

Norfolk Redevelopment and Housing Authority

**Design and Construction Management
Department (DCM)**

FY-2024 CAPITAL FUND PROGRAM



PRESENTED BY: CLAYTON ODOM -DIRECTOR OF DESIGN AND CONSTRUCTION

NRHA – Capital Funded Communities

- ▶ Youngs Terrace
- ▶ Calvert Square
- ▶ Hunters Square Mid-Rise
- ▶ Partrea Mid-Rise
- ▶ Bobbitt Mid-Rise
- ▶ Sykes Mid-Rise
- ▶ Oakleaf Forest
- ▶ Diggs Town
- ▶ Authority Wide Projects
- ▶ Tidewater Gardens



NRHA – Capital Funded Communities Additional Funds Added for Public Housing Use – Non Capital Expenses

- ▶ Original HUD FY-2023 Capital Fund Budget - \$10,336,316.00
- ▶ \$1,248,733.00 will be used for Non-Capital Support/Maintenance



Young Terrace - VA6-10



- ▶ Architectural & Engineering Services - Mechanical Upgrades and Site Utility Improvements
- ▶ Bathroom and Unit Mold Remediation
- ▶ Site Improvements
- ▶ “AS NEEDED” Unit Upgrades
- ▶ FY-2023 Budget Amount - \$1,038,888.22



Calvert Square – VA6-11



- ▶ Architectural & Engineering Services – Mechanical Upgrades and Site Utility Improvements
- ▶ Exterior Improvements
- ▶ “AS NEEDED” Interior & Exterior Unit Upgrades
- ▶ Exterior Improvements (Calvert Envision Center)
- ▶ FY-2023 Budget Amount - \$1,000,000.00



Hunters Square Mid-Rise – VA6-19



- ▶ Architectural & Engineering Services
- ▶ Unit Upgrades Interior & Exterior
- ▶ FY-2023 Budget Amount - \$436,251.33



Partrea Mid-Rise - VA6-18



- ▶ Architectural & Engineering Services - “AS NEEDED” Unit Upgrades.
- ▶ “AS NEEDED” Interior Unit Upgrades
- ▶ Additional Elevator Construction
- ▶ FY-2023 Budget Amount - \$3,384,929.07



Bobbitt Mid-Rise – VA6-20



- ▶ Architectural & Engineering Services –“AS NEEDED” Unit Upgrades.
- ▶ “AS NEEDED” Unit Upgrades
- ▶ FY-2023 Budget Amount - \$416,319.10



SYKES Mid-Rise - VA6-21



- ▶ Architectural & Engineering Services - "AS NEEDED" Unit Upgrades.
- ▶ "AS NEEDED" Unit Upgrades
- ▶ FY-2023 Budget Amount - \$372,816.45



Oakleaf Forest – VA6-12



- ▶ Architectural & Engineering Services – Mechanical Upgrades, Window Replacement and ADA Improvements
- ▶ Site Improvements
- ▶ Mechanical Upgrades (HVAC System)
- ▶ Window Replacement/Roof Modifications
- ▶ FY-2023 Budget Amount - \$1,725,911.13



Tidewater Garden - VA6-2



- ▶ Architectural & Engineering Services
- ▶ FY-2023 Budget Amount - \$50,000.00



Diggs Town - VA6-6



- ▶ Architectural & Engineering Services
- ▶ Site Improvements
- ▶ Roof Overlays "AS NEEDED"
- ▶ FY-2023 Budget Amount - \$377,249.10



Authority Wide - Operations (1460)

- ▶ Operations for All Sites
- ▶ FY-2023 Budget Amount - \$500,000.00



Authority Wide – Administration(1410) / Salaries, Fringes and Misc. Administration

- ▶ Administrative Salaries
- ▶ Fringe Benefits
- ▶ Office Rent Ballentine
- ▶ Equipment
- ▶ Training
- ▶ Mileage Reimbursement
- ▶ Office Supplies
- ▶ PC Software
- ▶ CF Travel
- ▶ Management Fees
- ▶ Membership Renewal
- ▶ Advertising / Printing
- ▶ FY-2023 Budget Amount-\$1,033,631.60



Capital Fund Program - Five-Year Action Plan

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

Status: Approved

Approval Date: 03/21/2023

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<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 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$1,533,631.60	\$945,219.43	\$945,219.43	\$1,476,820.43	\$1,476,825.00
	YOUNG PARK (VA006000010)	\$458,888.22	\$808,888.22	\$1,008,888.22	\$142,221.22	
	CALVERT (VA006000011)	\$1,000,000.00	\$1,004,650.71	\$1,019,650.71	\$2,089,767.71	\$94,460.00
	ROBERT PARTREA (VA006000018)	\$3,384,929.07	\$462,929.07	\$762,929.07	\$646,262.07	\$1,012,500.00
	HUNTERSVILLE (VA006000019)	\$436,251.33	\$322,251.33	\$632,251.33	\$1,577,416.33	\$1,577,665.00
	EULALIE BOBBITT (VA006000020)	\$416,639.10	\$326,634.10	\$981,634.10	\$772,234.10	\$747,500.00
	SYKES (VA006000021)	\$372,816.45	\$612,816.45	\$632,816.45	\$196,701.45	\$63,050.00
	OAKLEAF PARK (VA006000012)	\$1,725,911.13	\$1,513,711.59	\$1,013,711.59	\$812,344.59	\$2,012,500.00
	TIDEWATER PRK (VA006000002)	\$50,000.00	\$2,000,000.00	\$1,000,000.00	\$150,000.00	
	DIGGS PRK (VA006000006)	\$377,249.10	\$2,899.10	\$2,899.10	\$136,232.10	\$3,000.00

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A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	YOUNG PARK (VA006009999)	\$580,000.00				\$1,012,500.00

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02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,533,631.60
ID0047	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Program Administration		\$1,033,631.60
ID0121	Operations(Operations (1406))	Operations		\$500,000.00
	YOUNG PARK (VA006000010)			\$458,888.22
ID0048	Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Fees and Cost Contract Administration, Planning, A/E, Environmental and relocation		\$100,000.00
ID0155	Interior Upgrades(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Interior Upgrades exhaust fans		\$350,000.00
ID0200	Network Infrastructure(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	update network platform - hardware, software and connectivity		\$8,888.22

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Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CALVERT (VA006000011)			\$1,000,000.00
ID0049	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration, Planning, A/E, and Environmental		\$627,500.00
ID0109	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves Refrigerators		\$60,000.00
ID0110	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Other)	Exterior Upgrades Windows access panel - water valves		\$300,000.00
ID0194	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,500.00
	ROBERT PARTREA (VA006000018)			\$3,384,929.07
ID0050	Renovation(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades		\$250,000.00

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances /Elevator)	Interior Upgrades Stoves and Refrigerators/Elevator Upgrades		\$3,122,000.00
ID0198	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,929.07
	HUNTERSVILLE (VA006000019)			\$436,251.33
ID0071	Renovation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades		\$105,000.00
ID0118	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Interior Upgrades elevators, stoves, and refrigerators		\$319,000.00
ID0196	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,251.33
	EULALIE BOBBITT (VA006000020)			\$416,639.10

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades		\$105,005.00
ID0119	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Upgrades Refrigerators reglaze tubs		\$300,000.00
ID0193	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$11,634.10
	SYKES (VA006000021)			\$372,816.45
ID0073	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades Contract Administration and A/E		\$250,000.00
ID0120	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves/ Refrigerators		\$110,000.00
ID0199	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,816.45

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OAKLEAF PARK (VA006000012)			\$1,725,911.13
ID0074	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration, Planning and A/E		\$208,200.00
ID0111	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Interior Upgrades Stoves HVAC ADA Upgrades (bathrooms and kitchens)		\$639,000.00
ID0112	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Exterior Upgrades Windows Roof		\$865,000.00
ID0197	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$13,711.13
	TIDEWATER PRK (VA006000002)			\$50,000.00
ID0075	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Disposition Planning, Contract Administration, A/E and legal		25,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	(1480)-Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E Fees		\$25,000.00
	DIGGS PRJ (VA006000006)			\$377,249.10
ID0076	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration and A/E		\$100,000.00
ID0114	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades refrigerators and stoves		\$26,000.00
ID0115	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Exterior Upgrades roofs		\$100,000.00
ID0116	Hazard Controls(Housing Related Hazards (1480)-Hazard Controls-Mold)	Housing Related Hazards Bathroom Mold Remediation		\$148,350.00
ID0195	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$2,899.10

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	YOUNG PARK (VA006009999)			\$580,000.00
ID0107	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Interior Upgrades Stoves Boiler upgrades		\$500,000.00
ID0108	Hazard Controls(Housing Related Hazards (1480)-Hazard Controls-Mold)	Housing Related Hazards Bathroom Mold Remediation		\$80,000.00
	Subtotal of Estimated Cost			\$10,336,316.00

