

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/05/2024

Approved By: KOEGLER, SCOTT

Part I: Summary						
PHA Name : Dane County Housing Authority		Locality (City/County & State)				
PHA Number: WI214		<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
	STOUGHTON HSG/SCAT SITES (WI214000001)	\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00

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
	STOUGHTON HSG/SCAT SITES (WI214000001)			\$216,000.00
ID0000103	Administration(Administration (1410)-Other)	Non-technical administrative oversight of the Capital Fund Program. These funds will not be used for capital improvements.		\$20,000.00
ID0000104	Operations(Operations (1406))	Operations		\$35,000.00
ID0000105	Replace Carpets(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove existing carpet and pad, clean sub-floors, remediation of any environmental hazards such as lead based paint and asbestos if encountered and replace with new carpet and pad.		\$5,000.00
ID0000106	Replace Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remove existing cabinets and counter tops, , remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new cabinets and counter tops.		\$5,000.00
ID0000107	Replace interior doors and trim(Dwelling Unit-Interior (1480)-Interior Doors)	Remove existing doors, door frames and trim, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new frames, doors and trim.		\$10,000.00
ID0000108	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Remove existing appliances, dispose or recycle old appliances and install new appliances.		\$16,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0000110	Repair Dwelling Unit Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair dwelling unit entrance, remove damaged doors and entryway materials, remediate any environmental hazards like lead paint or asbestos that may be discovered. Install new door and entry materials.		\$10,000.00
ID0000111	Replace Non Dwelling Unit Mechanicals (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Remove existing boilers, water heaters, or water softeners or damaged components. Remediate any environmental hazards encountered in performing the work. Install new boilers, water heaters or water softeners.		\$10,000.00
ID0000112	Complete rehab of Public Housing unit(Dwelling Unit-Interior (1480)-Appliances,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)-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)	Complete gut and rehab of public housing unit to make habitable for new occupancy, remediation of any environmental hazards such as lead based paint and asbestos if encountered.		\$10,000.00
ID0000113	Replace Air Conditioning Units(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing air conditioning units recycle or dispose of old A/C units, remediate environmental hazards if encountered, install new air conditioning units.		\$10,000.00
ID0000114	Replace Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing water heater, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new water heater.		\$10,000.00
ID0000115	Repair or Replace Roofing(Non-Dwelling Exterior (1480)-Roofs)	Remove existing shingles and roofing materials, remediation if any environmental hazards are encountered, install new roofing materials including flashings, ridge vents, waterproofing materials, etc.		\$10,000.00

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
ID0000116	Replace Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Remove old or leaking plumbing, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new plumbing pipes and fixtures.		\$10,000.00
ID0000117	Replace Electrical(Dwelling Unit-Interior (1480)-Electrical)	Remove old or damaged electrical wiring and/or fixtures, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new wiring and/or fixtures.		\$10,000.00
ID0000118	Dwelling Unit Exterior - Balconies, Porches, Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair or replace deteriorated Porches, railings, decks or ramps. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and included in the contract. Any remaining disposal will be through the property's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000119	Dwelling Unit Exterior - Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair or replace deteriorated siding. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000120	Exterior - Doors(Non-Dwelling Exterior (1480)-Doors)	Repair or replace deteriorated exterior doors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000121	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace deteriorated or broken windows. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00

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
ID0000122	Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Repair or replace deteriorated exterior lighting. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
ID0000124	Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace deteriorated gutters. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
ID0000153	Copy of Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing furnaces, recycle or dispose of old furnaces, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new furnace.		\$10,000.00
ID0000217	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat)	Repair/replacement of deteriorated asphalt and/or concrete at Stoughton Hanson Road properties as well as Stoughton duplexes at West and Rowe Streets. Potentially Monona single family homes as well. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
	Subtotal of Estimated Cost			\$216,000.00

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
	STOUGHTON HSG/SCAT SITES (WI214000001)			\$216,000.00
ID0000125	Copy of Administration(Administration (1410)-Other)	Non-technical administrative oversight of the Capital Fund Program. These funds will not be used for capital improvements.		\$20,000.00
ID0000130	Copy of Operations(Operations (1406))	Operations		\$35,000.00
ID0000134	Copy of Replace Carpets(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove existing carpet and pad, clean sub-floors, remediation of any environmental hazards such as lead based paint and asbestos if encountered and replace with new carpet and pad.		\$5,000.00
ID0000138	Copy of Replace Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remove existing cabinets and counter tops, , remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new cabinets and counter tops.		\$5,000.00
ID0000142	Copy of Replace interior doors and trim(Dwelling Unit-Interior (1480)-Interior Doors)	Remove existing doors, door frames and trim, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new frames, doors and trim.		\$10,000.00
ID0000146	Copy of Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Remove existing appliances, dispose or recycle old appliances and install new appliances.		\$16,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0000150	Copy of Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing furnaces, recycle or dispose of old furnaces, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new furnace.		\$10,000.00
ID0000154	Copy of Repair Dwelling Unit Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair dwelling unit entrance, remove damaged doors and entryway materials, remediate any environmental hazards like lead paint or asbestos that may be discovered. Install new door and entry materials.		\$10,000.00
ID0000158	Copy of Replace Non Dwelling Unit Mechanicals (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Remove existing boilers, water heaters, or water softeners or damaged components. Remediate any environmental hazards encountered in performing the work. Install new boilers, water heaters or water softeners.		\$10,000.00
ID0000162	Copy of Compete rehab of Public Housing unit(Dwelling Unit-Interior (1480)-Appliances,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)-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)	Complete gut and rehab of public housing unit to make habitable for new occupancy, remediation of any environmental hazards such as lead based paint and asbestos if encountered.		\$10,000.00
ID0000166	Copy of Replace Air Conditioning Units(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing air conditioning units recycle or dispose of old A/C units, remediate environmental hazards if encountered, install new air conditioning units.		\$10,000.00
ID0000170	Copy of Replace Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing water heater, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new water heater.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000174	Copy of Repair or Replace Roofing(Non-Dwelling Exterior (1480)-Roofs)	Remove existing shingles and roofing materials, remediation if any environmental hazards are encountered, install new roofing materials including flashings, ridge vents, waterproofing materials, etc.		\$10,000.00
ID0000178	Copy of Replace Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Remove old or leaking plumbing, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new plumbing pipes and fixtures.		\$10,000.00
ID0000182	Copy of Replace Electrical(Dwelling Unit-Interior (1480)-Electrical)	Remove old or damaged electrical wiring and/or fixtures, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new wiring and/or fixtures.		\$10,000.00
ID0000186	Copy of Dwelling Unit Exterior - Balconies, Porches, Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair or replace deteriorated Porches, railings, decks or ramps. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and included in the contract. Any remaining disposal will be through the property's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000190	Copy of Dwelling Unit Exterior - Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair or replace deteriorated siding. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
ID0000194	Copy of Exterior - Doors(Non-Dwelling Exterior (1480)-Doors)	Repair or replace deteriorated exterior doors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00

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
ID0000198	Copy of Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace deteriorated or broken windows. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000202	Copy of Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Repair or replace deteriorated exterior lighting. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000210	Copy of Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace deteriorated gutters. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000219	Dwelling Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat)	Repair/replacement of deteriorated asphalt and/or concrete at Stoughton Hanson Road properties as well as Stoughton duplexes at West and Rowe Streets. Potentially Monona single family homes as well. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
	Subtotal of Estimated Cost			\$216,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOUGHTON HSG/SCAT SITES (WI214000001)			\$216,000.00
ID0000126	Copy of Administration(Administration (1410)-Other)	Non-technical administrative oversight of the Capital Fund Program. These funds will not be used for capital improvements.		\$20,000.00
ID0000131	Copy of Operations(Operations (1406))	Operations		\$35,000.00
ID0000135	Copy of Replace Carpets(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove existing carpet and pad, clean sub-floors, remediation of any environmental hazards such as lead based paint and asbestos if encountered and replace with new carpet and pad.		\$5,000.00
ID0000139	Copy of Replace Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remove existing cabinets and counter tops, , remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new cabinets and counter tops.		\$5,000.00
ID0000143	Copy of Replace interior doors and trim(Dwelling Unit-Interior (1480)-Interior Doors)	Remove existing doors, door frames and trim, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new frames, doors and trim.		\$10,000.00
ID0000147	Copy of Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Remove existing appliances, dispose or recycle old appliances and install new appliances.		\$16,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000151	Copy of Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing furnaces, recycle or dispose of old furnaces, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new furnace.		\$10,000.00
ID0000155	Copy of Repair Dwelling Unit Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair dwelling unit entrance, remove damaged doors and entryway materials, remediate any environmental hazards like lead paint or asbestos that may be discovered. Install new door and entry materials.		\$10,000.00
ID0000159	Copy of Replace Non Dwelling Unit Mechanicals (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Remove existing boilers, water heaters, or water softeners or damaged components. Remediate any environmental hazards encountered in performing the work. Install new boilers, water heaters or water softeners.		\$10,000.00
ID0000163	Copy of Compete rehab of Public Housing unit(Dwelling Unit-Interior (1480)-Appliances,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)-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)	Complete gut and rehab of public housing unit to make habitable for new occupancy, remediation of any environmental hazards such as lead based paint and asbestos if encountered.		\$10,000.00
ID0000167	Copy of Replace Air Conditioning Units(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing air conditioning units recycle or dispose of old A/C units, remediate environmental hazards if encountered, install new air conditioning units.		\$10,000.00
ID0000171	Copy of Replace Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing water heater, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new water heater.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000175	Copy of Repair or Replace Roofing(Non-Dwelling Exterior (1480)-Roofs)	Remove existing shingles and roofing materials, remediation if any environmental hazards are encountered, install new roofing materials including flashings, ridge vents, waterproofing materials, etc.		\$10,000.00
ID0000179	Copy of Replace Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Remove old or leaking plumbing, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new plumbing pipes and fixtures.		\$10,000.00
ID0000183	Copy of Replace Electrical(Dwelling Unit-Interior (1480)-Electrical)	Remove old or damaged electrical wiring and/or fixtures, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new wiring and/or fixtures.		\$10,000.00
ID0000187	Copy of Dwelling Unit Exterior - Balconies, Porches, Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair or replace deteriorated Porches, railings, decks or ramps. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and included in the contract. Any remaining disposal will be through the property's contracted waste disposal company.		\$5,000.00
ID0000191	Copy of Dwelling Unit Exterior - Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair or replace deteriorated siding. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000195	Copy of Exterior - Doors(Non-Dwelling Exterior (1480)-Doors)	Repair or replace deteriorated exterior doors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000199	Copy of Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace deteriorated or broken windows. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000203	Copy of Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Repair or replace deteriorated exterior lighting. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000211	Copy of Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace deteriorated gutters. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
ID0000220	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat)	Repair/replacement of deteriorated asphalt and/or concrete at Stoughton Hanson Road properties as well as Stoughton duplexes at West and Rowe Streets. Potentially Monona single family homes as well. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
	Subtotal of Estimated Cost			\$216,000.00

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
	STOUGHTON HSG/SCAT SITES (WI214000001)			\$216,000.00
ID0000127	Copy of Administration(Administration (1410)-Other)	Non-technical administrative oversight of the Capital Fund Program. These funds will not be used for capital improvements.		\$20,000.00
ID0000132	Copy of Operations(Operations (1406))	Operations		\$35,000.00
ID0000136	Copy of Replace Carpets(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove existing carpet and pad, clean sub-floors, remediation of any environmental hazards such as lead based paint and asbestos if encountered and replace with new carpet and pad.		\$5,000.00
ID0000140	Copy of Replace Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remove existing cabinets and counter tops, , remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new cabinets and counter tops.		\$5,000.00
ID0000144	Copy of Replace interior doors and trim(Dwelling Unit-Interior (1480)-Interior Doors)	Remove existing doors, door frames and trim, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new frames, doors and trim.		\$10,000.00
ID0000148	Copy of Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Remove existing appliances, dispose or recycle old appliances and install new appliances.		\$16,000.00

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
ID0000152	Copy of Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing furnaces, recycle or dispose of old furnaces, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new furnace.		\$10,000.00
ID0000156	Copy of Repair Dwelling Unit Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair dwelling unit entrance, remove damaged doors and entryway materials, remediate any environmental hazards like lead paint or asbestos that may be discovered. Install new door and entry materials.		\$10,000.00
ID0000160	Copy of Replace Non Dwelling Unit Mechanicals (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Remove existing boilers, water heaters, or water softeners or damaged components. Remediate any environmental hazards encountered in performing the work. Install new boilers, water heaters or water softeners.		\$10,000.00
ID0000164	Copy of Compete rehab of Public Housing unit(Dwelling Unit-Interior (1480)-Appliances,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)-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)	Complete gut and rehab of public housing unit to make habitable for new occupancy, remediation of any environmental hazards such as lead based paint and asbestos if encountered.		\$10,000.00
ID0000168	Copy of Replace Air Conditioning Units(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing air conditioning units recycle or dispose of old A/C units, remediate environmental hazards if encountered, install new air conditioning units.		\$10,000.00
ID0000172	Copy of Replace Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing water heater, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new water heater.		\$10,000.00

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
ID0000176	Copy of Repair or Replace Roofing(Non-Dwelling Exterior (1480)-Roofs)	Remove existing shingles and roofing materials, remediation if any environmental hazards are encountered, install new roofing materials including flashings, ridge vents, waterproofing materials, etc.		\$10,000.00
ID0000180	Copy of Replace Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Remove old or leaking plumbing, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new plumbing pipes and fixtures.		\$10,000.00
ID0000184	Copy of Replace Electrical(Dwelling Unit-Interior (1480)-Electrical)	Remove old or damaged electrical wiring and/or fixtures, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new wiring and/or fixtures.		\$10,000.00
ID0000188	Copy of Dwelling Unit Exterior - Balconies, Porches, Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair or replace deteriorated Porches, railings, decks or ramps. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and included in the contract. Any remaining disposal will be through the property's contracted waste disposal company.		\$5,000.00
ID0000192	Copy of Dwelling Unit Exterior - Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair or replace deteriorated siding. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
ID0000196	Copy of Exterior - Doors(Non-Dwelling Exterior (1480)-Doors)	Repair or replace deteriorated exterior doors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00

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
ID0000200	Copy of Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace deteriorated or broken windows. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000204	Copy of Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Repair or replace deteriorated exterior lighting. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000212	Copy of Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace deteriorated gutters. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000221	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair/replacement of deteriorated asphalt and/or concrete at Stoughton Hanson Road properties as well as Stoughton duplexes at West and Rowe Streets. Potentially Monona single family homes as well. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
	Subtotal of Estimated Cost			\$216,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STOUGHTON HSG/SCAT SITES (WI214000001)			\$216,000.00
ID0000109	Replace Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing furnaces, recycle or dispose of old furnaces, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new furnace.		\$10,000.00
ID0000129	Copy of Administration(Administration (1410)-Other)	Non-technical administrative oversight of the Capital Fund Program. These funds will not be used for capital improvements.		\$20,000.00
ID0000133	Copy of Operations(Operations (1406))	Operations		\$35,000.00
ID0000137	Copy of Replace Carpets(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove existing carpet and pad, clean sub-floors, remediation of any environmental hazards such as lead based paint and asbestos if encountered and replace with new carpet and pad.		\$5,000.00
ID0000141	Copy of Replace Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remove existing cabinets and counter tops, , remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new cabinets and counter tops.		\$5,000.00
ID0000145	Copy of Replace interior doors and trim(Dwelling Unit-Interior (1480)-Interior Doors)	Remove existing doors, door frames and trim, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new frames, doors and trim.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000149	Copy of Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Remove existing appliances, dispose or recycle old appliances and install new appliances.		\$16,000.00
ID0000157	Copy of Repair Dwelling Unit Entrance(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair dwelling unit entrance, remove damaged doors and entryway materials, remediate any environmental hazards like lead paint or asbestos that may be discovered. Install new door and entry materials.		\$10,000.00
ID0000161	Copy of Replace Non Dwelling Unit Mechanicals (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Remove existing boilers, water heaters, or water softeners or damaged components. Remediate any environmental hazards encountered in performing the work. Install new boilers, water heaters or water softeners.		\$10,000.00
ID0000165	Copy of Compete rehab of Public Housing unit(Dwelling Unit-Interior (1480)-Appliances,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)-Commodos,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)	Complete gut and rehab of public housing unit to make habitable for new occupancy, remediation of any environmental hazards such as lead based paint and asbestos if encountered.		\$10,000.00
ID0000169	Copy of Replace Air Conditioning Units(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing air conditioning units recycle or dispose of old A/C units, remediate environmental hazards if encountered, install new air conditioning units.		\$10,000.00
ID0000173	Copy of Replace Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Remove existing water heater, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new water heater.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000177	Copy of Repair or Replace Roofing(Non-Dwelling Exterior (1480)-Roofs)	Remove existing shingles and roofing materials, remediation if any environmental hazards are encountered, install new roofing materials including flashings, ridge vents, waterproofing materials, etc.		\$10,000.00
ID0000181	Copy of Replace Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Remove old or leaking plumbing, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new plumbing pipes and fixtures.		\$10,000.00
ID0000185	Copy of Replace Electrical(Dwelling Unit-Interior (1480)-Electrical)	Remove old or damaged electrical wiring and/or fixtures, remediation of any environmental hazards such as lead based paint and asbestos if encountered and install new wiring and/or fixtures.		\$10,000.00
ID0000189	Copy of Dwelling Unit Exterior - Balconies, Porches, Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair or replace deteriorated Porches, railings, decks or ramps. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and included in the contract. Any remaining disposal will be through the property's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000193	Copy of Dwelling Unit Exterior - Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair or replace deteriorated siding. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000197	Copy of Exterior - Doors(Non-Dwelling Exterior (1480)-Doors)	Repair or replace deteriorated exterior doors. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000201	Copy of Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace deteriorated or broken windows. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000205	Copy of Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Repair or replace deteriorated exterior lighting. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000213	Copy of Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace deteriorated gutters. It is anticipated there will be no disturbance of hazardous materials (asbestos, lead, etc.) with this work. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company. DCHA will monitor for any environmental issues, if encountered, any environmental issues will be remediated.		\$5,000.00
ID0000222	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair/replacement of deteriorated asphalt and/or concrete at Stoughton Hanson Road properties as well as Stoughton duplexes at West and Rowe Streets. Potentially Monona single family homes as well. Disposal will be the contractor's responsibility and written in the contract. Any remaining disposal will be done through the agency's contracted waste disposal company.		\$5,000.00
	Subtotal of Estimated Cost			\$216,000.00