

## Capital Fund Planning Detail for 2025-2030

Descriptions	FY 2025 (current Award)	FY2026	FY 2027	FY2028	FY 2029	FY2030	Grand Total
<b>all AMPS</b>	<b>\$0</b>	<b>\$5,870,511</b>	<b>\$5,784,800</b>	<b>\$5,784,800</b>	<b>\$5,784,800</b>	<b>\$5,784,800</b>	<b>\$29,009,711</b>
Administration		\$1,467,628	\$1,446,200	\$1,446,200	\$1,446,200	\$1,446,200	\$7,252,428
Operating Transfer 1406		\$3,669,069	\$3,615,500	\$3,615,500	\$3,615,500	\$3,615,500	\$18,131,069
Management Improvement		\$733,814	\$723,100	\$723,100	\$723,100	\$723,100	\$3,626,214
<b>Cottages I</b>	<b>\$10,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,000</b>
Termite Treatments		\$50,000					\$50,000
Emergency unit improvements		\$50,000					\$50,000
Management Improvement	\$10,000						\$0
<b>Creighton</b>	<b>\$3,938,529</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Administration	\$156,924						\$0
Fees and costs	\$7,000						\$0
Operating Transfer	\$216,305						\$0
Planned Inventory Removal/Section 18- phase 1b&1c	\$3,214,576						\$0
Fire Unit Repairs	\$0						\$0
Relocation 90 households for 1c	\$300,000						\$0
Plumbing/HVAC/Boilers	\$40,987						\$0
Electrical Repairs	\$0						\$0
Hazard Mitigation	\$0						\$0
Appliances (Refrigerators and Stoves)	\$0						\$0
Cabinet Replacement over 5 years	\$0						\$0
Window Replacement over 5 years	\$0						\$0
Roof repair	\$0						\$0
Door Replacement	\$0						\$0
Management Improvement	\$2,736						\$0
<b>Fairfield</b>	<b>\$2,271,628</b>	<b>\$851,291</b>	<b>\$864,044</b>	<b>\$965,388</b>	<b>\$690,885</b>	<b>\$858,388</b>	<b>\$4,229,996</b>
Administration	\$141,045						\$0
Operating Transfer	\$225,215						\$0
Kitchen Counters/Cabinets - Fairfield	\$93,888	\$54,385	\$55,888	\$45,888	\$45,888	\$45,888	\$247,937
Roofing - Fairfield	\$25,000	\$38,750	\$60,000	\$75,000	\$15,000	\$15,000	\$203,750
Playground Equipment				\$150,000			\$150,000

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Replace Flooring due to flooding		\$0					\$0
Vacancy Turns/Modernization - Fairfield	\$50,000	\$220,000	\$225,000	\$225,000	\$225,000	\$225,000	\$1,120,000
Fire Unit Repairs	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$62,500
Plumbing repairs	\$50,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Doors	\$85,656	\$75,656	\$75,656	\$22,000			\$173,312
HVAC replacement over 5 years incl boiler rooms	\$80,000	\$80,000	\$80,000	\$80,000	\$52,497	\$120,000	\$412,497
Lighting for security	\$730,000						\$0
Hazard Mitigation	\$78,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$240,000
Appliances (Refrigerators and Stoves)	\$125,200	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$475,000
Windows Replacement over 5 years	\$130,000	\$115,000	\$100,000	\$100,000	\$85,000	\$85,000	\$485,000
Bathrooms (refinish or replace)	\$256,666	\$0	\$0	\$0	\$0	\$0	\$0
Electrical Repairs	\$186,032	\$72,000	\$62,000	\$62,000	\$62,000	\$62,000	\$320,000
Remodel lobby bathroom and community room						\$100,000	\$100,000
Relocation for rehab work		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Fees and costs		\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$65,000
Management Improvement	\$2,427						\$0
<b>Fay</b>	<b>\$346,066</b>	<b>\$117,500</b>	<b>\$1,882,500</b>	<b>\$152,500</b>	<b>\$2,642,500</b>	<b>\$215,000</b>	<b>\$5,010,000</b>
Administration	\$143,725						\$0
Operating Transfer	\$64,841						\$0
Management Improvement	\$5,000						\$0
Elevator Modernization - 4th Ave & 3900 Old Brook	\$75,000		\$1,750,000		\$2,000,000		\$3,750,000
Fire Unit Repairs	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500		\$50,000
Roof Replacements - Fay					\$300,000		\$300,000
Plumbing	\$20,000	\$20,000	\$20,000	\$20,000	\$200,000	\$50,000	\$310,000
Exterior Improvements					\$25,000		\$25,000
HVAC Equipment Modernization and Replacement	\$25,000				\$25,000		\$25,000
Windows at 1611 4th Ave	\$0						\$0
Vacancy Renovation		\$40,000	\$90,000	\$110,000	\$70,000	\$130,000	\$440,000
Community Room Upgrade		\$20,000					\$20,000

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Descriptions	FY 2025 (current Award)	FY2026	FY 2027	FY2028	FY 2029	FY2030	Grand Total
Fees and costs		\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$65,000
Trim or cut down big trees in front of parking lot - 4th Ave						\$25,000	\$25,000
<b>Gilpin</b>	<b>\$3,234,308</b>	<b>\$2,202,567</b>	<b>\$2,580,189</b>	<b>\$1,582,500</b>	<b>\$1,312,500</b>	<b>\$2,153,817</b>	<b>\$9,831,573</b>
504 upgrades ramps and railings			\$225,000				\$225,000
Administration	\$224,374						\$0
Operating Transfer	\$460,928						\$0
Demolition	\$0		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000
Exterior Improvements			\$227,689				\$227,689
Fire Unit Repairs	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$62,500
Planning and Development Fees & Costs- Gilpin	\$25,000	\$300,000	\$320,000		\$100,000		\$720,000
Repairs and Renovations to Administrative Building	\$100,000	\$25,000				\$100,000	\$125,000
Replace/Repair sanitary and water drain lines (Sewer)	\$100,000	\$100,000					\$100,000
Vacancy Turns/Modernization - Gilpin	\$50,000	\$281,967	\$150,000	\$170,000	\$100,000	\$441,317	\$1,143,284
Relocation	\$0	\$450,000	\$100,000	\$100,000	\$100,000	\$100,000	\$850,000
Plumbing & HVAC (71, 72 & 79)	\$268,000	\$276,600					\$276,600
Hazard Mitigation	\$100,000	\$138,000	\$75,000	\$75,000		\$75,000	\$363,000
Appliances (Stoves and Refrigerators)	\$150,600	\$100,000	\$50,000	\$50,000		\$50,000	\$250,000
Electrical Repairs	\$167,000	\$162,000	\$80,000	\$80,000		\$80,000	\$402,000
Cabinet Replacement over 5 years	\$150,000	\$0	\$0	\$0		\$0	\$0
Window Replacement over 5 years	\$200,000	\$100,500	\$85,000	\$85,000		\$85,000	\$355,500
Bathroom Tub refinish	\$236,666	\$156,000	\$125,000				\$281,000
Roof Repair	\$835,000						\$0
Doors	\$150,000	\$100,000	\$130,000	\$10,000		\$10,000	\$250,000
Playground replaced, new playground on St. Paul						\$200,000	\$200,000
Management Improvement	\$4,241						\$0
<b>Hillside</b>	<b>\$1,290,662</b>	<b>\$550,625</b>	<b>\$735,423</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$2,736,048</b>
Administration	\$132,087						\$0
Operating Transfer	\$202,392						\$0

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Descriptions	FY 2025 (current Award)	FY2026	FY 2027	FY2028	FY 2029	FY2030	Grand Total
Demolition				\$1,250,000			\$1,250,000
Relocation			\$350,000				\$350,000
Fees and costs		\$25,000	\$350,000				\$375,000
Kitchen Counters/Cabinets - Hillside	\$50,000	\$65,000					\$65,000
Vacancy Turns/Modernization - Hillside	\$100,000	\$50,000					\$50,000
Fire Unit Repairs	\$12,500	\$12,500					\$12,500
Bathroom refinish	\$50,000	\$75,000					\$75,000
Plumbing /HVAC	\$114,000	\$120,000	\$35,423				\$155,423
Electrical Repairs	\$97,000	\$72,000					\$72,000
Replace and Awnings at stoops	\$150,000						\$0
Hazard Mitigation	\$65,000	\$48,000					\$48,000
Appliance Replacement over 5 years	\$107,860	\$25,000					\$25,000
Window Replacement over 5 years	\$117,140	\$25,000					\$25,000
Install new bollards / landscaping						\$200,000	\$200,000
Roof Replacement	\$40,500	\$33,125					\$33,125
Door Replacement	\$50,000						\$0
Management Improvement	\$2,183						\$0
<b>Mosby</b>	<b>\$1,934,164</b>	<b>\$2,766,700</b>	<b>\$1,099,500</b>	<b>\$2,626,771</b>	<b>\$3,477,571</b>	<b>\$2,251,001</b>	<b>\$12,221,543</b>
Administration	\$145,725						\$0
Operating Transfer	\$208,956						\$0
Demolition South & abatement		\$1,646,000	\$200,000				\$1,846,000
Foundation Repairs - Mosby	\$75,000						\$0
Hydronic Piping Replacement				\$500,000	\$1,670,915		\$2,170,915
In wall piping for central and north				\$1,527,271	\$1,256,666		\$2,783,937
Kitchen Counters/Cabinets - Mosby	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Turns/Modernization - Mosby	\$50,000	\$260,000	\$220,000	\$175,000	\$105,000	\$105,000	\$865,000
Fire Unit Repairs	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$62,500
Windows - Mosby	\$135,000	\$105,000	\$105,000	\$100,000	\$95,000	\$95,000	\$500,000
Relocation	\$176,830	\$390,000	\$90,000				\$480,000
Bathroom refinish	\$366,666	\$0	\$0	\$0			\$0
Electrical Infrastructure central and north	\$130,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,001	\$360,001

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Descriptions	FY 2025 (current Award)	FY2026	FY 2027	FY2028	FY 2029	FY2030	Grand Total
Plumbing & HVAC	\$126,000	\$136,200	\$210,000	\$130,000	\$165,000	\$165,000	\$806,200
Doors	\$35,000	\$35,000	\$30,000	\$25,000	\$45,490	\$50,000	\$185,490
Community Center Kitchen redo	\$20,000						\$0
Computer Lab install carpet and new covers for lighting	\$50,000						\$0
Replace Awnings overhangs at each unit	\$200,000		\$75,000				\$75,000
Site improvements - sidewalk repair						\$300,000	\$300,000
Hazard Mitigation	\$35,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Appliance Replacement over 5 years	\$115,000	\$60,000	\$35,000	\$35,000	\$5,000	\$65,000	\$200,000
Management Improvement	\$2,487						\$0
Repair porches and porch lights						\$1,036,500	\$1,036,500
Fees and costs		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Repair sidewalks						\$300,000	\$300,000
<b>Stonewall</b>	<b>\$467,500</b>	<b>\$1,112,500</b>	<b>\$862,500</b>	<b>\$1,062,500</b>	<b>\$12,500</b>	<b>\$1,069,500</b>	<b>\$4,119,500</b>
Operating Transfer	\$400,000						\$0
Fire Unit Repairs	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$62,500
Windows at 1920 Stonewall		\$0					\$0
Vacancy renovation			\$10,000	\$50,000			\$60,000
Elevator Modernization at Lombardy & Decatur	\$50,000	\$1,075,000	\$815,000	\$975,000	\$0	\$975,000	\$3,840,000
Management Improvement	\$5,000						\$0
Parking lot repave and stripe at 1920 Stonewall						\$25,000	\$25,000
Management bathroom (none public) at Stonewall						\$15,000	\$15,000
Remove old grills and patio furniture at Stonewall						\$7,000	\$7,000
Fees and costs		\$25,000	\$25,000	\$25,000		\$25,000	\$100,000
Sidewalks at Stonewall						\$10,000	\$10,000
<b>Whitcomb</b>	<b>\$1,259,640</b>	<b>\$1,104,581</b>	<b>\$833,049</b>	<b>\$1,217,546</b>	<b>\$721,249</b>	<b>\$2,109,500</b>	<b>\$5,985,925</b>
Administration	\$148,576						\$0
Operating Transfer	\$200,000						\$0
Interior Lighting - Whitcomb	\$75,000						\$0
Demolition						\$1,250,000	\$1,250,000

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Descriptions	FY 2025 (current Award)	FY2026	FY 2027	FY2028	FY 2029	FY2030	Grand Total
Fees and costs		\$25,000	\$25,000	\$250,000	\$25,000	\$25,000	\$350,000
Roof Replacements - Whitcomb	\$48,000	\$75,000	\$60,000	\$100,000	\$23,000	\$50,000	\$308,000
Site Improvements - Whitcomb		\$40,000					\$40,000
Tub and Tile Replacement - Whitcomb	\$60,000	\$73,932					\$73,932
Vacancy Turns/Modernization - Whitcomb	\$43,000	\$300,000	\$55,000	\$45,000	\$45,000	\$75,000	\$520,000
Fire Unit Repairs	\$9,437	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$62,500
Whitcomb Plumbing/HVAC	\$111,038	\$132,600	\$210,000	\$205,000	\$150,000	\$250,000	\$947,600
Windows - Whitcomb	\$75,000	\$115,000	\$100,000	\$100,000	\$90,000	\$90,000	\$495,000
Relocation	\$50,000	\$10,000	\$10,000	\$10,000			\$30,000
Electrical Infrastructure	\$50,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$360,000
Doors	\$80,000	\$75,549	\$75,549	\$60,549	\$40,549	\$40,000	\$292,196
Hazard Mitigation	\$66,962	\$48,000	\$48,000	\$48,000	\$48,000	\$50,000	\$242,000
Appliances (Stoves and Refrigerators)	\$135,200	\$60,000	\$75,000	\$85,000	\$170,200	\$100,000	\$490,200
Exhaust Fans in Bathrooms and windows			\$50,000	\$184,497		\$50,000	\$284,497
Cabinet Replacement over 5 years	\$105,000	\$65,000	\$40,000	\$45,000	\$45,000	\$45,000	\$240,000
Management Improvement	\$2,427						\$0
<b>Grand Total</b>	<b>\$14,752,496</b>	<b>\$14,676,275</b>	<b>\$14,642,005</b>	<b>\$14,642,005</b>	<b>\$14,642,005</b>	<b>\$14,642,006</b>	<b>\$73,144,296</b>