

PROPOSED DRAFT

Capital Fund Planning Detail for 2025-2029

Descriptions	FY 2025	FY2026	FY 2027	FY2028	FY 2029	Grand Total
all AMPS	\$0.00	\$0.00	\$2,510,550.00	\$2,800,000.00	\$1,400,000.00	\$6,710,550.00
Administration			\$1,455,275.00	\$1,400,000.00	\$1,400,000.00	\$4,255,275.00
Management Improvement			\$1,055,275.00	\$1,400,000.00		\$2,455,275.00
Cottages I	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Management Improvement	\$10,000.00					\$10,000.00
Creighton	\$2,278,265.34	\$831,427.04	\$362,500.00	\$362,500.00	\$362,500.00	\$4,197,192.38
Administration	\$122,724.00	\$228,296.60				\$351,020.60
Fees and costs	\$100,000.00	\$100,000.00				\$200,000.00
Operating Transfer	\$216,304.98	\$410,630.44	\$350,000.00	\$350,000.00	\$350,000.00	\$1,676,935.42
Planned Inventory Removal/Section 18- phase 1b&1c	\$1,408,000.00					\$1,408,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Relocation 90 households for 1c	\$300,000.00	\$10,000.00				\$310,000.00
Plumbing/HVAC/Boilers	\$60,000.00	\$10,000.00				\$70,000.00
Electrical Repairs	\$25,000.00	\$24,000.00				\$49,000.00
Hazard Mitigation	\$5,000.00					\$5,000.00
Appliances (Refrigerators and Stoves	\$5,000.00	\$5,000.00				\$10,000.00
Cabinet Replacement over 5 years	\$3,000.00	\$3,000.00				\$6,000.00
Window Replacement over 5 years	\$10,000.00	\$10,000.00				\$20,000.00
Roof repair	\$3,000.00	\$3,000.00				\$6,000.00
Door Replacement	\$5,000.00	\$5,000.00				\$10,000.00
Management Improvement	\$2,736.36	\$10,000.00				\$12,736.36
Fairfield	\$2,239,428.32	\$1,629,377.28	\$1,389,238.00	\$1,411,254.00	\$1,254,254.00	\$7,923,551.60
Administration	\$108,845.00	\$202,076.36				\$310,921.36
Kitchen Counters/Cabinets - Fairfield	\$93,888.00	\$65,888.00	\$55,888.00	\$45,888.00	\$45,888.00	\$307,440.00
Operating Transfer	\$225,214.50	\$310,640.92	\$404,328.00	\$300,000.00	\$300,000.00	\$1,540,183.42
Roofing - Fairfield	\$25,000.00	\$38,750.00	\$60,000.00	\$75,000.00	\$15,000.00	\$213,750.00
Playground Equipment				\$150,000.00		\$150,000.00
Replace Flooring due to flooding		\$160,000.00				\$160,000.00
Vacancy Turns/Modernization - Fairfield	\$50,000.00	\$70,000.00	\$75,000.00	\$75,000.00	\$55,000.00	\$325,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00

Capital Fund Planning Detail for 2025-2029

Descriptions	FY 2025	FY2026	FY 2027	FY2028	FY 2029	Grand Total
Plumbing	\$50,000.00					\$50,000.00
Doors	\$85,656.00	\$75,656.00	\$75,656.00	\$22,000.00		\$258,968.00
HVAC replacement over 5 years incl boiler rooms	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$400,000.00
Lighting for security	\$730,000.00					\$730,000.00
Hazard Mitigation	\$78,000.00	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00	\$270,000.00
Appliances (Refrigerators and Stoves)	\$125,200.00	\$112,200.00	\$149,200.00	\$174,200.00	\$174,200.00	\$735,000.00
Windows Replacement over 5 years	\$130,000.00	\$115,000.00	\$100,000.00	\$100,000.00	\$85,000.00	\$530,000.00
Bathrooms	\$256,666.00	\$256,666.00	\$256,666.00	\$256,666.00	\$366,666.00	\$1,393,330.00
Electrical Repairs	\$186,032.00	\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$474,032.00
Management Improvement	\$2,426.82	\$10,000.00				\$12,426.82
Fay	\$912,865.50	\$202,340.50	\$2,032,500.00	\$32,500.00	\$3,062,500.00	\$6,242,706.00
Administration	\$111,525.00					\$111,525.00
Elevator Modernization - 4th Ave & 3900 old Brook	\$75,000.00	\$75,000.00	\$2,000,000.00		\$2,000,000.00	\$4,150,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Operating Transfer	\$64,840.50	\$64,840.50			\$500,000.00	\$629,681.00
Roof Replacements - Fay					\$300,000.00	\$300,000.00
Plumbing	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$200,000.00	\$280,000.00
Exterior Improvements					\$25,000.00	\$25,000.00
HVAC Equipment Modernization and Replacement	\$25,000.00				\$25,000.00	\$50,000.00
Windows at 1611 4th Ave	\$594,000.00					\$594,000.00
Community Room Upgrade		\$20,000.00				\$20,000.00
Management Improvement	\$10,000.00	\$10,000.00				\$20,000.00
Gilpin	\$3,651,617.06	\$4,119,675.42	\$3,161,632.00	\$1,862,500.00	\$1,512,500.00	\$14,307,924.48
504 upgrades ramps and railings			\$225,000.00			\$225,000.00
Administration	\$190,174.00	\$353,068.58				\$543,242.58
Demolition	\$212,000.00	\$1,288,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$4,500,000.00
Exterior Improvements			\$227,689.00			\$227,689.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Operating Transfer	\$350,436.56	\$364,598.84	\$706,443.00	\$500,000.00	\$400,000.00	\$2,321,478.40
Planning and Development Fees & Costs- Gilpin	\$25,000.00	\$300,000.00	\$320,000.00		\$100,000.00	\$745,000.00

Capital Fund Planning Detail for 2025-2029

Descriptions	FY 2025	FY2026	FY 2027	FY2028	FY 2029	Grand Total
Repairs and Renovations to Administrative Building	\$100,000.00	\$25,000.00				\$125,000.00
Replace/Repair sanitary and water drain lines (Sewer)	\$100,000.00	\$100,000.00				\$200,000.00
Vacancy Turns/Modernization - Gilpin	\$50,000.00	\$200,000.00	\$75,000.00			\$325,000.00
Relocation	\$350,000.00	\$300,000.00				\$650,000.00
Plumbing & HVAC (71, 72 & 79)	\$268,000.00	\$276,600.00				\$544,600.00
Hazard Mitigation	\$100,000.00	\$138,000.00	\$75,000.00	\$75,000.00		\$388,000.00
Appliances (Stoves and Refrigerators)	\$150,600.00	\$100,000.00	\$50,000.00	\$50,000.00		\$350,600.00
Electrical Repairs	\$167,000.00	\$162,000.00	\$80,000.00	\$80,000.00		\$489,000.00
Cabinet Replacement over 5 years	\$150,000.00	\$133,408.00	\$50,000.00	\$50,000.00		\$383,408.00
Window Replacement over 5 years	\$200,000.00	\$100,500.00	\$85,000.00	\$85,000.00		\$470,500.00
Bathroom Renovations over 5 years	\$236,666.00	\$156,000.00	\$125,000.00			\$517,666.00
Roof Repair	\$835,000.00					\$835,000.00
Doors	\$150,000.00	\$100,000.00	\$130,000.00	\$10,000.00		\$390,000.00
Management Improvement	\$4,240.50	\$10,000.00				\$14,240.50
Hillside	\$1,256,462.01	\$1,008,290.97	\$1,186,941.00	\$1,650,000.00	\$368,000.00	\$5,469,693.98
Administration	\$97,887.00	\$213,378.17				\$311,265.17
Demolition				\$1,250,000.00		\$1,250,000.00
Relocation			\$350,000.00			\$350,000.00
Fees and costs			\$350,000.00			\$350,000.00
Kitchen Counters/Cabinets - Hillside	\$50,000.00	\$65,000.00				\$115,000.00
Operating Transfer	\$202,392.39	\$184,287.80	\$426,941.00	\$400,000.00	\$368,000.00	\$1,581,621.19
Vacancy Turns/Modernization - Hillside	\$50,000.00	\$50,000.00				\$100,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00				\$25,000.00
Bathroom Repairs	\$100,000.00	\$100,000.00				\$200,000.00
Plumbing /HVAC	\$114,000.00	\$120,000.00	\$60,000.00			\$294,000.00
Electrical Repairs	\$97,000.00	\$72,000.00				\$169,000.00
Replace and Awnings at stoops	\$150,000.00					\$150,000.00
Hazard Mitigation	\$65,000.00	\$48,000.00				\$113,000.00
Appliance Replacement over 5 years	\$100,000.00	\$50,000.00				\$150,000.00
Window Replacement over 5 years	\$125,000.00	\$50,000.00				\$175,000.00

Capital Fund Planning Detail for 2025-2029

Descriptions	FY 2025	FY2026	FY 2027	FY2028	FY 2029	Grand Total
Roof Replacement	\$40,500.00	\$33,125.00				\$73,625.00
Door Replacement	\$50,000.00	\$0.00				\$50,000.00
Management Improvement	\$2,182.62	\$10,000.00				\$12,182.62
Mosby	\$2,099,963.68	\$3,088,154.21	\$1,513,728.00	\$2,906,771.00	\$3,807,571.00	\$13,416,187.89
Administration	\$111,525.00	\$207,049.17				\$318,574.17
Demolition South & abatement		\$1,646,000.00	\$200,000.00			\$1,846,000.00
Foundation Repairs - Mosby	\$75,000.00					\$75,000.00
Hydronic Piping Replacement				\$500,000.00	\$1,670,915.00	\$2,170,915.00
In wall piping for central and north				\$1,527,271.00	\$1,256,666.00	\$2,783,937.00
Kitchen Counters/Cabinets - Mosby	\$50,000.00	\$65,000.00	\$50,000.00	\$40,000.00	\$40,000.00	\$245,000.00
Operating Transfer	\$208,955.80	\$194,405.04	\$414,228.00	\$300,000.00	\$300,000.00	\$1,417,588.84
Vacancy Turns/Modernization - Mosby	\$50,000.00	\$120,000.00	\$70,000.00	\$40,000.00	\$65,000.00	\$345,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Windows - Mosby	\$135,000.00	\$105,000.00	\$105,000.00	\$100,000.00	\$95,000.00	\$540,000.00
Relocation	\$376,830.00	\$190,000.00	\$90,000.00			\$656,830.00
Bathroom Repairs	\$366,666.00	\$125,000.00	\$100,000.00	\$75,000.00		\$666,666.00
Electrical Infrastructure central and north	\$130,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$418,000.00
Plumbing & HVAC	\$126,000.00	\$136,200.00	\$210,000.00	\$130,000.00	\$165,000.00	\$767,200.00
Doors	\$35,000.00	\$35,000.00	\$30,000.00	\$25,000.00	\$45,490.00	\$170,490.00
Community Center Kitchen redo	\$20,000.00					\$20,000.00
Computer Lab install carpet and new covers for lighting	\$50,000.00					\$50,000.00
Replace Awnings overhangs at each unit	\$200,000.00		\$75,000.00			\$275,000.00
Hazard Mitigation	\$35,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$135,000.00
Appliance Replacement over 5 years	\$115,000.00	\$145,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$440,000.00
Management Improvement	\$2,486.88	\$10,000.00				\$12,486.88
Stonewall	\$472,500.00	\$1,870,500.00	\$872,500.00	\$2,012,500.00	\$312,500.00	\$5,540,500.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Windows at 1920 Stonewall		\$408,000.00				\$408,000.00
Operating Transfer	\$400,000.00	\$300,000.00			\$300,000.00	\$1,000,000.00
Elevator Modernization at Lombardy & Decatur	\$50,000.00	\$1,140,000.00	\$860,000.00	\$2,000,000.00		\$4,050,000.00

Capital Fund Planning Detail for 2025-2029

Descriptions	FY 2025	FY2026	FY 2027	FY2028	FY 2029	Grand Total
Management Improvement	\$10,000.00	\$10,000.00				\$20,000.00
Whitcomb	\$1,489,972.09	\$1,651,308.58	\$1,371,485.00	\$1,363,049.00	\$2,321,249.00	\$8,197,063.67
Administration	\$108,845.00	\$218,867.10				\$327,712.10
Interior Lighting - Whitcomb	\$150,000.00					\$150,000.00
Operating Transfer	\$200,000.27	\$282,860.48	\$445,936.00	\$300,000.00	\$300,000.00	\$1,528,796.75
Demolition					\$1,250,000.00	\$1,250,000.00
Fees and costs				\$250,000.00		\$250,000.00
Roof Replacements - Whitcomb	\$48,000.00	\$125,000.00	\$60,000.00	\$75,000.00	\$18,000.00	\$326,000.00
Site Improvements - Whitcomb		\$40,000.00				\$40,000.00
Tub and Tile Replacement - Whitcomb	\$120,000.00	\$273,932.00				\$393,932.00
Vacancy Turns/Modernization - Whitcomb	\$50,000.00	\$110,000.00	\$80,000.00	\$60,000.00	\$75,000.00	\$375,000.00
Fire Unit Repairs	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$62,500.00
Whitcomb Plumbing/HVAC	\$100,000.00	\$132,600.00	\$210,000.00	\$205,000.00	\$200,000.00	\$847,600.00
Windows - Whitcomb	\$150,000.00	\$115,000.00	\$100,000.00	\$100,000.00	\$90,000.00	\$555,000.00
Relocation	\$50,000.00	\$10,000.00				\$60,000.00
Electrical Infrastructure	\$100,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$388,000.00
Doors	\$80,000.00	\$75,549.00	\$75,549.00	\$60,549.00	\$40,549.00	\$332,196.00
Hazard Mitigation	\$78,000.00	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00	\$270,000.00
Appliances (Stoves and Refrigerators)	\$135,200.00	\$60,000.00	\$75,000.00	\$85,000.00	\$170,200.00	\$525,400.00
Exhaust Fans in Bathrooms and windows			\$137,500.00	\$50,000.00		\$187,500.00
Cabinet Replacement over 5 years	\$105,000.00	\$65,000.00	\$55,000.00	\$45,000.00	\$45,000.00	\$315,000.00
Management Improvement	\$2,426.82	\$10,000.00				\$12,426.82
Grand Total	\$14,401,074.00	\$14,401,074.00	\$14,401,074.00	\$14,401,074.00	\$14,401,074.00	\$72,005,370.00