

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Clarksville			Locality (City/County & State)			
PHA Number: AR051			<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
	CLARKSVILLE (AR051000001)	\$463,766.00	\$463,766.00	\$463,766.00	\$463,766.00	\$463,766.00

Rough Draft Copy!!!

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
	CLARKSVILLE (AR051000001)				\$463,766.00
ID0000070	HVAC Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	To include repair/replace/upgrade HVAC (appr. 30), as needed			\$65,000.00
ID0000071	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	To include bidding & advertising and document preparation, etc.			\$1,000.00
ID0000072	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	To include replace ranges, refrigerators, hot water heaters, etc. (Appr. 30) as needed			\$75,000.00
ID0000073	Operations(Operations (1406))	To transfer CFP funds for Operations activities			\$30,289.00
ID0000074	Repair/replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	To include repair/replace sidewalks to reduce tripping hazards, repair/replace/install fencing, stripe parking lots, add additional parking spots, repair and paint gazebos, repair and paint existing playground equipment, install additional playground equipment, etc. as needed install security lighting, install security cameras, install signage, water/sewer/drainage line, water shut off valves repair/replace, repair/replace handrails, etc. as needed. These work projects will be completed by forced account labor, if feasible. If not feasible or unexpected issues arise, contract labor will be utilized in order to complete project.			\$95,000.00

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
ID0000075	Unit Rehab-Interior(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)	To include unit rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, ceilings, blinds, repair/replace kitchen cabinets (to include hardware), countertops, sinks, faucets, amenities, replace interior doors and door frames (to include hardware), venthoods, light fixtures with energy saving light fixtures, install smoke detectors, upgrade electrical and plumbing, cable TV wiring upgrades, removal of attic fans, etc. as needed. Approximately 5-7 units		\$55,000.00
ID0000076	Bathroom Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To include bathroom rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, repair/replace bathroom cabinets (to include hardware), countertops, sinks, vanities, faucets, amenities, tub/showers, toilets, replace interior doors (to include hardware), lights/heat/vents, upgrade electrical and plumbing, etc. as needed. Approximately 1 units		\$32,489.00
ID0000077	Unit Rehab-Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	repair/replace roofing, vinyl siding, windows, exterior entry doors, front porch address lighting, back porch lighting, screen doors, enclose storage/washer/dryer area, enlarge back porches, install handicap accessible ramps on rear exits and leaf filters on gutter, etc. (Appr. 35 units) as needed		\$100,000.00
ID0000078	Building maintenance(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	To include shop, storage building and community centers, repair and paint exterior of office as needed		\$5,000.00
ID0000079	Storage unit(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	To include expand storage unit on Ash St, add insulation in attic of storage unit		\$2,000.00
ID0000080	Office Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	To include office supplies and equipment, etc. as needed		\$2,988.00

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
	Subtotal of Estimated Cost			\$463,766.00

Rough Draft Copy!!!

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
	CLARKSVILLE (AR051000001)			\$463,766.00
ID0000081	Operations(Operations (1406))	To transfer CFP funds for Operations activities		\$30,289.00
ID0000082	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	To include bidding & advertising and document preparation, etc.		\$1,000.00
ID0000083	Repair/replace sidewalks(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	To include repair/replace sidewalks to reduce tripping hazards, repair/replace/install fencing, stripe parking lots, add additional parking spots, repair and paint gazebos, repair and paint existing playground equipment, install additional playground equipment, etc. as needed install security lighting, install security cameras, install signage, water/sewer/drainage line, water shut off valves repair/replace, repair/replace handrails, etc. as needed. These work projects will be completed by forced account labor, if feasible. If not feasible or unexpected issues arise, contract labor will be utilized in order to complete project.		\$95,000.00
ID0000084	Unit Rehab-Interior(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)	To include unit rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, ceilings, blinds, repair/replace kitchen cabinets (to include hardware), countertops, sinks, faucets, amenities, replace interior doors and door frames (to include hardware), venthoods, light fixtures with energy saving light fixtures, install smoke detectors, upgrade electrical and plumbing, cable TV wiring upgrades, removal of attic fans, etc. as needed. Approximately 5-7 units		\$55,000.00

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
ID0000085	Bathroom Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To include bathroom rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, repair/replace bathroom cabinets (to include hardware), countertops, sinks, vanities, faucets, amenities, tub/showers, toilets, replace interior doors (to include hardware), lights/heat/vents, upgrade electrical and plumbing, etc. as needed. Approximately 1 units		\$32,489.00
ID0000086	Unit Rehab-Exterior(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	repair/replace roofing, vinyl siding, windows, exterior entry doors, front porch address lighting, back porch lighting, screen doors, enclose storage/washer/dryer area, enlarge back porches, install handicap accessible ramps on rear exits and leaf filters on gutter, etc. (Appr. 35 units) as needed		\$100,000.00
ID0000087	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	To include replace ranges, refrigerators, hot water heaters, etc. (Appr. 30) as needed		\$75,000.00
ID0000088	Storage unit(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	To include expand storage unit on Ash St, add insulation in attic of storage unit		\$2,000.00
ID0000089	Building maintenance(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	To include shop, storage building and community centers, repair and paint exterior of office as needed		\$5,000.00
ID0000090	Office Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	To include office supplies and equipment, etc. as needed		\$2,988.00

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
ID000091	HVAC Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	To include repair/replace/upgrade HVAC (appr. 30), as needed		\$65,000.00
	Subtotal of Estimated Cost			\$463,766.00

Rough Draft Copy!!!

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
	CLARKSVILLE (AR051000001)			\$463,766.00
ID0000092	Operations(Operations (1406))	To transfer CFP funds for Operations activities		\$30,289.00
ID0000095	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	To include bidding & advertising and document preparation, etc.		\$1,000.00
ID0000098	Repair/replace sidewalks(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage)	To include repair/replace sidewalks to reduce tripping hazards, repair/replace/install fencing, stripe parking lots, add additional parking spots, repair and paint gazebos, repair and paint existing playground equipment, install additional playground equipment, etc. as needed install security lighting, install security cameras, install signage, water/sewer/drainage line, water shut off valves repair/replace, repair/replace handrails, etc. as needed. These work projects will be completed by forced account labor, if feasible. If not feasible or unexpected issues arise, contract labor will be utilized in order to complete project.		\$95,000.00
ID0000101	Unit Rehab-Interior(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)	To include unit rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, ceilings, blinds, repair/replace kitchen cabinets (to include hardware), countertops, sinks, faucets, amenities, replace interior doors and door frames (to include hardware), venthoods, light fixtures with energy saving light fixtures, install smoke detectors, upgrade electrical and plumbing, cable TV wiring upgrades, removal of attic fans, etc. as needed. Approximately 5-7 units		\$55,000.00

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
ID0000104	Bathroom Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To include bathroom rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, repair/replace bathroom cabinets (to include hardware), countertops, sinks, vanities, faucets, amenities, tub/showers, toilets, replace interior doors (to include hardware), lights/heat/vents, upgrade electrical and plumbing, etc. as needed. Approximately 1 units		\$32,489.00
ID0000107	HVAC Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	To include repair/replace/upgrade HVAC (appr. 30), as needed		\$65,000.00
ID0000110	Unit Rehab-Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	repair/replace roofing, vinyl siding, windows, exterior entry doors, front porch address lighting, back porch lighting, screen doors, enclose storage/washer/dryer area, enlarge back porches, install handicap accessible ramps on rear exits and leaf filters on gutter, etc. (Appr. 35 units) as needed		\$100,000.00
ID0000113	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	To include replace ranges, refrigerators, hot water heaters, etc. (Appr. 30) as needed		\$75,000.00
ID0000116	Storage unit(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	To include expand storage unit on Ash St, add insulation in attic of storage unit		\$2,000.00
ID0000119	Building maintenance(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	To include shop, storage building and community centers, repair and paint exterior of office as needed		\$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
ID000122	Office Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	To include office supplies and equipment, etc. as needed		\$2,988.00
	Subtotal of Estimated Cost			\$463,766.00

Rough Draft Copy!!!

Capital Fund Program - Five-Year Action Plan

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
	CLARKSVILLE (AR051000001)			\$463,766.00
ID0000093	Operations(Operations (1406))	To transfer CFP funds for Operations activities		\$30,289.00
ID0000096	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	To include bidding & advertising and document preparation, etc.		\$1,000.00
ID0000099	Repair/replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	To include repair/replace sidewalks to reduce tripping hazards, repair/replace/install fencing, stripe parking lots, add additional parking spots, repair and paint gazebos, repair and paint existing playground equipment, install additional playground equipment, etc. as needed install security lighting, install security cameras, install signage, water/sewer/drainage line, water shut off valves repair/replace, repair/replace handrails, etc. as needed. These work projects will be completed by forced account labor, if feasible. If not feasible or unexpected issues arise, contract labor will be utilized in order to complete project.		\$95,000.00
ID0000102	Unit Rehab-Interior(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)	To include unit rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, ceilings, blinds, repair/replace kitchen cabinets (to include hardware), countertops, sinks, faucets, amenities, replace interior doors and door frames (to include hardware), venthoods, light fixtures with energy saving light fixtures, install smoke detectors, upgrade electrical and plumbing, cable TV wiring upgrades, removal of attic fans, etc. as needed. Approximately 5-7 units		\$55,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0000105	Bathroom Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To include bathroom rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, repair/replace bathroom cabinets (to include hardware), countertops, sinks, vanities, faucets, amenities, tub/showers, toilets, replace interior doors (to include hardware), lights/heat/vents, upgrade electrical and plumbing, etc. as needed. Approximately 1 units		\$32,489.00
ID0000108	HVAC Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	To include repair/replace/upgrade HVAC (appr. 30), as needed		\$65,000.00
ID0000111	Unit Rehab-Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	repair/replace roofing, vinyl siding, windows, exterior entry doors, front porch address lighting, back porch lighting, screen doors, enclose storage/washer/dryer area, enlarge back porches, install handicap accessible ramps on rear exits and leaf filters on gutter, etc. (Appr. 35 units) as needed		\$100,000.00
ID0000114	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	To include replace ranges, refrigerators, hot water heaters, etc. (Appr. 30) as needed		\$75,000.00
ID0000117	Storage unit(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	To include expand storage unit on Ash St, add insulation in attic of storage unit		\$2,000.00
ID0000120	Building maintenance(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	To include shop, storage building and community centers, repair and paint exterior of office as needed		\$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
ID000123	Office Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	To include office supplies and equipment, etc. as needed		\$2,988.00
	Subtotal of Estimated Cost			\$463,766.00

Rough Draft Copy!!!

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
	CLARKSVILLE (AR051000001)			\$463,766.00
ID0000094	Operations(Operations (1406))	To transfer CFP funds for Operations activities		\$30,289.00
ID0000097	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	To include bidding & advertising and document preparation, etc.		\$1,000.00
ID0000100	Repair/replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	To include repair/replace sidewalks to reduce tripping hazards, repair/replace/install fencing, stripe parking lots, add additional parking spots, repair and paint gazebos, repair and paint existing playground equipment, install additional playground equipment, etc. as needed install security lighting, install security cameras, install signage, water/sewer/drainage line, water shut off valves repair/replace, repair/replace handrails, etc. as needed. These work projects will be completed by forced account labor, if feasible. If not feasible or unexpected issues arise, contract labor will be utilized in order to complete project.		\$95,000.00
ID0000103	Unit Rehab-Interior(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)	To include unit rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, ceilings, blinds, repair/replace kitchen cabinets (to include hardware), countertops, sinks, faucets, amenities, replace interior doors and door frames (to include hardware), venthoods, light fixtures with energy saving light fixtures, install smoke detectors, upgrade electrical and plumbing, cable TV wiring upgrades, removal of attic fans, etc. as needed. Approximately 5-7 units		\$55,000.00

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
ID0000106	Bathroom Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	To include bathroom rehab to include flooring, repair/replace sheetrock, prime, mudd, tape, float, paint, replace baseboards, finish, repair/replace bathroom cabinets (to include hardware), countertops, sinks, vanities, faucets, amenities, tub/showers, toilets, replace interior doors (to include hardware), lights/heat/vents, upgrade electrical and plumbing, etc. as needed. Approximately 1 units			\$32,489.00
ID0000109	HVAC Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	To include repair/replace/upgrade HVAC (appr. 30), as needed			\$65,000.00
ID0000112	Unit Rehab-Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	repair/replace roofing, vinyl siding, windows, exterior entry doors, front porch address lighting, back porch lighting, screen doors, enclose storage/washer/dryer area, enlarge back porches, install handicap accessible ramps on rear exits and leaf filters on gutter, etc. (Appr. 35 units) as needed			\$100,000.00
ID0000115	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	To include replace ranges, refrigerators, hot water heaters, etc. (Appr. 30) as needed			\$75,000.00
ID0000118	Storage unit(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	To include expand storage unit on Ash St, add insulation in attic of storage unit			\$2,000.00
ID0000121	Building maintenance(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	To include shop, storage building and community centers, repair and paint exterior of office as needed			\$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
ID0000124	Office Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	To include office supplies and equipment, etc. as needed		\$2,988.00
	Subtotal of Estimated Cost			\$463,766.00

Rough Draft Copy!!!