

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HRA of ST. CLOUD, MINNESOTA		Locality (City/County & State)				
PHA Number: MN038		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	WILSON APARTMENTS (MN038000003)	\$453,912.00	\$39,455.00	\$39,455.00	\$124,455.00	\$399,455.00
	EMPIRE APARTMENTS (MN038000001)	\$161,000.00	\$41,000.00	\$320,457.00	\$230,457.00	\$215,457.00
	ST. CLOUD HRA (MN038000002)	\$299,635.00	\$834,092.00	\$554,635.00	\$559,635.00	\$299,635.00

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILSON APARTMENTS (MN038000003)			\$453,912.00
ID0000403	Upgrade Electrical Boxes in All Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Replace electrical boxes throughout 126 unit high-rise. Contractor to provide new materials and remove and dispose of old materials.		\$294,457.00
ID0000404	Update Fire Sprinkler System(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Contractor to provide new equipment and remove and dispose all old equipment. The presence of asbestos is not anticipated, but abatement will be completed if necessary.		\$120,000.00
ID0000406	Operations(Operations (1406))	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000409	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Capital Fund Administration		\$29,455.00
	EMPIRE APARTMENTS (MN038000001)			\$161,000.00
ID0000405	Update Fire Sprinkler System(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Contractor to provide new equipment and remove and dispose all old equipment. The presence of asbestos is not anticipated, but abatement will be completed if necessary.		\$120,000.00

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Work Statement for Year 1 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000408	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000411	Capital Fund Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
	ST. CLOUD HRA (MN038000002)			\$299,635.00
ID0000407	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000410	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
ID0000412	Replace front railings at 12 Townhomes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace front railings at 12 Quarry Ridge Townhomes (2005-2027 Quarry Rd). Contractor responsible for providing all new materials and removal and disposal of all old materials. Asbestos abatement will be completed if necessary.		\$60,000.00
	Subtotal of Estimated Cost			\$914,547.00

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Work Statement for Year 2 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ST. CLOUD HRA (MN038000002)			\$834,092.00
ID0000425	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000426	Capital Fund Administration(Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
ID0000431	Upgrade Door Locks to Electronic Fob System at 36 Townhomes(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Upgrade door locks at Cedar Ridge Townhomes (3455-3477 14 St N), Quarry Ridge Townhomes (2005-2027 Quarry Rd), and Flintwood Townhomes (5702-5724 Flintwood Rd). All entry door locks to be replaced with an electronic fob system.		\$75,000.00
ID0000432	Replacement of Exterior Patios/decks and Exterior Lighting at 12 Townhomes (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting)	Repair or replace exterior patios/decks and lighting in 12 Quarry Ridge Townhomes (2005-2027 Quarry Rd). Contractor responsible for providing all new materials and removal and disposal of all old materials. Exterior lighting to be replaced with energy efficient fixtures. Asbestos abatement will be completed if necessary.		\$120,000.00
ID0000433	Replace parking lot at 24 Townhomes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace parking lot at 12 Cedar Ridge Townhomes (3455-3477 14 St N) and 12 Flintwood Townhomes (5702-5724 Flintwood Rd). Contractor to provide labor and new materials and remove and dispose old materials. Soil will be disturbed and HRA will be responsive to any environmental requirements.		\$110,000.00
ID0000434	Rehab Exterior at 4 Scattered Site Single-Family Homes(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape)	Rehab exterior at 4 scattered site single-family homes: 614 5th Ave NE, 1016 10th Ave SE, 1103 9th Ave SE, and 2405 14th St S. Replace siding, soffit, fascia, gutters, window wells, vent covers, exterior lighting, exterior and overhead doors, door trim, and roofs as needed. Repair or replace walls, decks, concrete sidewalks, and landscaping as needed. Remove and dispose of old materials. Install new maintenance-free siding and energy efficient doors and lighting. No asbestos issues are anticipated, but will abate if necessary. HRA will be		\$289,457.00

Work Statement for Year 2 2028

responsive to any environmental requirements were soil may be disturbed.

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EMPIRE APARTMENTS (MN038000001)			\$320,457.00
ID0000435	Replace or Reline Plumbing Lines Including Tenant Relocation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Non-Dwelling Interior (1480)-Plumbing)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 is a 10-story, 89 unit high-rise building. Affected area pipes will be replaced or relined as necessary and shut off valves will be installed. Costs will be incurred to relocate tenants as needed. No asbestos issues are expected, but will abate if necessary.		\$279,457.00
ID0000440	Capital Fund Administration(Administration (1410)-Salaries)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
ID0000441	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
	ST. CLOUD HRA (MN038000002)			\$554,635.00
ID0000436	Replace Playground Equipment and Playground Surface(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace playground surface and equipment at Cedar Ridge Townhomes (3455-3477 14 St N), and Flintwood Townhomes (5702-5724 Flintwood Rd). Current surface material to be removed and replaced with new materials. Equipment to be removed and replaced with new equipment. Vendor to provide labor and will be responsible for disposal of all old materials. Soil will be disturbed. HRA will be responsive to any environmental requirements.		\$140,000.00
ID0000437	Rehab Exterior at 12 Flintwood Townhomes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Contract Administration (1480)-Other)	Replace siding, windows, and exterior doors at Flintwood Townhomes (5702-5724 Flintwood Rd). Remove and dispose of old materials. Install new maintenance-free siding and energy efficient windows and doors. No Asbestos issues are anticipated, but will abate if necessary.		\$175,000.00

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Work Statement for Year 3 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000438	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000439	Capital Fund Administration(Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
	WILSON APARTMENTS (MN038000003)			\$39,455.00
ID0000442	Operations(Operations (1406))	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000443	Capital Fund Administration(Administration (1410)-Salaries)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Capital Fund Administration		\$29,455.00
	Subtotal of Estimated Cost			\$914,547.00

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Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EMPIRE APARTMENTS (MN038000001)			\$230,457.00
ID0000444	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000445	Capital Fund Administration (Administration (1410)-Salaries)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
ID0000451	Replace or Reline Plumbing Lines Including Tenant Relocation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Non-Dwelling Interior (1480)-Plumbing)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 is a 10-story, 89 unit high-rise building. Affected area pipes will be replaced or relined as necessary and shut off valves will be installed. Costs will be incurred to relocate tenants as needed. No asbestos issues are expected, but will abate if necessary.		\$64,457.00
ID0000452	Security System Upgrade(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Replace current security system including camera and camera servers. Contractor to provide new equipment and remove and dispose of all old equipment.		\$35,000.00
ID0000453	Replace Elevator Air Conditioning Unit(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Interior (1480)-Mechanical)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 is a 10-story, 89 unit high-rise building. Install new air conditioning unit in elevators. Old unit to be removed and taken to recycling center. New unit of sufficient capacity to be installed according to code.		\$50,000.00
ID0000454	Retaining Walls(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Landscape)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Replace retaining walls on property. Contractor to provide all labor and materials. Soil will be disturbed. HRA will be responsive to any environmental requirements.		\$40,000.00

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Work Statement for Year 4 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ST. CLOUD HRA (MN038000002)			\$559,635.00
ID0000446	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000447	Capital Fund Administration(Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
ID0000450	Upgrade Interior Lighting to Energy Efficient Lighting in 36 Townhomes(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Upgrade interior lighting at Cedar Ridge Townhomes (3455-3477 14 St N), Quarry Ridge Townhomes (2005-2027 Quarry Rd), and Flintwood Townhomes (5702-5724 Flintwood Rd). All interior lighting to be replaced with energy efficient fixtures.		\$60,000.00
ID0000455	Replace Air Exchangers in Scattered Site Single-Family Homes(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace air exchangers in 40 scattered site single-family homes. Old units to be removed and new energy efficient units of sufficient capacity to be installed. Contractor responsible for providing all new materials and removal and disposal of old equipment.		\$120,000.00
ID0000458	Interior Rehab at 2 Scattered Site Single-Family Homes(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,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)-	Interior rehab at 2 of 40 scattered site single-family homes: 860 19 Av N and 3501 8 St N. Flooring, carpentry, cabinetry, painting, lighting, HVAC, and plumbing to be replaced as needed. Contractor will be responsible for disposal of old materials. Asbestos abatement will be completed if necessary.		\$140,000.00
	WILSON APARTMENTS (MN038000003)			\$124,455.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EMPIRE APARTMENTS (MN038000001)			\$215,457.00
ID0000459	Resurface Parking Lot(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Resurface parking lot. Lot to be swept, repair cracks, holes or soft spots. Overlay with asphalt. Vendor to provide labor and materials. Soil may be disturbed - HRA will be responsive to any environmental requirements.		\$74,457.00
ID0000460	Replace Cabinetry, Sinks, and Faucets(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Replace cabinetry in 10 units. Remove and dispose of wall and base cabinets in kitchens. Will replace using same configuration. Laminate countertops, sinks, and faucets will be replaced.		\$100,000.00
ID0000468	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000471	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
	WILSON APARTMENTS (MN038000003)			\$399,455.00
ID0000461	Patio Area With Raised Garden Beds(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Landscape)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Add handicap accessible patio area with raised garden beds. Vendor to provide all labor and materials. Soil will be disturbed. HRA will be responsive to any environmental requirements		\$100,000.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000462	Common Area Air Conditioning(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Mechanical)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Install new air conditioning units to service common areas. New units will be placed at same location as old units. Old units to be removed and taken to recycling center. New units of sufficient capacity to be installed according to code.		\$35,000.00
ID0000463	Install Stove Exhaust Hoods/Cabinets in All Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Install stove exhaust hoods, cabinets, and related electrical throughout 126 unit high-rise. Contractor to provide new materials and remove and dispose of old materials		\$150,000.00
ID0000464	Window Awnings(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Canopies)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Adding window awnings. Contractor to provide new materials and cleanup of the project.		\$35,000.00
ID0000465	Upgrade Common Area Lighting(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Electrical)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 is a 7-story, 126- unit high-rise building. Replace all common area light fixtures with energy efficient fixtures. Electrician to remove old fixtures and ballasts and replace with new, energy efficient fixtures.		\$40,000.00
ID0000466	Operations(Operations (1406))	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000469	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Capital Fund Administration		\$29,455.00
	ST. CLOUD HRA (MN038000002)			\$299,635.00

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Work Statement for Year 5 2031				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000467	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000470	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
ID0000472	Concrete Replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	Concrete replacement at 4 of 40 scattered site single-family homes: 623 Wilson Ave NE, 929 35th Ave N, 907 12th Ave SE, 913 12th Av SE. Replace stoops, sidewalks, parking pads and driveways, and landscaping work as needed. Remove and dispose of old concrete. Prepare area, pour and finish concrete as needed. Because soil will be disturbed, the PHA will be responsive to any soil environmental review issues prior to work beginning.		\$35,000.00
ID0000473	Concrete Replacement at 24 Townhomes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	Concrete replacement at 12 Quarry Ridge Townhomes (2005-2027 Quarry Road) and 12 Cedar Ridge Townhomes (3455-3477 14 St. N). Replace stoops, sidewalks, parking pads and driveways, and landscaping work as needed. Remove and dispose of old concrete. Prepare area, pour and finish concrete as needed. Because soil will be disturbed, the PHA will be responsive to any soil environmental review issues prior to work beginning.		\$25,000.00
	Subtotal of Estimated Cost			\$914,547.00