

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name: City of Albuquerque Housing Authority		Locality (City/County & State)				
PHA Number: NM001		<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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	MORRIS PENNSYLVANIA COPPER (NM001000004)	\$250,000.00	\$257,319.00	\$675,000.00		\$375,000.00
	AUTHORITY-WIDE	\$534,328.00	\$534,328.00	\$701,647.00	\$551,647.00	\$534,469.00
	GIBSON & CONSTITUTION (NM001000002)	\$167,319.00	\$265,000.00		\$380,000.00	\$140,000.00
	SUNSET GARDENS-60TH ST NW (NM001000000)	\$250,000.00	\$350,000.00		\$265,000.00	\$252,178.00
	FIFTH & FRUIT (NM001000001)	\$200,000.00	\$250,000.00		\$390,000.00	\$160,000.00
	HARPER LAFAYETTE LA PLATA (NM001000003)	\$320,000.00	\$205,000.00	\$295,000.00	\$285,000.00	\$340,000.00
	VERANDA CHELWOOD CITY VIEW (NM001000005)	\$400,000.00	\$260,000.00	\$450,000.00	\$250,000.00	\$320,000.00

**Attachment 5\_Capital Fund Five Year Action Plan**

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>1</b>	<b>2021</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	<b>FIFTH &amp; FRUIT (NM001000001)</b>				<b>\$200,000.00</b>
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement			\$50,000.00
	Landscaping, Irrigation and Common Areas Improvements (Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape)	Landscaping, Irrigation and Common Areas Improvements			\$90,000.00
	Painting/Stucco Repairs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior(1480)-Other, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs			\$60,000.00
	<b>AUTHORITY-WIDE (NAWASD)</b>				<b>\$534,328.00</b>
	Administration (Administration (1410)-Sundry, Administration (1410)-Salaries)	Administration			\$212,164.00
	Operations (Operations (1406))	Operations			\$212,164.00
	Management Improvements (Management Improvement (1408)-Empowerment Activities, ManagementImprovement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements			\$10,000.00

	Contingency (Contract Administration (1480)-Contingency)	contingency		\$100,000.00
	<b>MORRIS PENNSYLVANIA COPPER (NM001000004)</b>			<b>\$250,000.00</b>
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$250,000.00
	<b>HARPER LAFAYETTE LA PLATA (NM001000003)</b>			<b>\$320,000.00</b>
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$160,000.00
	Painting/Stucco Repairs(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs		\$160,000.00
	<b>VERANDA CHELWOOD CITY VIEW (NM001000005)</b>			<b>\$400,000.00</b>
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)	Resurface Parking Lots		\$80,000.00
	Painting/Stucco Repairs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior(1480)-Other, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs		\$160,000.00
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$160,000.00
	<b>SUNSET GARDENS-60TH ST NW (NM001000000)</b>			<b>\$250,000.00</b>

	Painting/Stucco Repairs(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs		\$160,000.00
	Landscaping, Irrigation and Common Areas Improvements (Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Fencing)	Landscaping, Irrigation and Common Areas Improvements		\$90,000.00
	<b>GIBSON &amp; CONSTITUTION (NM001000002)</b>			<b>\$167,319.00</b>
	Elevator Modernization (Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Modernization		\$167,319.00
	<b>Subtotal of Estimated Cost</b>			<b>\$2,121,647.00</b>

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	<b>AUTHORITY-WIDE (NAWASD)</b>			<b>\$534,328.00</b>
	Administration (Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$212,164.00
	Operations (Operations (1406))	Operations		\$212,164.00
	Copy of Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Security Improvements (not police or guard-non- physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements		\$10,000.00
	Contingency (Contract Administration (1480)-Contingency)	contingency		\$100,000.00
	<b>SUNSET GARDENS-60TH ST NW (NM001000000)</b>			<b>\$350,000.00</b>
	Playground installation (Non-Dwelling Site Work (1480)-Playground Areas - Equipment, On-Dwelling Site Work (1480)-Signage)	new playground		\$45,000.00
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00

	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$40,000.00
	Evaporative Cooler Replacement (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	evaporative cooler replacement		\$80,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$145,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$30,000.00
	<b>FIFTH &amp; FRUIT (NM001000001)</b>			<b>\$250,000.00</b>
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00
	Evaporative Cooler Replacement (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	evaporative cooler replacement		\$70,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$45,000.00
	Playground installation (Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage)	new playground		\$55,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$30,000.00
	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$40,000.00

	<b>HARPER LAFAYETTE LA PLATA (NM001000003)</b>			<b>\$205,000.00</b>
	Evaporative Cooler Replacement (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	evaporative cooler replacement		\$70,000.00
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00
	Playground installation (Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage)	new playground		\$55,000.00
	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$40,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$30,000.00
	<b>GIBSON &amp; CONSTITUTION (NM001000002)</b>			<b>\$265,000.00</b>
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$50,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$45,000.00
	Landscaping, Irrigation and Common Areas Improvements (Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape)	Landscaping, Irrigation and Common Areas Improvements		\$90,000.00

	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$40,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$30,000.00
	<b>MORRIS PENNSYLVANIA COPPER (NM001000004)</b>			<b>\$257,319.00</b>
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00
	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$30,000.00
	Playground installation (Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage)	new playground		\$55,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$82,319.00
	Evaporative Cooler Replacement (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	evaporative cooler replacement		\$80,000.00
	<b>VERANDA CHELWOOD CITY VIEW (NM001000005)</b>			<b>\$260,000.00</b>
	Evaporative Cooler Replacement (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	evaporative cooler replacement		\$80,000.00
	Water & Sewer Line Replacement (Non-Dwelling Site Work (1480)-Site Utilities)	water & sewer line replacement		\$40,000.00



	Playground installation (Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	new playground		\$55,000.00
	Door replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	door replacement		\$45,000.00
	Window Replacement (Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$30,000.00
	RAD Initial Year Funding (RAD (1503))	RAD Initial Year Funding		\$10,000.00
	<b>Subtotal of Estimated Cost</b>			<b>\$2,121,647.00</b>

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>3</b>	<b>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>
	<b>HARPER LAFAYETTE LA PLATA (NM001000003)</b>				<b>\$295,000.00</b>
	Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Interior (1480)-Interior Doors)	Exterior and interior door replacements			\$20,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement			\$145,000.00
	Evaporative Cooler Replacements (Dwelling Unit-Interior (1480)-Mechanical)	Evaporative Cooler Replacements			\$40,000.00
	Water and Sewer Line Replacement (Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Site Utilities)	Water and Sewer Line Replacement			\$90,000.00
	<b>MORRIS PENNSYLVANIA COPPER (NM001000004)</b>				<b>\$675,000.00</b>
	Door Replacement (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors)	Interior and exterior door replacement			\$100,000.00
	Landscaping, Irrigation and Common Area Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage)	Landscaping, Irrigation and Common Area Improvements			\$100,000.00

	Kitchen and Bath Cabinetry Replacement (Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Kitchen and Bath Cabinetry Replacement		\$180,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement		\$150,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$145,000.00
	<b>VERANDA CHELWOOD CITY VIEW (NM001000005)</b>			<b>\$450,000.00</b>
	Door Replacement (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors)	Interior and exterior door replacement		\$155,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement		\$150,000.00
	Flooring Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$145,000.00
	<b>AUTHORITY-WIDE (NAWASD)</b>			<b>\$701,647.00</b>
	Administration (Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$212,164.00
	Operations (Operations (1406))	Operations		\$212,164.00
	Contingency (Contract Administration (1480)-Contingency)	contingency		\$277,319.00
	<b>Subtotal of Estimated Cost</b>			<b>\$2,121,647.00</b>

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>4</b>	<b>2024</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	<b>AUTHORITY-WIDE (NAWASD)</b>				<b>\$551,647.00</b>
	Administration (Administration (1410)-Salaries)	Administration			\$212,164.00
	Operations (Operations (1406))	Operations			\$212,164.00
	Contingency (Contract Administration (1480)-Contingency)	contingency			\$127,319.00
	<b>SUNSET GARDENS-60TH ST NW (NM001000000)</b>				<b>\$265,000.00</b>
	Development (Dwelling Unit-Development (1480)-Other, RAD Funds Pre-Closing (1480))	Development related expenses			\$100,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement			\$50,000.00
	Door Replacement (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors)	Interior and exterior door replacement			\$55,000.00
	Kitchen & Bath Cabinets (Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior(1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen & bath cabinets			\$60,000.00

	<b>FIFTH &amp; FRUIT (NM001000001)</b>			<b>\$390,000.00</b>
	Development (Dwelling Unit-Development (1480)-Other, RAD Funds Pre-Closing (1480))	Development related expenses		\$100,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement		\$75,000.00
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)	Resurface Parking Lots		\$60,000.00
	Door Replacement (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors)	Interior and exterior door replacement		\$155,000.00
	<b>GIBSON &amp; CONSTITUTION (NM001000002)</b>			<b>\$380,000.00</b>
	Development (Dwelling Unit-Development (1480)-Other, RAD Funds Pre-Closing (1480))	Development related expenses		\$100,000.00
	Door Replacement (Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Exterior (1480)-Exterior Doors)	Interior and exterior door replacement		\$55,000.00
	Kitchen & Bath Cabinets (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen & bath cabinets		\$75,000.00
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)	Resurface Parking Lots		\$60,000.00
	Painting/Stucco/Brick Facade Repairs(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)- Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Painting/Stucco/Brick Facade Repairs		\$90,000.00

	<b>HARPER LAFAYETTE LA PLATA (NM001000003)</b>			<b>\$285,000.00</b>
	Development (Dwelling Unit-Development (1480)-Other, RAD Funds Pre-Closing (1480))	Development related expenses		\$100,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement		\$50,000.00
	Kitchen & Bath Cabinets (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen & bath cabinets		\$75,000.00
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work(1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Asphalt -Concrete - Paving)	Resurface Parking Lots		\$60,000.00
	<b>VERANDA CHELWOOD CITY VIEW (NM001000005)</b>			<b>\$250,000.00</b>
	Development (Dwelling Unit-Development (1480)-Other, RAD Funds Pre-Closing (1480))	Development related expenses		\$100,000.00
	Furnace and Hot Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	Furnace and Hot Water Heater Replacement		\$150,000.00
	<b>Subtotal of Estimated Cost</b>			<b>\$2,121,647.00</b>

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		<b>5</b>	<b>2025</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	<b>MORRIS PENNSYLVANIA COPPER (NM001000004)</b>			<b>\$375,000.00</b>
	Develop New Units (Dwelling Unit-Development (1480)-New Construction, RAD Funds Pre-Closing (1480))	Construct new units		\$75,000.00
	Kitchen & Bath Cabinets (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen & bath cabinets		\$80,000.00
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)	Resurface Parking Lots		\$60,000.00
	Painting/Stucco Repairs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior(1480)-Soffits, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Painting/Stucco Repairs		\$160,000.00
	<b>AUTHORITY-WIDE (NAWASD)</b>			<b>\$534,469.00</b>
	Administration (Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$212,164.00
	Management Improvements (Management Improvement (1408)-Empowerment Activities, ManagementImprovement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements		\$10,000.00
	Operations (Operations (1406))	Operations		\$212,164.00

	Office Roof Replacement (Non-Dwelling Exterior (1480)-Roofs)	office roof replacement		\$100,141.00
	<b>GIBSON &amp; CONSTITUTION (NM001000002)</b>			<b>\$140,000.00</b>
	Replace Central Plant Plumbing (Non-Dwelling Construction - Mechanical (1480)-Central Boiler, Non-Dwelling Construction - Mechanical (1480)-Central Chiller, Non-Dwelling Construction - Mechanical (1480)-Other)	replace central plant plumbing		\$60,000.00
	Kitchen & Bath Cabinets (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen & bath cabinets		\$80,000.00
	<b>SUNSET GARDENS-60TH ST NW (NM001000000)</b>			<b>\$252,178.00</b>
	Resurface Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)	Resurface Parking Lots		\$102,178.00
	Roof Repair/Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Roof Repair/Replacement		\$250,000.00
	<b>FIFTH &amp; FRUIT (NM001000001)</b>			<b>\$160,000.00</b>
	Painting/Stucco Repairs(Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Exterior Paint andCaulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Painting/Stucco Repairs		\$160,000.00
	<b>HARPER LAFAYETTE LA PLATA (NM001000003)</b>			<b>\$340,000.00</b>
	Painting/Stucco Repairs(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs		\$160,000.00



	Landscaping, Irrigation and Common Areas Improvements (Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape)	Landscaping, Irrigation and Common Areas Improvements		\$180,000.00
	<b>VERANDA CHELWOOD CITY VIEW (NM001000005)</b>			<b>\$320,000.00</b>
	Landscaping, Irrigation and Common Areas Improvements (Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Fencing)	Landscaping, Irrigation and Common Areas Improvements		\$160,000.00
	Painting/Stucco Repairs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior(1480)-Other, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Painting/Stucco Repairs		\$160,000.00
	<b>Subtotal of Estimated Cost</b>			<b>\$2,121,647.00</b>