building (use abatement contractor) and consider removing dining room drop ceiling while abatement contractors are in the building.		\$95,000.00
ID0000057	Copy of Morris House and Office Flat 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,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Replace Morris House roof and office flat roofs		\$29,821.39
ID0000058	Radon, Lead and Asbestos Remediation at Morris House(Housing Related Hazards (1480)-Hazard Controls-Radon)	Radon, asbestos and lead remediation at Morris House		\$34,715.00
ID0000061	Construct or Build New Office Facilities(Non-Dwelling Construction-New Construction (1480)-Administrative Building)	MMHA needs to purchase and build new office facilities		\$1.00

	General Description of Major Work Category
ing(Non-Dwelling Interior (1480)-Administrative	Buy an existing office building
e or Repairs(Debt Service Bond Payment-Paid by PHA	We must move office buildings due to Environmental Repair extremely cost prohibitive repairs on the existing 1841 office currently reside in.

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FLORAL VIEW (OH062000001)			\$300,000.00
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
ID0000054	Radon Remediation Activities (Housing Related Hazards (1480)-Hazard Controls-Radon)	Radon Remediation Activities at all 3 sites		\$150,000.00
ID0000056	Copy of Copy of Morris House common area carpet replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all carpeting in hallways and common spaces with appropriate and long lasting flooring for the building (use abatement contractor) and consider removing dining room drop ceiling while abatement contractors are in the building.		\$14,997.00
ID0000060	RAD(RAD Funds Pre Closing (1480))	Required RAD entries		\$1.00
ID0000063	RAD Closing Activity(RAD (1503))	RAD required listed activity		\$1.00
ID0000064	RAD Required Listed Activity #3(RAD Investment Activity (1504))	Another RAD Functionality, never explained to the people and systems who have to use them.		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FLORAL VIEW (OH062000001)			\$305,000.00
ID000059	Package Delivery System Morris House(Non-Dwelling Interior (1480)-Other)	Install an electronic package delivery system for the safe delivery of a variety of sizes of residents packages.		\$63,998.00
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.		\$19,000.00
ID0022	Morris House replace all signage and dated lighting (Non-Dwelling Interior (1480)-Common Area Flooring)	Morris House all throughout the building the lighting and signage needs updated and improved for safety and ADA compliance		\$80,292.00
ID0026	Replace 2 old boilers(Dwelling Unit-Interior (1480)-Mechanical)	At Morris House, replace both original boilers.		\$43,000.00
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. Brick wall may need removed to complete project.		\$58,710.00
ID0037	Install key card security access(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	At Morris House, replace all keyed entries with electronic key cards.		\$40,000.00

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