

Board of Directors

Ann Bailey, Chair
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CADA Administration

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Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Tom Kigar, Special Projects Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

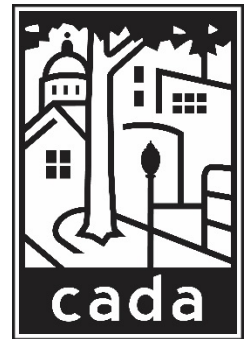
Web: www.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

**FRIDAY, MARCH 20, 2020
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814**



- 1. Roll Call**
- 2. Approval of Minutes: January 24, 2020**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. R Street Property and Business Improvement District Annual Report Presented by Michelle Smira Brattmiller, President, MMS Strategies**
- 6. Amend Architect Contract for the 1322 O Affordable Housing project (Southwest Corner of 14th and O Streets)**

Recommended Action: Adopt resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects for the 1322 O Affordable Housing Project.

Contact: Tom Kigar, Special Projects Director

- 7. R Street Bollards Project (10th – 15th Streets)**

Recommended Action: Adopt resolution authorizing the Executive Director to

Contact: Todd Leon, Development Director

- 8. CADA Financial Forecast (FY 2020-2021 through FY 2029-2030)**

Recommended Action: Review and comment.

Contact: Noelle Mussen, Finance Director

- 9. Oral Staff Reports/Updates**

- A. Downtown Sacramento Partnership: See Agenda Item 4
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- C. Midtown Association: See Agenda Item 4
- D. Roosevelt Park (1619 9th Street)
- E. O Street Streetscape (7th – 17th Streets)
- F. Other Neighborhood Improvements
- G. The Vantage (Site 21 - Southwest Corner of 14th and N Streets)

- H. CADA Courtyard Site (1322 O Street): See Agenda Item 5
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)
- K. R Street Parking Structure (8th/9th Streets)

10. Transmittals

- A. Ombudsman Report: December 2019; January/February 2020
- B. Apartment Status Report: January/February 2020
- C. Affordable Housing Report: January/February 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: January/February 2020
- F. Contracts Log: January/February 2020
- G. Financial Report: February 2020
- H. City Treasurer Monthly Investment Report

11. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda

12. Adjournment

Approved for Transmittal:



Wendy S. Saunders, Executive Director

NOTE: THE BOARD MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE BOARD MAY TAKE ACTION ON ANY MATTER NOT LISTED ON THE AGENDA TO THE EXTENT PERMITTED BY APPLICABLE LAW. PURSUANT TO STATE AND FEDERAL LAW, IF YOU HAVE A REQUEST FOR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO ASSIST YOU IN PARTICIPATING IN THE MEETING, PLEASE CONTACT RACHEL MERCURIO, BOARD SECRETARY AT (916) 322-2114 TO MAKE SUCH A REQUEST. IN ORDER TO ALLOW ADEQUATE TIME TO ACCOMMODATE ANY REQUESTS, CADA ASKS THAT THE REQUEST BE MADE AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

January 24, 2020

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:00 a.m. at 1522 14th Street, Sacramento, CA 95814.

Present: Avdis, Lagomarsino, Maviglio, Winston, Bailey

Absent: None

ITEM 2 – APPROVAL OF MINUTES: DECEMBER 6, 2019

Member Lagomarsino moved approval of the December 6, 2019 CADA Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, Bailey

NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

No Report.

ITEM 4 - EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following:

- Staff prevailed in the appeal to the CTCAC application and were awarded \$8.9 million in tax credit funding. She expressed appreciation to the Board for their support and assistance. Mayor Steinberg’s office, the City Economic Development office, and Councilmember Steve Hansen were also extremely supportive. Councilmember Hansen came to the CTCAC meeting to testify for CADA. There is a wrinkle related to the California Debt Limit Allocation Committee (CDLAC) regarding the allocation of bonds to accompany the tax credit allocation, but staff believes that will be worked out, although it may delay the allocation from February to March. However, that will not impact the schedule.
- The JPA is set to expire in 2042, and this has become an issue with moving forward on the parking garage that CADA has pledged to build for the State. CADA plans to construct the garage with funding from the IBank, but the IBank loan would extend beyond our expiration date. So, the State has proposed to the City to extend CADA’s termination date to 2055. Staff met with the Mayor’s office and with Councilmember Hansen and it looks like it’s a go – Should happen in February
- Staff has been working behind the scenes on a couple of matters related to the CADA development site a 16th and N – now home to Simons, Hand & Hand Daycare, Enterprise Rental Car and the former Mercury Cleaners Site. Staff identified relocation options for both Hand & Hand and Simons, but both of them decided not to pursue. It’s unfortunate, as these are sensitive uses. However, it could support 150 + affordable housing units, so we will need to work with the State on how to address those issues.
- Downtown Sacramento Partnership: Staff attended the State of Downtown this week. Keynote speaker was Drew Pinsky and the subject was homelessness. It was nice to see the focus, but unfortunate that the program became so long and his presentation was truncated.
- Downtown Sacramento Revitalization Corporation: No update.

- Midtown Association: There will be a regular meeting this week. The Dog Park umbrellas are now up.

ITEM 5 — CADA PARKWAY STRIPS PROJECT – 16TH STREET FRONTAGE (1520 – 1530 16TH STREET)

Staff Recommendation: Staff recommends that the Board adopt the attached resolution which authorizes the Executive Director to enter into a construction contract with Elite Service Experts to re-landscape the parkway strips on the 16th Street frontage from Opera Alley to P Street.

Staff Contact: Marc de la Vergne, Deputy Executive Director

The Operations Committee did not meet.

Member Lagomarsino said that it's a needed improvement because the strip to the curb is very steep and asked some clarifying questions regarding the retaining wall and pavers near the curb. He asked how this improvement will impact what the City would like to do regarding 16th Street, which includes adjusting the lanes from three to two. Marc de la Vergne said that the improvements such as a new bike lane will likely be on the other side of the street from the project.

No public comments.

Member Winston moved approval of Resolution 20-01, attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, Bailey
NOES: None

Member Lagomarsino recused himself from Agenda Item 6 at 10:22 a.m. due to a potential conflict of interest.

ITEM 6 – AMEND CONTRACTS AND BUDGET FOR THE 1322 O AFFORDABLE HOUSING PROJECT (SOUTHWEST CORNER OF 14TH AND O STREETS)

Staff Recommendation: Staff recommends the Board adopt a resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects, execute a contract with the Law Offices of Patrick R. Sabelhaus to assist in applying for and obtaining tax credits and tax-exempt bond financing, and to amend the CADA development budget to provide increased funding for the 1322 O Affordable Housing Project.

Staff Contact: Tom Kigar, Special Projects Director

The Development & Construction Committee did not meet.

Member Avdis inquired about the soil remediation. Tom Kigar stated that vapor soil and water testing has been done and staff will know the magnitude of the remediation in 10 days.

No public comments.

Member Avdis moved approval of Resolution 20-02, attached hereto and incorporated herein. Member Maviglio seconded the motion.

AYES: Avdis, Maviglio, Winston, Bailey
NOES: None

Member Lagomarsino arrived back to the meeting at 10:40 a.m.

ITEM 7 – ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership: This item was reported on in Agenda Item 4.

B. Downtown Sacramento Revitalization Corporation: No update.

- C. Midtown Association: This item was reported on in Agenda Item 4.
- D. Roosevelt Park (1619 9th Street): Marc de la Vergne reported that the softball field project has been interrupted due to weather but the project is coming along. The City installed LED light fixtures on existing poles. Providing the weather, the project should be done by the end of February.
- E. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that the Department of Water Resources in-house landscape design teams have met regarding the design the 9th and O block. There will be a design charrette next week. Staff is planning a workshop on February 27 regarding art and landscape design on the 9th and O Street block.
- F. Other Neighborhood Improvements: This item was reported on in Agenda Item 5.
- G. The Vantage (Site 21 - 14th and N Streets): Tom Kigar reported that the site closed last month and remediation on site has been completed. The Developer will be fencing off the parking lot this week.
- H. CADA Courtyard Site (1322 O Street): This item was reported on in Agenda Item 6.
- I. R Street PBID: No update.
- J. R Street Affordable Housing (1717 S Street): Todd Leon reported that staff is preparing the application for the next round of tax credits. Going through a separate program than the Courtyard. Almost finished with the permits, so ready to go pending tax credits construction could be as early as April.
- K. R Street Parking Structure (8th/9th Streets): This item was reported on in Agenda Item 4.

ITEM 8 – TRANSMITTALS

Received as transmitted.

ITEM 9 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 10 – ADJOURNMENT

The meeting adjourned at 10:48 a.m.

Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 20 - 01

January 24, 2020

Adopted by the Capitol Area Development Authority

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
LANDSCAPE CONSTRUCTION CONTRACT WITH ELITE SERVICE EXPERTS FOR THE
16TH STREET PARKWAY IMPROVEMENT PROJECT
BETWEEN OPERA ALLEY AND P STREET**

WHEREAS, In 2016, CADA retained Wood Rodgers to provide landscape architectural services to CADA for three parkway parkway strips projects including on 16th Street adjacent to the Karma Brew and Legado de Ravel leasing offices; and

WHEREAS, in November 2019 CADA issued a bid package to the landscape contracting community describing the project and inviting submission of bids to do the work; and

WHEREAS, Elite and Pro Builders submitted bids and staff determined Elite's \$79,033 bid to be the lowest responsive, responsible bid; and

WHEREAS, staff recommends the Board authorize CADA to enter into a construction contract with Elite.


NOW, THEREFORE, BE IT RESOLVED, by the CADA Board of Directors that:

1. The Executive Director is authorized to enter into a construction contract in the amount of \$79,033 with Elite Service Experts to re-landscape the 16th Street parkway strip between Opera Alley and P Street.

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors



Ann Bailey, Chair

RESOLUTION NO. 20 - 02

Adopted by the Capitol Area Development Authority

January 24, 2020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT WITH WILLIAMS + PADDON ARCHITECTS, EXECUTE A CONTRACT WITH THE LAW OFFICES OF PATRICK R. SABELHAUS, AND AMEND THE BUDGET TO PROVIDE INCREASED FUNDING FOR THE 1322 O AFFORDABLE HOUSING PROJECT

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon and authorized it to commence work on the first of five phases of design work; and

WHEREAS, on August 16, 2019, the Board authorized the Executive Director to amend the contract to commence work on Phases 2 and 3 in order to prepare and submit financing tax credit applications in early 2020 at the not-to-exceed cost of \$121,902; and


WHEREAS, the Law Offices of Patrick R. Sabelhaus submitted a proposal in the amount of \$100,000 for obtaining State and Federal tax credits and tax-exempt bond financing and obtaining syndication of tax credits for the project; and

WHEREAS, on November 15, 2019 the Law Offices of Patrick R. Sabelhaus submitted an application to the California Tax Credit Allocation Committee (CTCAC), and on January 15, 2020, the CTCAC made an allocation of tax credits and tax-exempt bond financing to the project; and

WHEREAS, CADA has incurred increased environmental testing, legal services, and engineering costs totaling \$99,000 and is requesting funds be transferred from the Development Reserves to cover these costs for the project.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorize the Executive Director to:

1. Amend the contract in the amount of \$121,902 with Williams + Paddon to authorize work on Phases 4 and 5; and
2. Approve a contract in the amount of \$100,000 with the Law Offices of Patrick R. Sabelhaus to assist in applying for and obtaining tax credits and tax-exempt bond financing; and
3. Transfer \$99,000 from the Development Reserves to the 1320 O Affordable Housing project development account.


Ann Bailey, Chair

ATTEST:


Rachel Mercurio
Secretary to the Board of Directors



March 13, 2020

TO: CADA Board of Directors

**SUBJECT: March 20, 2020 Board Meeting
AGENDA ITEM 6
AUTHORIZATION TO AMEND CONTRACT WITH ARCHITECT FOR THE
1322 O AFFORDABLE HOUSING PROJECT (SOUTHWEST CORNER OF
14TH AND O STREETS)**

CONTACT: Tom Kigar, Special Projects Director
Wendy S. Saunders, Executive Director

RECOMMENDED ACTION:

Staff recommends the Board adopt a resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects for the 1322 O Affordable Housing Project.

BACKGROUND

In July 2019, the Executive Director executed a contract with Williams + Paddon Architects (W + P) to provide Architectural Services for the Yield Study (Phase 1) at a cost of \$14,144. At the August 16, 2019 Board meeting, the Board authorized the Executive Director to amend the contract to proceed with the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3) at a cost of \$121,902. At the January 24, 2020 Board meeting the Board approved the Construction Documentation and Permit Processing Phase (Phase 4) at a cost of \$206,808, and the Bidding and Construction Administration (Phase 5), at a cost of \$84,391 bringing the total W + P contract amount to \$427,245.

ANALYSIS

In January 2019, Governor Newsom issued EXECUTIVE ORDER N-06-19 that called for the use of State owned surplus land for the development of affordable housing and encouraged the use of renewable construction materials, such as cross-laminated timber. As staff and W + P focused on incorporating cross-laminated timber during the Design Development Phase, they realized the structural engineer W + P had included in their design team was not current in the fast-growing knowledge and practices of renewable construction materials. As a result, W + P obtained the proposal included as **ATTACHMENT 1** from Holmes Structures, the most knowledgeable structural engineering firm dealing with renewable construction materials in California. Holmes' fee represented \$70,000 more than W + P's contract with their original structural engineer. The recommended amendment for \$70,000 brings the total W + P contract amount to \$497,245.

FINANCIAL IMPACT

The \$70,000 cost of the proposed amendment will come from the FY 19-20 budget.

CONTRACT AWARD CONSIDERATIONS

Staff is requesting Board approval to amend the W + P contract because the value the contract exceeds the Executive Director's \$50,000 professional services contract authority.

ENVIRONMENTAL REVIEW

On November 13, 2019, the Board found the project to be exempt from CEQA based upon its consistency with the Central City Specific Plan and EIR.

Attachment:

1. Agreement for providing structural engineering services from Holmes Structures dated November 27, 2019

AN AGREEMENT BETWEEN STRUCTURAL ENGINEER OF RECORD AND CLIENT FOR PROFESSIONAL SERVICES

November 27, 2019

Jack Paddon
Williams + Paddon
1715 R Street, Suite 200
Sacramento, California 95811

19439.10 1322 O St Courtyard Apartments
1322 O St, Sacramento CA

AUTHORIZATION FOR PROFESSIONAL SERVICES

Dear Jack,

We are pleased to propose the following agreement for providing structural engineering services on this project. The scope of such consulting and design services (Professional Services) shall be as follows:

DESCRIPTION OF PROJECT

The proposed project includes the design and construction of an affordable multi-family housing project in downtown Sacramento, CA. The development entity is the Capital Area Development Authority (CADA).

The project includes 56 units over 5 stories of type III-B construction. The building is predominately of residential use with additional uses at the ground floor (retail, mechanical & community) and at the 5th floor (community assembly).

Based on the schematic design phase the structural system will utilize mass timber (specifically cross laminated timber – CLT) floor panels supported on traditionally framed wood stud walls. The lateral system will be a traditional plywood shear wall system. We note that an alternate means and methods request (AMMR) will need to be approved by the City of Sacramento for the use of the CLT as the floor diaphragm component of the lateral load resisting system.

DOCUMENTS REVIEWED

In preparation of this Authorization for Professional Services we have reviewed the following documentation:

- Architectural Schematic Design drawings, prepared by *Williams + Paddon Architects + Planners*, dated 10/03/2019 (note: these drawings were received 11/12/2019 the date on the drawings may be incorrect)
- Concept structural design narrative, prepared by *Holmes Structures*, dated 10/30/2019.
- Courtyard Apartments Preliminary Estimate, prepared by *Tricorp Group*, dated 11/06/2019.

SCOPE OF SERVICES

We will prepare full engineering design and documentation services for the primary structural system of the building. This includes the foundation, gravity framing and lateral load resisting system for the building.

We will prepare performance specifications for secondary structural elements including, but not limited to:

- Exterior cladding
- Anchorage of mechanical, electrical and plumbing equipment.
- Window washing systems

We will deliver our services for the scope referenced above in the typical phases. The tasks and deliverables we have allowed for in each phase are described in detail in exhibit A.

Please note that we have made the following assumptions in the preparation of this proposal:

- There will be one permit package for the project with all architectural, structural and other consultant packages submitted concurrently.
- Building Information Models (BIM) shall contain elements modelled to a Level of Development (LOD) 200, unless otherwise noted. Refer to AIA Document G202-2013, Article 2 for detailed description of Level of Development.
- There will be a local structural engineering engaged on this project to undertake a review of the construction documentation and provide the required structural observations in accordance with the California Building Code. The scope of the local structural engineer is to be mutually agreed by Holmes Structures and Williams + Paddon.
- The design of the building will follow the design intent depicted in the above referenced schematic design drawings by Williams + Paddon.

Please note that the following items are not included in our base scope of services:

- Special studies including wind tunnel testing



- Detailed design of secondary structural elements (i.e. window supports, curtain wall supports, exterior cladding, window washing equipment, elevator machine supports and miscellaneous metal supports)
- Landscape structural elements such as site walls, trellis, etc
- Geotechnical investigation and report
- Material testing and destructive investigation
- Special inspections during construction
- Preparation of demolition documentation (for existing buildings)
- Engineering or inspection of contractor temporary works such as shoring, bracing, underpinning or propping
- Work required to address design revisions after completion of the DD phase
- As-built structural documentation
- Work required to correct non-conforming construction undertaken by the contractor

SCHEDULE

The professional fees below are based on the schedule as advised via email on 11/18/2019. The key deliverable dates in the schedule are as follows:

Phase	Commence	Complete
Design Development	11/25/2019	1/31/2020
Construction Documents	2/8/2020	4/30/2020
Permitting	5/1/2020	11/1/2020
Construction Administration	11/1/2020 (duration 10 months)	

Should the schedule change from that referenced above it will be considered an additional service and our fees will be adjusted accordingly.

PROFESSIONAL FEES

We propose to provide our professional services on a combination of Fixed Fees and Time & Materials as follows:

Design Phases

Phase	Fee
Schematic Design	complete
Design Development	\$35,000
Construction Documents	<u>\$70,000</u>
Sub-Total Design Phases	\$105,000 – Fixed Fee



Construction Phases

Phase	Fee
Bidding, Negotiation, Permitting	\$10,000
Construction Administration	<u>\$30,000</u>
Sub-Total Construction Phases	\$40,000 est. T&M

All time and materials phases (as noted above) and authorized Additional Services are charged at our current standard hourly rates. Our current standard hourly rate schedule is:

Principal	\$230.-\$260.	Structural Designer	\$125.
Associate Principal	\$200.-\$225.	Senior Revit Specialist	\$145.
Senior Engineer	\$165.-\$185.	Revit Specialist	\$125.-\$135.
Project Engineer	\$135.-\$155.	Administration	\$80.

Hourly rates are subject to revision on the First Day of February and the First Day of August each year. The unearned portion of the fixed fee is also subject to revision based upon revised salary scales every six months from the date of Contract Execution.

REIMBURSABLE EXPENSES

Reimbursable expenses shall be billed at a multiple of 1.125 times the cost incurred.

Reimbursable expenses are expenses incurred directly in connection with the project such as, but not limited to, transportation, out-of-town travel and subsistence, overnight deliveries, courier services, additional specialized professional services, sales taxes, permits and filing fees for securing approvals from government authorities, renderings or models, expenses for professional liability insurance or additional insurance beyond the normal amount carried and the cost of reproductions beyond those normally required for coordination and information purposes.

ADDITIONAL PROVISIONS

To complete the scope of services described in this contract we will need the following information to be provided by the Client.

- Geotechnical report

The geotechnical report will need to be prepared specifically for this project and provide design information and criteria for use in the structural design.

This Letter Agreement and Exhibits A & B hereto, constitute the entire Agreement between the parties. Please examine these documents and, if acceptable, sign and return an original to us. Retain a copy for your records. We are authorized to provide services upon receipt of a signed contract.

We look forward to working with you on this project.

Sincerely,

HOLMES STRUCTURES,
a California registered partnership

A handwritten signature in black ink, appearing to read 'Zander Sivyer', with a stylized, flowing script.

Zander Sivyer S.E.
PRINCIPAL & CEO
S4952

ACCEPTANCE:

WILLIAMS + PADDON

Jack Paddon
PRINCIPAL

Date: _____, 2019

EXHIBIT A — SUMMARY OF SERVICES

This is an exhibit attached to and made a part of the Agreement dated 11/27/2019, by and between Holmes Structures (SER) and Williams + Paddon (Client) for 1322 O St Courtyard Apartments – 1322 O St, Sacramento, CA (Project).

We will deliver our scope of services referenced in our letter agreement in phases. The specific tasks and deliverables for each phase are described below.

SCHEMATIC DESIGN (SD)

We understand the schematic design phase has been completed and that no services are required as part of this phase.

DESIGN DEVELOPMENT (DD)

We will progress the selected design chosen at the end of the schematic design phase into design documentation that will form the basis of the construction documents. We will include comments from the development, design and construction team on the SD package in this phase. The design development phase will begin the preparation of the performance specifications for the secondary structural elements (egress stairs, internal partition walls etc).

The tasks we have allowed for in this phase include:

- Include comments from the development and design on the SD documents in the design development package
- Progress REVIT modelling of the building (LOD 100)
- Complete code analysis of structural system
- Prepare performance specifications for secondary structural elements i.e. egress stairs, internal partition walls etc
- Meet with the project architect as needed to progress the design and fix the columns, shear walls, and beams
- Prepare design development documents including drawings and specifications, the drawings will include sections, elevations and representative details sufficient for the contractor to identify options for the means and methods of construction
- Prepare alternate means and methods request (AMMR) for the City of Sacramento to be incorporated in any larger pre-application package prepared by the project sponsor
- Meet with the project architect and design team as needed to progress the design
- Review construction cost estimates

Our deliverables for this phase include:



- 100% Design Development (DD) documentation package including specifications and drawings

CONSTRUCTION DOCUMENTATION (CD)

During this phase we will progress the construction documentation including calculations, specifications and drawings sufficient for the bid, permit and construction of the project. We will include comments from the development, design and construction team on the DD package in this phase.

The tasks we have allowed for in this phase include:

- Include comments from the development, design and construction team on the DD documents in the construction documents
- Complete REVIT modelling of the building (LOD 200)
- Coordinate with project team all structural opening conflicts
- Complete performance specifications for secondary structural elements i.e. egress stairs, internal partition walls etc
- Complete performance specifications and/or details for exterior wall and other architectural elements
- Meet with the project architect as needed to complete the design documentation and address any coordination items identified
- Prepare construction documents including calculations, specifications and drawings

Our deliverables for this phase include:

- 90% complete CD package including calculations, specifications and drawings sufficient for Permit submission & Bidding

PERMITTING, BIDDING & NEGOTIATION

We will assist the team as needed during this phase to review sub-contractor bids for the various structural trades and answer pre-construction requests for information (p-RFIs) issued during or after the bid process.

The tasks we have allowed for in this phase include:

- Review bid scopes for key structural trades (i.e. mass timber, concrete, steel, reinforcing)
- Respond to contractor and sub-contractor pre-construction RFIs
- Respond to City of Sacramento Building Division plan check comments, if any, and update construction documentation to include comments
- Attend pre-bid conference(s) and building tours, maximum of 1
- Attend final round of contractor's scope review meeting
- Assist in value engineering as required

Our deliverables for this phase include:

- 100% CDs including plan check comments and p-RFIs issued for construction

CONSTRUCTION ADMINISTRATION (CA)

During the construction phases of the project we will support the project architect in ensuring the contractor meets the requirements of the specification. As noted in the assumptions listed in the scope of services we have assumed there will be a local structural engineer engaged to undertake all structural observations and attend any on site meetings with the contractor.

The tasks we have allowed for in this phase include:

- Review contractor submittals
- Respond to contract issued RFIs
- Make site visits (max of 2) to walk the project with the superintendent for the General Contractor
- Review reports for structural observations undertaken by others
- Attend site meetings (included in max visits referenced above)
- Assist architect in preparing ASI, proposal requests, change orders and construction change directives
- Assist the architect in preparing punch list items and determining dates of substantial and final completion

Our deliverables for this phase include:

- Letter of final completion.

EXHIBIT B - TERMS AND CONDITIONS

This is an exhibit (with Sections 1 through 8) attached to and made a part of the Agreement dated DATE, by and between Holmes Structures (SER) and Williams + Paddon (Client) for 1322 O St Courtyard Apartments – 1322 O St, Sacramento, CA (Project).

1 GENERAL

1.1 This Agreement

- 1.1.1 These Terms and Conditions, along with the Letter Agreement, form the Agreement as if they were part of one and the same document. Unless otherwise specified, this Agreement shall be governed by the laws of the principal place of business of the SER.
- 1.1.2 The Letter Agreement may limit or negate the applicability of these Terms and Conditions. Such limitation shall take precedence over provisions of this Exhibit.
- 1.1.3 If a Prime Design Professional is also engaged by the Client to participate in this project, then that Prime Design Professional shall be responsible for determining and interpreting the needs of the Client, and for coordinating the work of the SER and other members of the design team.

1.2 General Obligations of the SER and the Client

- 1.2.1 The SER shall provide those professional services as described in the Letter Agreement and detailed in these Terms and Conditions. In rendering these services, the SER shall apply the degree, skill and care ordinarily exercised by structural engineers under similar circumstances.
- 1.2.2 The SER and Client shall each designate, in writing, a representative to act with authority on their behalf with respect to all aspects of the Project.
- 1.2.3 The Client shall verify, in writing, that the project will be financed adequately, including provisions for contingencies, to accomplish the stated and desired goals and commitments.
- 1.2.4 The Client shall provide all criteria and information with regard to their requirements for the Project. This shall include, but not be limited to, review and approval of design in the schematic design phase, design development phase, and contract documents phase. These approvals shall include a written authorization to proceed to the next phase.
- 1.2.5 The Client shall provide testing necessary to identify hazardous materials and pollutants, and shall provide test results to the SER, and be responsible for the remediation in accordance with the governing laws, if required.
- 1.2.6 The SER shall request and the Client shall provide those geotechnical investigations, property surveys, utility surveys, reports and other data necessary for performance of the project.
- 1.2.7 Professional services provided by the Client shall be performed by professionals licensed in the State of the Project and experienced with respect to the service being provided.
- 1.2.8 The SER is entitled to rely on the accuracy and completeness of services provided by other design professionals retained by the Client.
- 1.2.9 Defects in Service: The Client shall promptly report to the SER any defects or suspected defects in the SER's services of which the Client becomes aware, so that the SER may take measures to minimize the

consequences of such a defect. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement.

2 BASIC SERVICES

See Letter Agreement and Exhibit A for description of included Basic Services.

3 ADDITIONAL SERVICES

Any service not included in the specified scope of services in the Letter Agreement is considered an additional service. Additional services beyond those described in the Letter Agreement may be requested. These services may be provided by the SER under terms mutually agreed upon by the Client and the SER. Additional Services are services which may or may not be foreseen at the beginning of design stages, and are not included as Basic Services.

4 EXTRA SERVICES

Extra Services are services, which arise as a result of unforeseen circumstances during the design or constructions processes and are not included in the Basic Services. Examples include, but are not limited to:

1. Services resulting from changes in scope or magnitude of the project as described and agreed to under the Basic Services Agreement.
2. Services resulting from changes necessary because of a construction cost overrun which is outside the control of the SER.
3. Services resulting from revisions which are inconsistent with approvals or instructions previously given by the Client.
4. Services resulting from revisions due to the enactment or revision of codes, laws, or regulations subsequent to the start or preparation of construction documents.
5. Services resulting from Client-initiated change orders.
6. Services resulting from corrections or revisions required because of errors or omissions in construction by the building contractor or in design by consultants other than the SER.
7. Providing recommendations regarding claims, disputes, or other matters relating to execution or progress of the work.
8. Services resulting from construction procedures over which the SER has no control.
9. Services due to extended design or construction time schedules.
10. Services, including assisting in preparation for litigation or arbitration as witnesses or consultants, in connection with any public hearing, arbitration, mediation, or legal proceedings with respect to the project.
11. Services resulting from damage, as the result of fires, man-made disasters, or acts of God.
12. Review and design of alternate or substitute systems.
13. Review of additional shop drawing submittals when occasioned by improper or incomplete submittals.
14. Attendance at construction progress meetings.

15. Overtime work required by the Architect/Client.
16. Services required to make changes resulting from value-engineering review or project peer review.
17. Services rendered for special foundations when the discovery of poor soil conditions is made after execution of this Agreement. Examples include, but are not limited to: deep foundations, mat footings, structural grade slabs, and grade beams.

5 FEES AND PAYMENTS

5.1 Fees and Other Compensation

- 5.1.1 Fees for Basic Services, Additional Services, Extra Services and Compensation for Reimbursable Expenses are set forth in the Letter Agreement.

5.2 Payments on Account

- 5.2.1 Invoices for the SER's services shall be submitted on a monthly basis. Invoices shall be payable when rendered and shall be considered past due if not paid within 30 days after the invoice date.
- 5.2.2 Any inquiry or questions concerning the substance or content of an invoice shall be made to the SER in writing within 10 days of receipt of the invoice. A failure to notify the SER within this period shall constitute an acknowledgment that the service has been provided and payment is due.

5.3 Late Payments

- 5.3.1 A service charge will be charged at the rate of 1.5% (18% true annual rate) per month or the maximum allowable by law on the then outstanding balance of past due accounts. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees. Payments on account will be credited first to any service charge and then to any outstanding balances due.
- 5.3.2 In the event that any portion of an account remains unpaid 30 days after billing, the SER may, without waiving any claim or right against the Client, and without liability whatsoever to the Client suspend or terminate the performance of all services.

6 INSURANCE, INDEMNIFICATION & RISK ALLOCATION

6.1 Insurance

- 6.1.1 The SER shall secure and endeavor to maintain professional liability, commercial general liability and automobile liability insurance to protect the SER from claims for negligence, bodily injury, death, or property damage which may arise out of the performance of the SER's services under this Agreement. The SER shall also carry Workers' Compensation insurance. The SER shall, if requested in writing, provide certificate confirming such insurance to the Client.

6.2 Indemnification

- 6.2.1 The Client shall assume the defence of, indemnify and hold harmless the SER and all of its personnel, and the other design team members, from and against any and all damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the project, excepting only any such damages that are determined to have been solely caused by the SER's negligent acts or wilful misconduct in connection with the Project, or by anyone for whom the SER is legally liable.
- 6.2.2 The SER shall indemnify but not defend the Client and its personnel from and against liabilities for damages, to the extent they are actually caused by the negligent act, error, or omission by the SER in the performance of its services under this Agreement, subject to the provisions in the paragraph 6.3, below on Risk Allocation.
- 6.2.3 The Client shall indemnify and hold harmless the SER and all of its personnel, and other design team members from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising from the presence, discharge, release or escape of asbestos, hazardous waste, or other contaminants at the site. Both parties acknowledge that the SER's scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event the SER or any other party encounters any hazardous or toxic materials, or should it become known to the SER that such materials may be present on or about the job site or any adjacent areas that may affect the performance of the SER's services, the SER may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the job site is in full compliance with all applicable laws and regulations.
- 6.2.4 The indemnifications as stated in 6.2.1 and 6.2.3 shall apply to the respective officers, members, directors, partners, agents, employees, and subconsultants of the SER and Client.

6.3 Risk Allocation

- 6.3.1 Limitation of Liability: In recognition of the relative risks, rewards and benefits of the Project to both the Client and the SER, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, to the Client and anyone claiming by or through the Client, for any and all injuries, claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the project or the Agreement from any cause or causes, shall not exceed the total compensation received by the SER under this Agreement, or the total amount of \$50,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. Such causes include, but are not limited to, the SER's negligent acts, errors, omissions, strict liability, breach of contract, or breach of expressed or implied warranty or any other

theory of legal liability. This limitation of liability shall apply to the Structural Engineer of Record and its officers, members, directors, partners, agents, employees, and subconsultants.

- 6.3.2 Delays: The Client agrees that the SER is not responsible for damages arising directly or indirectly from any delays for causes beyond the SER's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the SER to perform its services in an orderly and efficient manner, the SER shall be entitled to an equitable adjustment in schedule and /or compensation.
- 6.3.3 Consequential Damages: Notwithstanding any other provisions of this Agreement, and to the fullest extent permitted by law, neither the Client nor the SER, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the SER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.
- 6.3.4 Statute of Repose and Limitation: All legal causes of action between the parties to this Agreement shall accrue and any applicable statutes of repose or limitation shall begin to run not later than the date of Substantial Completion. If the act or failure to act complained of occurs after the date of Substantial Completion, then the date of final completion shall be used, but in no event shall any statute of repose or limitation begin to run any later than the date the SER's services are completed or terminated.

7 MISCELLANEOUS PROVISIONS

7.1 Reuse of Documents, Ownership, Use of Documents and Computer Aided Drafting (CAD) Files, and Building Information Models (BIM)

- 7.1.1 All documents including drawings, specifications, computer files, CAD files, design calculations and survey notes are instruments of service and belong to and remain the property of SER, regardless of whether the instruments were copyrighted or whether the Project for which they were prepared is executed. SER retains all copyright interests and rights in all such documents. Client may, at its expense, obtain reproducible copies of drawings and copies of other documents, in consideration of which there will be mutual agreement that Client will use them solely in connection with the specific Project for which they were prepared.

7.1.1 Any reuse of the Drawings or Specifications for, among other things, development of another project, or completion of this project by others, revisions, alterations, deletions from, additions to, or other modifications of the Drawings or Specifications, shall constitute an “unauthorized reuse” and be prohibited unless performed by or at the written consent of SER. Client further agrees to defend, indemnify and hold SER, its employees and subconsultants harmless from and against any and all claims, demands, damages, losses or expenses, including court and arbitration costs, and attorneys’ fees, arising out of or resulting from any such unauthorized reuse.

7.1.2 Building Information Models (BIM), if included within scope of the project, shall contain elements modelled to a Level of Development (LOD) 200, unless otherwise noted. Refer to AIA Document G202-2013, Article 2 for detailed description of Level of Development.

7.2 Building Permit Plan Check

7.2.1 Our documentation is prepared specifically for construction, and designed according to the applicable building codes. While we make every effort to present the information in such a way that plan checking is facilitated, the construction is our first priority. Different building officials in different areas will require differing levels of documentation and review in order to satisfy themselves that the design meets the code. In particular, it is our experience that plan check review is more intensive and requires greater time input where it is contracted out to external review.

7.2.2 While reasonable effort will be made to provide an appropriate level of information for typical plan review, in some cases there will be significantly more work required by the plan checkers. This should not be construed that the design as submitted fails to meet code. The SER will attempt to limit the cost of such additional work, but in such cases the time allocation made in the budget may be insufficient, due to circumstances beyond our control.

7.3 Opinion of Probable Construction Costs

7.3.1 SER’s evaluations of Client’s probable project budget and any opinions of probable construction costs as provided for herein will be made on the basis of SER’s experience and qualifications and will represent SER’s best judgment as a qualified design professional familiar with the construction industry. Because SER has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractor’s methods of determining prices, or over the competitive bidding process or future market conditions, SER does not guarantee or represent that proposals, bids, negotiated prices, or actual construction costs will not vary from the opinions of probable construction costs prepared or agreed upon by SER. If Client wishes greater assurance as to construction costs, Client shall employ an independent cost estimator.

7.4 Hidden Conditions

7.4.1 A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If SER has reason to believe that a structurally deficient condition may

exist, the SER shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) SER has no reason to believe that such a condition exists, then Client is responsible for all risks associated with this condition, and SER shall not be responsible for the existing condition nor any resulting damages to persons or property. The SER shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

7.5 Review of Contractor's Work

- 7.5.1 SER shall not supervise, direct, or have control over contractor's work. SER shall not be responsible for the contractor's means, methods, procedures, techniques, or sequences of construction, nor for safety program and procedures employed by the contractor on the job site. The SER shall not be responsible for Contractor's failure to carry out the work in accordance with the Contract Documents.

7.6 Termination, Successors and Assigns and No Third Party Beneficiary

- 7.6.1 This Agreement may be terminated upon 10 days written notice by either party should the other fail to perform its obligations hereunder. In the event of termination, Client shall pay SER for all services rendered to the date of termination, all reimbursable expenses, reasonable termination expenses and anticipated profits on services performed.
- 7.6.2 The Client and SER each binds himself or herself, partners, successors, executors, administrators, assigns and legal representative to the other party of this Agreement and to the partners, successors, executors, administrators, assigns, and legal representative of such other party in respect to all covenants, agreements, and obligations of this Agreement.
- 7.6.3 Neither the Client nor SER shall assign, sublet or transfer any rights under or interest in (including but without limitations, monies that may be due or monies that are due) this Agreement, without the written consent of the other, except as stated in the paragraph above, and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the SER from employing such independent consultants, associates and subcontractors, as he or she may deem appropriate to assist in the performance of services hereunder.
- 7.6.4 SER and Client agree that the services performed by the SER pursuant to this Agreement are solely for the benefit of the Client and are not intended by either the SER or the Client to benefit any other person or entity. To the extent that any other person or entity, including but not limited to the Contractor and/or any of its Subcontractors and other Design Professionals, is benefited by the services performed by the SER pursuant to this Agreement, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to this contract.

- 7.6.5 Partnership Protection: It is intended by the parties to this Agreement that the SER's services in connection with the Project shall not subject the SER's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against the SER, a California partnership, and not against any of the SER's individual employees, officers or directors.

7.7 Dispute Resolution

- 7.7.1 In an effort to resolve any conflicts or disputes that arise regarding the performance of this agreement, the Client and SER agree that all such disputes shall be submitted to nonbinding mediation, using a mutually agreed upon mediation service experienced in the resolution of construction disputes. Unless the parties mutually agree otherwise, such mediation shall be a pre-condition to the initiation of any further proceedings. It is further agreed that any dispute that is not settled pursuant to such mediation shall be adjudicated by a court appointed referee in accordance with the Judicial Reference procedures as set forth in California Code of Civil Procedure Section 638 et seq. The parties hereby mutually agree to waive any right to a trial by jury regarding any dispute arising out of this Agreement.
- 7.7.2 The parties further agree to include a similar mediation, Judicial Reference, and waiver of jury trial provision in their agreements with other independent contractors and consultants retained for the project and require them to similarly agree to these dispute resolution procedures.
- 7.7.3 In no event shall a claim or dispute be made or sustained if it would be barred by the applicable statute of limitations.

7.8 Severability and Survival

- 7.8.1 Severability: Any term or provision of this Agreement found to be invalid under any applicable statute or rule of law shall be deemed omitted and the remainder of this Agreement shall remain in full force and effect.
- 7.8.2 Survival: Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

7.9 Governing Laws

- 7.9.1 This agreement shall be governed by the laws of the principal place of business of the SER – San Francisco, California.

7.10 Interpretation

- 7.10.1 Limitations on liability, waivers and indemnities in this Agreement are business understandings between the parties and shall apply to all legal theories of recovery, including breach of contract or warranty,

breach of fiduciary duty, tort (including negligence), strict or statutory liability, or any other case of action, provided that these limitations on liability, waivers and indemnities will not apply to any losses or damages that may be found by a trial of fact to have been caused by the SER's sole or gross negligence.

8 SUPPLEMENTAL CONDITIONS

None.

RESOLUTION NO. 20 - 03

Adopted by the Capitol Area Development Authority

March 20, 2020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT WITH WILLIAMS + PADDON ARCHITECTS FOR THE 1322 O AFFORDABLE HOUSING PROJECT

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon (W + P) and authorized it to commence work on the first of five phases of design work; and

WHEREAS, on August 16, 2019, the Board authorized the Executive Director to amend the contract with W + P to commence work on the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3) to prepare and submit financing tax credit applications in early 2020 at the not-to-exceed cost of \$121,902; and

WHEREAS, in January 2019, Governor Newsom issued EXECUTIVE ORDER N-06-19 that called for the use of State owned surplus land for the development of affordable housing and encouraged the use of renewable construction materials, such as cross-laminated timber; and

WHEREAS, on January 24, 2020 the Board approved the Construction Documentation and Permit Processing Phase (Phase 4) at a cost of \$206,808, and the Bidding and Construction Administration (Phase 5), at a cost of \$84,391 bringing the total W + P contract amount to \$427,245; and

WHEREAS, on November 27, 2020 W + P received a proposal from Holmes Structures for incorporation of renewable construction materials for \$70,000 more than W + P's contract with their original structural engineer.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorize the Executive Director to amend the contract with W + P in the amount of \$70,000 to authorize the hiring of Holmes Structures.

Ann Bailey, Chair

ATTEST:

Secretary to the Board of Directors

March 13, 2020



TO: CADA Board of Directors

SUBJECT: March 20, 2020 Board Meeting
AGENDA ITEM 7
R STREET REMOVABLE BOLLARD INSTALLATION

CONTACT: Todd Leon, Development Director

RECOMMENDATION:

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract with B&M Builders in the amount of \$97,380 for the R Street Removable Bollard Installation project.

BACKGROUND

In 2018 CADA and the City of Sacramento completed the last phase of the R Street Streetscape Improvement Project. The R Street improvements between 10th and 18th Streets provided essential public infrastructure and other amenities for the R Street Corridor that have since helped spur and support meaningful private investments for the area. The “new” R Street has also attracted interest from several groups wanting to host various types of street parties. However, closing a street in the City of Sacramento can be an expensive endeavor as it typically requires the assistance of Sacramento Police Department to provide security and a removable barrier (police vehicle) to close the street.

In order to address the City requirements for street closures and attract future events on R Street between 16th and 18th Streets, a removable bollard system was included in the R Street Phase 2 Streetscape Project design. The Developer of the Ice Blocks project also provided additional removable bollards to the area on 17th Street and in Rice Alley. A removable bollard system was also considered for the R Street Phase 3 Streetscape project between 13th and 16th Streets but, due to budget limitations, it was not included in the design. Bollards were not considered during the design and construction of the R Street Phase I Streetscape project between 10th and 13th Streets.

To support street events throughout the R Street Corridor, the bollard project was added to CADA R Street Streetscape Budget in FY 15/16. Staff planned to install the removable bollards system on R Street between 10th and 15th Streets immediately after the completion of the Phase 3 project in the summer of 2018 but the project has been delayed due to complications with getting City approval. CADA staff and its consultant Cunningham Engineering worked with the City Public works staff for over a year to address City concerns and finally received City approval on November 26, 2019.

Staff solicited bids for the R Street Bollard Installation project through CADA's formal bidding process. The bid package was released on January 28, 2020. The project scope of work calls for the contractor to install removable bollard receivers on R Street as shown in **Attachment 1**, Approved Construction Bidding Plans.

The mandatory Pre-Bid Job Walk was held on Wednesday, February 19, 2020 at 10:00 a.m., and was attended by six (6) contractors as shown in **Attachment 2, R St. Bollards Job Walk-Thru Sign-in Sheet**. The following four (4) bid submissions were received on the March 4, 2020 due date as shown in **Attachment 3**, Bid Tabulation Form:

- | | |
|---------------------|-------------------------------|
| • B&M Builders | \$97,380.00 |
| • NFB Engineering | \$118,200.00 |
| • David Engineering | \$151,400.00 |
| • Pro Builders | \$158,000.00 (non-responsive) |

B&M Builders' bid of \$97,380.00 was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. B&M Builders has been in business for over 15 years and has over 40 combined years of experience among the company's principals. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with B&M Builders in the amount of \$97,380.

If this recommendation is approved by the Board, staff will issue a notice of award to B&M Builders immediately. The work should commence as soon as B&M and CADA staff are able to pull the revocable permits, receive approval of a traffic plan and provide acceptable insurance to the City of Sacramento. Finalizing the City permits should take approximately 2 weeks to complete. The contract scope of work provides that the contractor will create and obtain approval of the construction traffic plan and work with the City Public Works Inspector to proceed with the actual work. The R Street Removable Bollard installation project should take approximately two months to complete.

POLICY

This item comes before the Board because the contract award amount exceeds the \$50,000 contract approval authority of the Executive Director. Construction contracts in excess of \$50,000 must be formally bid in accordance with CADA Contract Policy, and authorization for a contract award must be granted by the Board of Directors.

FINANCIAL IMPACTS

Work under this contract will be funded using funds from the R Street Streetscape Infrastructure budget which currently contains \$143,628.

ENVIRONMENTAL REVIEW

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

STRATEGIC PLAN

The proposed action addresses the following 2016-2021 CADA Strategic Plan goal to: "Build neighborhood amenities."

CONTRACT AWARD CONSIDERATIONS

This construction contract was bid and awarded in accordance with CADA's Contract Policy and Outreach Procedures. If change orders are needed, CADA's contract policy allows the Executive Director to approve change orders in the cumulative amount of \$25,000 or 20% of the base contract amount, whichever is greater.

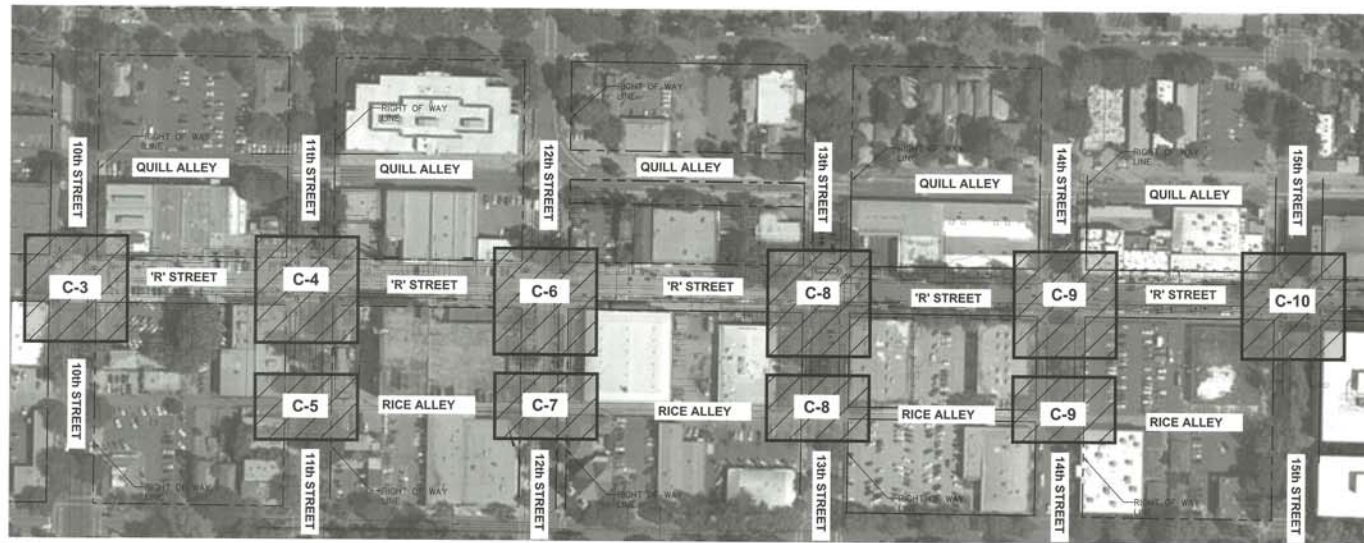
Attachments:

1. Approved Construction Bidding Plans
2. R Street Bollards Walk-Thru Sign-in Sheet
3. Bid Tabulation Form

OFF-SITE IMPROVEMENT PLANS FOR R Street Bollards

R STREET

SACRAMENTO, CALIFORNIA
NOVEMBER 2019



SHEET INDEX:

C-1	TITLE SHEET
C-2	CIVIL NOTE SHEET, LEGEND AND ABBREVIATIONS
C-3	10th & R STREET IMPROVEMENTS
C-4	11th & R STREET IMPROVEMENTS
C-5	12th & R STREET IMPROVEMENTS
C-6	13th & R STREET IMPROVEMENTS
C-7	14th & R STREET IMPROVEMENTS
C-8	15th & R STREET IMPROVEMENTS
C-9	16th & R STREET IMPROVEMENTS
C-10	17th & R STREET IMPROVEMENTS

NOTES:

- EXISTING IMPROVEMENTS SHOWN ON DRAWINGS ARE BASED ON "R STREET IMPROVEMENT" AS-BUILT INFORMATION PREPARED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- THESE PLANS HAVE BEEN PREPARED TO PROVIDE DIRECTION ON THE INSTALLATION OF REMOVABLE BOLLARDS AT VARIOUS LOCATIONS ALONG R STREET (BETWEEN 10TH & 15TH) THAT WOULD HELP TO FACILITATE SHORT DURATION ROAD SHUT-DOWNS OF PORTIONS OF R STREET FOR VARIOUS OUTDOOR EVENTS. PRIOR TO SUCH EVENTS, IT IS UNDERSTOOD THAT OWNER WILL PREPARE AND PROCESS APPROPRIATE PERMITS WITH THE CITY AND ANY OTHER AGENCY THAT MAY BE AFFECTED. IN ADDITION TO THE PLACEMENT OF REMOVABLE BOLLARDS, OWNER SHALL ALSO PREPARE A COMPREHENSIVE TRAFFIC CONTROL PLAN AND PROVIDE OR INSTALL ALL APPROPRIATE SIGNAGE, DELINEATORS, BARRICADES, LIGHTING, FLAGGERS AND/OR OTHER TRAFFIC CONTROLS AS NECESSARY TO ENSURE A SAFE CONDITION FOR THE TEMPORARY ROAD CLOSURES.
- CADA OWNS THESE REMOVABLE BOLLARDS IMPROVEMENT AND CADA IS RESPONSIBLE FOR MAINTENANCE AND LIABILITIES ASSOCIATED WITH THESE REMOVABLE BOLLARD IMPROVEMENTS UNDER THE PROVISION OF THE REVOCABLE PERMIT RESOLUTION 01-045.
- IF THE EVENT WOULD NOT ALLOW BIKERS/CYCLISTS WITHIN THE ROAD CLOSURES, PERMIT HOLDER AND/OR EVENT ORGANIZER SHALL INCLUDE IN THE EVENT'S TRAFFIC CONTROL PLAN THE PLACEMENT OF CLEAR SIGNAGE AND NOTICING THAT BICYCLE ACCESS IS NOT ALLOWED WITHIN THE ROAD CLOSURES. THE TRAFFIC CONTROL PLAN SHALL ALSO INCLUDE A LOW-STRESS BICYCLE DETOUR PLAN. ADDITIONALLY, IF THE EVENT WOULD ALLOW BIKERS/CYCLISTS WITHIN THE ROAD CLOSURES, PERMIT HOLDER AND/OR EVENT ORGANIZER SHALL RESTRICT BICYCLE ACCESS WHERE THE SPACING BETWEEN ADJACENT BOLLARDS IS LESS THAN 5'. THIS RESTRICTION SHALL BE INCLUDED IN THE EVENT'S TRAFFIC CONTROL PLAN.

PROJECT SITE MAP

SCALE 1"=100'

**APPROVED FOR BIDDING
ONLY
CITY OF SACRAMENTO**

SUBMITTED BY: D. Fenocchio 11/20/19
DAN FENOCCIO RICE C51484, CUNNINGHAM ENGINEERING CORP., DATE

ACCEPTED BY: Jennifer Johnson 11/25/19
JENNIFER JOHNSON, PE C77032 DATE
SENIOR ENGINEER, DEVELOPMENT ENGINEERING SECTION

ACCEPTED BY: Ken Jones 11/27/19
KEN JONES DATE
CITY ENGINEER

DATE REVISION: 11-20-19
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.



Cesar Narvaez II

REVISIONS				BENCH MARK		FIELD BOOK		CITY OF SACRAMENTO			OFF-SITE IMPROVEMENT PLANS FOR R STREET BOLLARDS		
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV. 15.952 FT.	SCALE	VERT. 1/2"	DRAWN BY:	DESIGN BY:	CHECKED BY:	TITLE SHEET		
1				BENCHMARK 297-CSC		SCALE		KATIE HANTEN	CHARLES KRAPKA	DANIEL A. FENOCCIO	CPC19-0019	P15593300	SHEET C-1
2				HILLI NAIL TRAFFIC LIGHT BASE SW CORNER		SCALE		DATE: NOVEMBER 19, 2019	R.C.E. 57316 DATE 11/19/19	R.C.E. C51484 DATE 11/19/19	REV16-0039	REV16-0039	OF 10
3				10TH AND S STREETS (CONTROL LOOP 19892)		SCALE							
4				CITY OF SACRAMENTO - SURVEY CONTROL DATABASE (PRINTED DECEMBER 2, 2002)		SCALE							

CITY OF SACRAMENTO GENERAL NOTES:

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE, 2007 AND ALL APPLICABLE ADDENDA.
- THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS IS CORRECT, AND DOES NOT SUBSTITUTE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT. ANY AND/OR ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
- CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-445-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
- RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSIGNED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE NOTICE TO PROCEED WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY.
- FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 105, SACRAMENTO - PHONE 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCO). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE (CITY DATUM) OF ALL UNDERGROUND IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO, AND IN CONSIDERATION, OF THE CITY'S ACCEPTANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
- COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER UTILITY LINE TRENCHES SHALL BE INCLUDED IN THE BID PRICE. TRENCHES SHALL BE BACKFILLED AND PAVEMENT SHALL BE REPLACED PER CITY DETAIL T-80. PAVEMENT SHALL BE REPLACED IN KIND (MINIMUM 4" X 12" ON 12" X 18" MINIMUM COVER, ROP CLASS IV ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, AND CLASS 150 CEMENT MORTAR UNED DUCTILE IRON PIPE CONFORMING TO AWWA C151 ENCASED IN CDF WITH 6" - 12" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE).
- PAVEMENT REPAIR NECESSARY DUE TO SUBSISTENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL ROUND CORNERS UNLESS OTHERWISE SHOWN. RAMPS SHALL COMPLY WITH THE MOST RECENT CITY STANDARD RAMP DETAILS, WHICH ARE AVAILABLE FROM THE CITY INSPECTOR.
- PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL TAPS 24 INCHES AND SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
- ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED. INFLATABLE DEVICES ARE NOT SATISFACTORY.
- UNLESS OTHERWISE APPROVED, DRAIN PIPE MATERIAL SHALL BE EITHER REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C75 CLASS B, IV, V, OR PVC SDR-35 OR AS SPECIFIED ON PLANS. USE ROP CLASS II OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, ROP CLASS IV WITH 12" - 18" MINIMUM COVER, ROP CLASS IV ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, AND CLASS 150 CEMENT MORTAR UNED DUCTILE IRON PIPE CONFORMING TO AWWA C151 ENCASED IN CDF WITH 6" - 12" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE).
- DI INLET LEADS SHALL BE ROP CLASS II OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, PVC C-900 CLASS 150 OR ROP CLASS IV WITH 12" - 18" MINIMUM COVER, ROP CLASS IV OR PVC C-900 BOTH ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, OR DUCTILE IRON PIPE ENCASED IN CDF WITH 6" - 12" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE).
- SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL SEWER SERVICES SHALL BE CONSTRUCTED OF A.B.S. PIPE PER CITY STANDARD DRAWINGS S-260 AND S-265, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEWER SERVICES SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED.
- AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: 2010, SECTION 25.
- THE CONTRACTOR SHALL VIDEO RECORD ALL DRAIN AND SEWER PIPES PER CITY STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND DRAIN SYSTEMS PRIOR TO VIDEO RECORDING. TRENCHES SHALL BE FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
- A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORM WATER PERMIT UNIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
- IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
- CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
- CONSTRUCT SURVEY MONUMENT WELL PER STD. DWG. T-350 AT LOCATIONS INDICATED ON THE FINAL MAP.
- CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD EROSION CONTROL AND SEDIMENT CONTROL NOTES

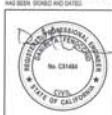
- THE CONTRACTOR SHALL FOLLOW THE GUIDELINES FOR THE CITY OF SACRAMENTO'S "ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE SANDBAGS FILLED WITH 1/2" DRAIN ROCK AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE SANDBAGS FILLED WITH 1/2" DRAIN ROCK SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:**
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS, ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:**
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE:**
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE, AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:**
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:**
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:**
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

LEGEND

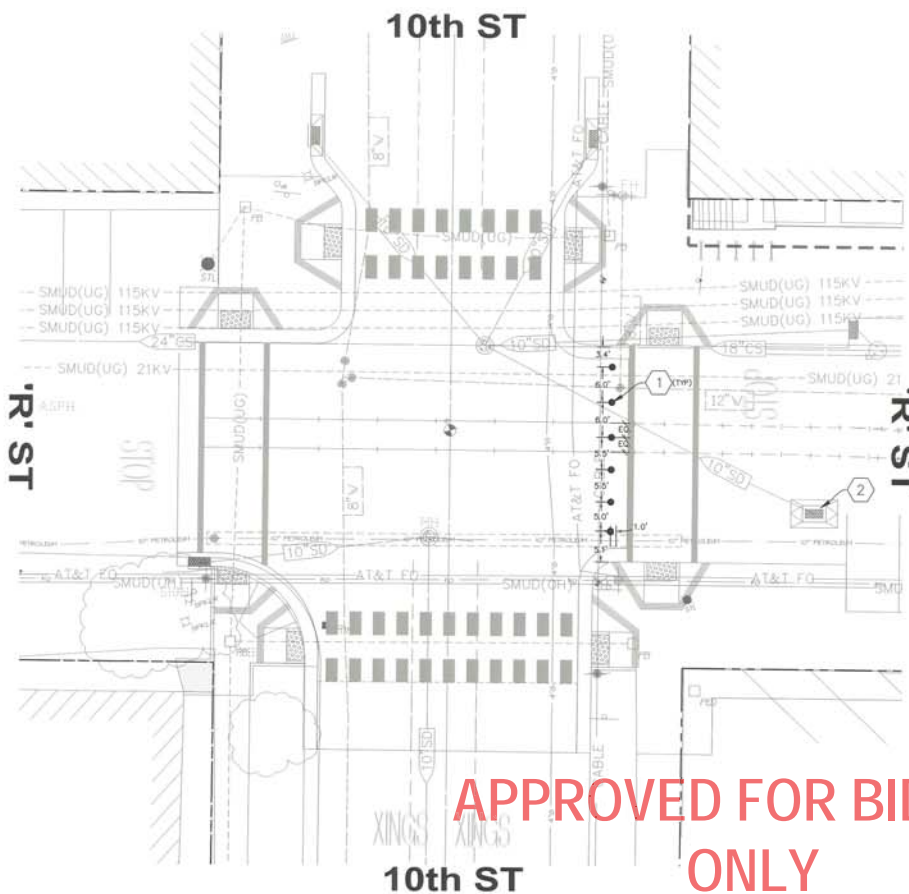
	PROPERTY LINE
	EXISTING DRAIN INLET
	EXISTING WATER MAIN
	EXISTING COMBINED STORM/SEWER MAIN
	EXISTING UNDERGROUND ELECTRICAL LINE
	EXISTING GAS MAIN
	EXISTING PETROLEUM LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING STORM/SEWER MANHOLE
	EXISTING TREE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING ELECTRICAL BOX
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED BOLLARD

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CITY OF SACRAMENTO

DATE DRAWN: 11-26-19
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNLESS THE SIGNATURES BELOW HAVE BEEN DULY NOTED.



REVISIONS				BENCH MARK	ELEV. 15.850 FT.	FIELD BOOK	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			OFF-SITE IMPROVEMENT PLANS FOR R STREET BOLLARDS CIVIL NOTE SHEET, LEGEND & ABBREVIATIONS			SHEET C-2 OF 10
NO.	DESCRIPTION	DATE	BY										
Δ				DESCRIPTION BENCHMARK # 297-CSC		SCALE HORIZ. 1/4"=1'-0"	DRAWN BY: KATIE HANTEN DATE: NOVEMBER 19, 2019	DESIGN BY: CHARLES KRAPIKA R.C.E. # C73116 DATE 11/19/19	CHECKED BY: DANIEL A. FENOCCIO R.C.E. # C51484 DATE 11/19/19		CPC19-0019	P15593300	REV16-0039
Δ				10TH AND R STREETS (CONTROL LOOP 11892)		VERT. 1/4"=1'-0"							
Δ				CITY OF SACRAMENTO - SURVEY CONTROL									
Δ				DATABASE (PRINTED DECEMBER 2, 2002)									

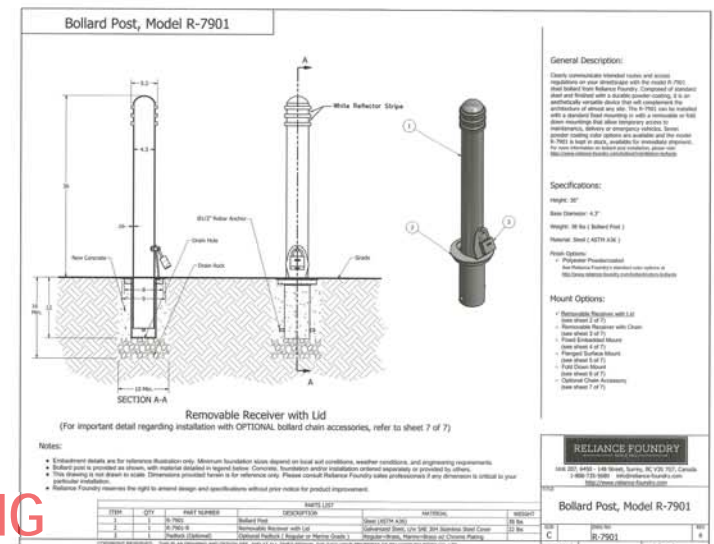


KEYNOTES:

1. RELIANCE FOUNDRY Co. LHM MODEL R-7901 REMOVABLE BOLLARD WITH STEEL REMOVABLE MOUNTING RECEIVER WITH HINGED LID. OWNER SHALL PROVIDE REMOVABLE BOLLARD AND REMOVABLE MOUNTING RECEIVER WITH LID. CONTRACTOR SHALL INSTALL REMOVABLE BOLLARD AND REMOVABLE RECEIVER WITH HINGED LID PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL ON THIS SHEET.
2. INSTALL STORM DRAIN INLET FILTER BAG PER CITY OF SACRAMENTO STANDARD DETAIL G-30.

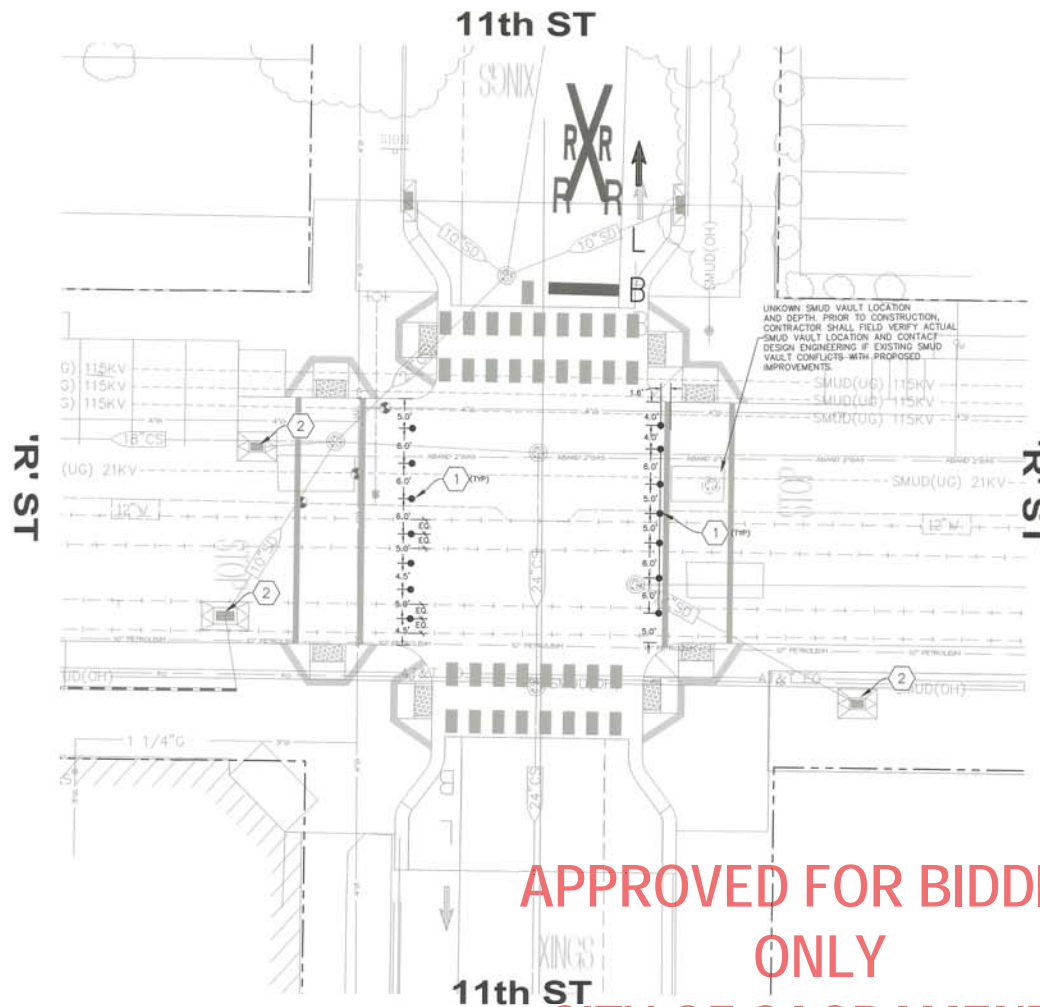
NOTES:

1. CONTRACTOR SHALL REPLACE ALL EXISTING PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION IN KIND.
2. THE TYPE, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL LOCATION WILL REVEAL THE TYPE, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN ON THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION IS UNKNOWN.
3. CONTRACTOR SHALL SURVEY/POTHOLE SITE PRIOR TO CONSTRUCTION AND IDENTIFY ALL POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS. CONTACT DESIGN ENGINEER TO RESOLVE ANY FOUND CONFLICTS.
4. A SMUD INSPECTOR OR A SMUD QUALIFIED ELECTRICAL WORKER SHALL BE ON SITE FOR MONITORING IF ANY EXCAVATION WORK IS WITHIN 10 FEET OF THE SMUD UNDERGROUND TRANSMISSION LINES. A 72-HOUR ADVANCE NOTICE IS REQUIRED. PLEASE CONTACT SMUD INSPECTION SERVICE AT 916-732-5918 TO SCHEDULE FOR INSPECTIONS.
5. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CALL "UNDERGROUND SERVICE ALERT" 1-800-842-2444 FORTY-FOUR (48) HOURS BEFORE DIGGING.
6. A 12" MINIMUM SEPARATION IS REQUIRED BETWEEN ALL PIGGE GAS FACILITIES AND OTHER SITE UTILITIES AND/OR SITE FEATURES.



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REVISIONS			BENCH MARK	ELEV. 15.950 FT.	FIELD BOOK	CITY OF SACRAMENTO			OFF-SITE IMPROVEMENT PLANS FOR		
NO.	DESCRIPTION	DATE	BY			DEPARTMENT OF PUBLIC WORKS	DESIGN BY:	CHARLES KRAPKA	DESIGN BY:	DANIEL A. FENOCCHIO	DATE: 11/19/19
1							DRAWN BY:	KATIE HANTEN	CHECKED BY:	DANIEL A. FENOCCHIO	DATE: 11/19/19
2							DATE:	NOVEMBER 19, 2019	R.C.E.:	C23116	DATE: 11/19/19
3							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
4							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
5							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
6							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
7							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
8							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
9							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		
10							SCALE:	HORIZ. 1"=10'	VERT. 1"=10'		



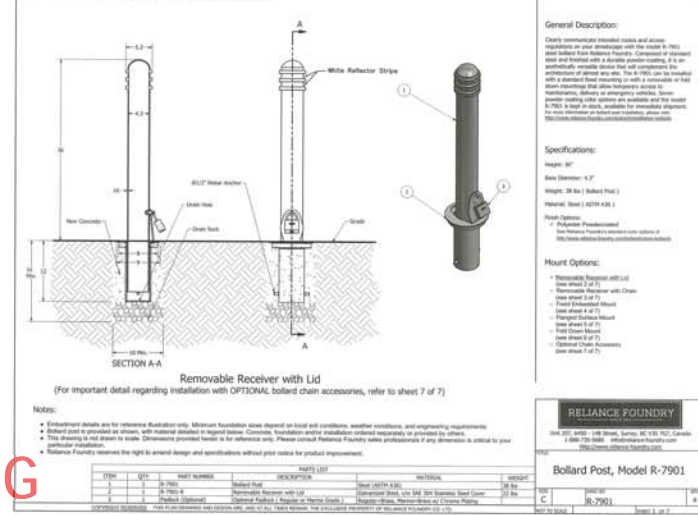
KEYNOTES

1. RELIANCE FOUNDRY Co. Ltd. MODEL R-7901. REMOVABLE BOLLARD WITH HINGED LID. OWNER SHALL PROVIDE REMOVABLE BOLLARD AND REMOVABLE MOUNTING RECEIVER WITH LID. CONTRACTOR SHALL INSTALL REMOVABLE BOLLARD AND REMOVABLE RECEIVER WITH HINGED LID PER MANUFACTURER'S RECOMMENDATIONS. SEE SCALE ON THIS SHEET.
2. INSTALL STORM DRAIN INLET FILTER BAG PER CITY OF SACRAMENTO STANDARD DETAIL Q-30.

NOTES:

1. CONTRACTOR SHALL REPLACE ALL EXISTING PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION IN R&D.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL LOCATIONS WILL REVEAL. THE TYPES, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN ON THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION IS UNKNOWN.
3. CONTRACTOR SHALL USA/PROVIDE SITE PRIOR TO CONSTRUCTION AND IDENTIFY ALL POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS. CONTACT DESIGN ENGINEER TO RESOLVE ANY FOUND CONFLICTS.
4. A SAUD INSPECTOR OR A SAUD QUALIFIED ELECTRICAL WORKER SHALL BE ON SITE FOR MONITORING IF ANY EXCAVATION WORK IS WITHIN 10 FEET OF THE SAUD UNDERGROUND TRANSMISSION LINES. A 72-HOUR ADVANCE NOTICE IS REQUIRED. PLEASE CONTACT SAUD INSPECTION SERVICE AT 916-732-5916 TO SCHEDULE FOR INSPECTIONS.
5. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CALL "UNDERGROUND SERVICE ALERT" 1-800-642-2444 FORTY-FOUR (48) HOURS BEFORE DIGGING.
6. A 12" MINIMUM SEPARATION IS REQUIRED BETWEEN ALL PG&E GAS FACILITIES AND OTHER SITE UTILITIES AND/OR SITE FEATURES.

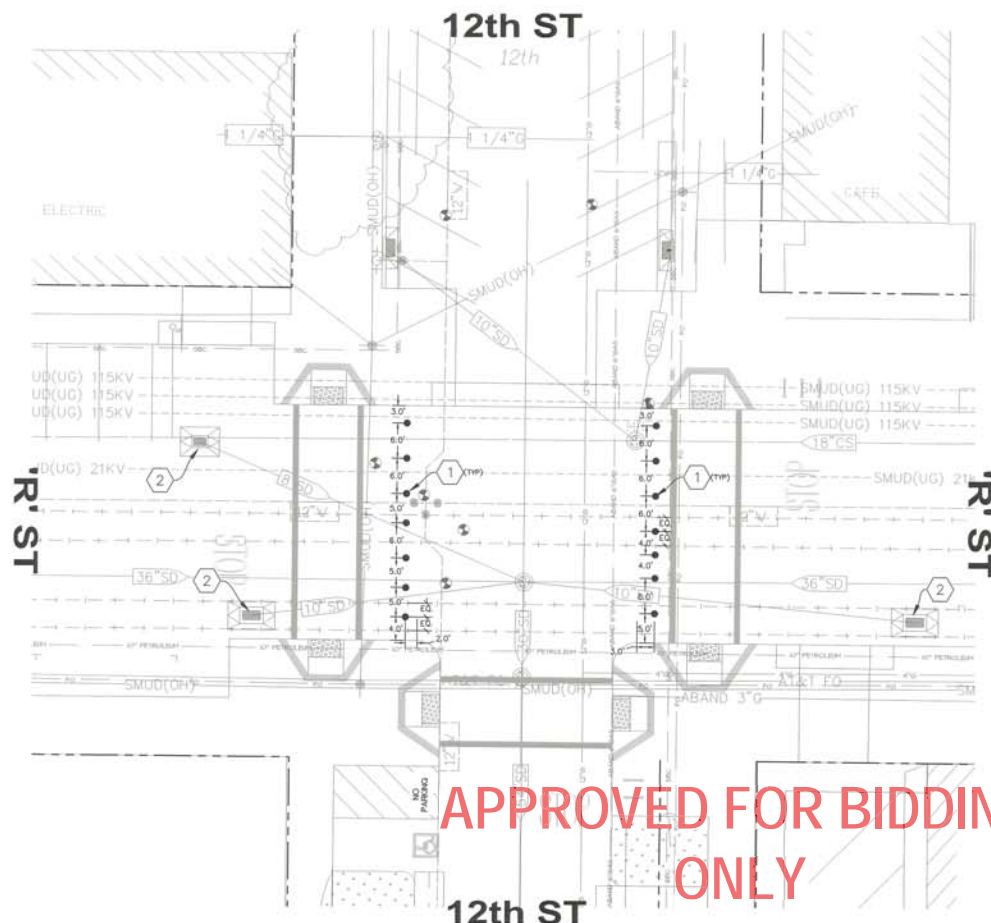
Bollard Post, Model R-7901



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REVISIONS				BENCH MARK		FIELD BOOK	CITY OF SACRAMENTO				OFF-SITE IMPROVEMENT PLANS FOR			
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV. 15.350 FT.		DEPARTMENT OF PUBLIC WORKS				11th & 'R' STREET IMPROVEMENTS			
1				10th AND S. STREETS CONTROL LOOP 1989		SCALE HORIZ. 1"=10' VERT. 1/4"=1'	DRAWN BY: KATIE HANTEN				DESIGN BY: CHARLES KRAPIKA			
2				CITY OF SACRAMENTO SURVEY CONTROL DATABASE (PRINTED DECEMBER 2, 2009)			DATE: NOVEMBER 19, 2019				R.C.E. 57316 DATE 11/19/19			
3							CHECKED BY: DANIEL A. TENOCCHIO				R.C.E. C51484 DATE 11/19/19			







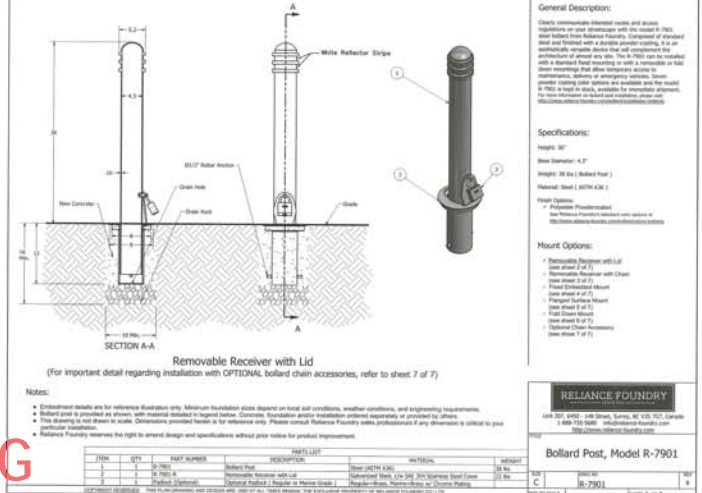
KEYNOTES

1. RELIANCE FOUNDRY Co. LHM MODEL R-7901 REMOVABLE BOLLARD WITH STEEL REMOVABLE MOUNTING RECEIVER WITH HINGED LID. OWNER SHALL PROVIDE REMOVABLE BOLLARD AND REMOVABLE MOUNTING RECEIVER WITH LID. CONTRACTOR SHALL INSTALL REMOVABLE BOLLARD AND REMOVABLE RECEIVER WITH HINGED LID PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL ON THIS SHEET.
2. INSTALL STORM DRAIN INLET FILTER BAG PER CITY OF SACRAMENTO STANDARD DETAIL Q-30.

NOTES:

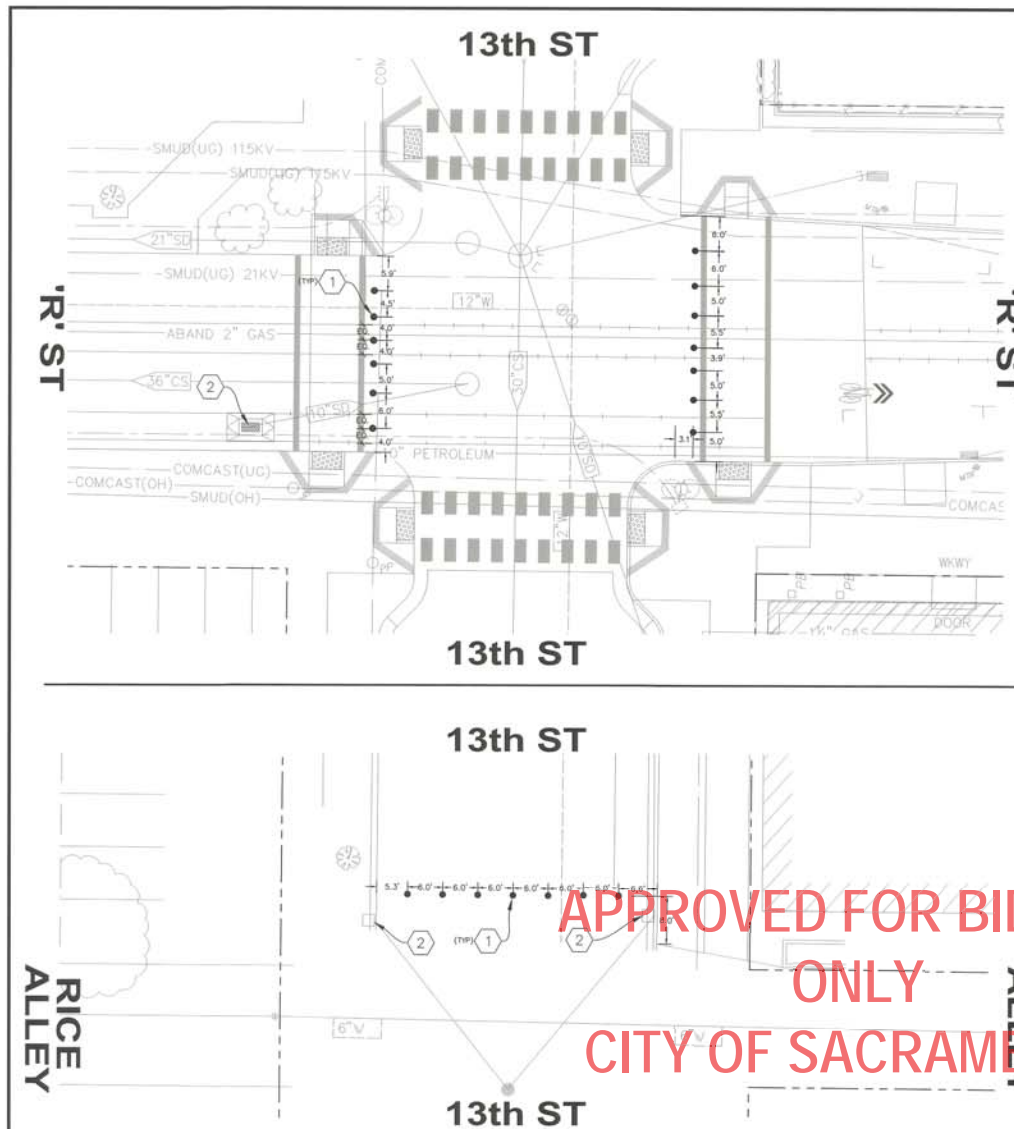
1. CONTRACTOR SHALL REPLACE ALL EXISTING PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION IN KIND.
2. USE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS. CAUTION: THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. ADVISE THE ENGINEER ON ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS. THE CONTRACTOR SHALL ASSUME THE ELEVATION IS UNKNOWN.
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5. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CALL "UNDERGROUND SERVICE ALERT" 1-800-543-2444 FORTY-ETHET (48) HOURS BEFORE DIGGING.
6. A 12" MINIMUM SEPARATION IS REQUIRED BETWEEN ALL PG&E GAS FACILITIES AND OTHER SITE UTILITIES AND/OR SITE FEATURES.

Bollard Post, Model R-7901



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REVISIONS				BENCH MARK		FIELD BOOK		CITY OF SACRAMENTO				OFF-SITE IMPROVEMENT PLANS FOR		CPC19-0019		P15593300		REV16-0039		SHEET	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV. 15,950 FT.	SCALE	DEPARTMENT OF PUBLIC WORKS				12th STREET IMPROVEMENTS		R STREET BOLLARDS		C-7		OF		10		
1				BECHMAR & 207-CSC		HORIZ. 1"=10'	DRAWN BY: KATIE HANTEN				DESIGN BY: CHARLES KRAPIKA		CHECKED BY: DANIEL A. FENOCCHIO								
2				HEIL NAIL TRAFFIC LIGHT BASE SW CORNER		VERT. 3/4"	DATE: NOVEMBER 19, 2019				R.C.E. C51484		DATE: 11/19/19								
3				10TH AND 3 STREETS (CONTROL LOOP 1989)																	
4				QTY OF SACRAMENTO - SURVEY CONTROL																	
5				KAYABASE (PRINTED DECEMBER 3, 2002)																	



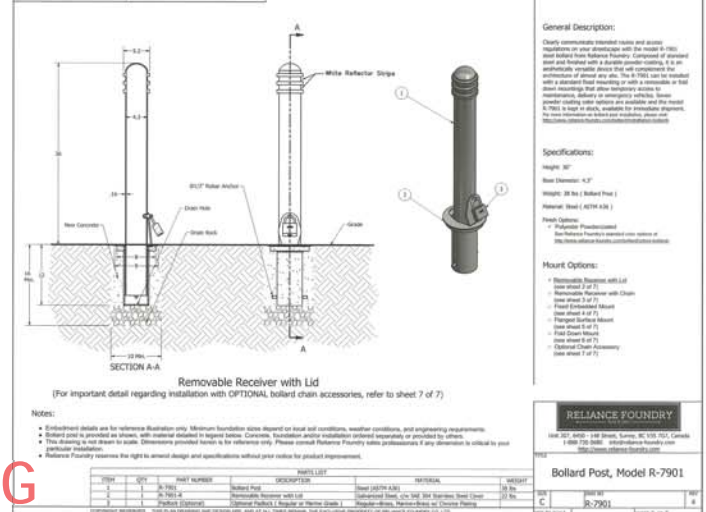
KEYNOTES

1. RELIANCE FOUNDRY Co. LHM MODEL R-7901 REMOVABLE BOLLARD WITH STEEL REMOVABLE MOUNTING RECEIVER WITH HINGED LID. OWNER SHALL PROVIDE REMOVABLE BOLLARD AND REMOVABLE MOUNTING RECEIVER WITH LID. CONTRACTOR SHALL INSTALL REMOVABLE BOLLARD AND REMOVABLE RECEIVER WITH HINGED LID PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL ON THIS SHEET.
2. INSTALL STORM DRAIN INLET FILTER BAG PER CITY OF SACRAMENTO STANDARD DETAIL G-30.

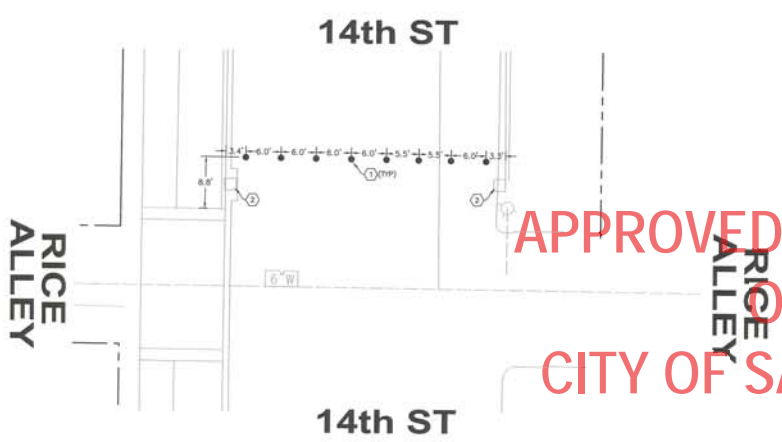
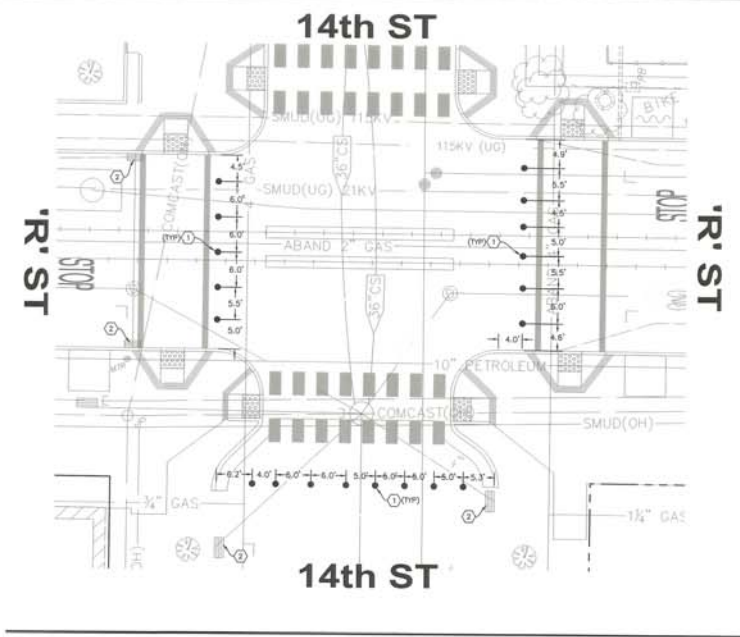
NOTES:

1. CONTRACTOR SHALL REPLACE ALL EXISTING PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION IN KIND.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN ON THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION IS UNKNOWN.
3. CONTRACTOR SHALL USA/POTHOLE SITE PRIOR TO CONSTRUCTION AND IDENTIFY ALL POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS. CONTACT DESIGN ENGINEER TO RESOLVE ANY FOUND CONFLICTS.
4. A SMUD INSPECTOR OR A SMUD QUALIFIED ELECTRICAL WORKER SHALL BE ON SITE FOR MONITORING IF ANY EXCAVATION WORK IS WITHIN 10 FEET OF THE SMUD UNDERGROUND TRANSMISSION LINES. A 72-HOUR ADVANCE NOTICE IS REQUIRED. PLEASE CONTACT SMUD INSPECTION SERVICE AT 916-732-5819 TO SCHEDULE FOR INSPECTIONS.
5. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CALL "UNDERGROUND SERVICE ALERT" 1-800-442-2444 (444-EDNER) (48) HOURS BEFORE DIGGING.
6. A 12" MINIMUM SEPARATION IS REQUIRED BETWEEN ALL POLE GAS FACILITIES AND OTHER SITE UTILITIES AND/OR SITE FEATURES.

Bollard Post, Model R-7901



REVISIONS				BENCH MARK		FIELD BOOK	CITY OF SACRAMENTO			OFF-SITE IMPROVEMENT PLANS FOR		
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV. 15.950 FT.		DEPARTMENT OF PUBLIC WORKS			R STREET BOLLARDS		
1				10111 NAIL TRAFFIC LIGHT BASE SW CORNER		SCALE	DRAWN BY: KATIE HANTEN			13th & 'R' STREET IMPROVEMENTS		
2				10111 AND S. STREET (CONTROL LOOP 10892)		VERT. 1"=10'	DATE: NOVEMBER 19, 2019			13th & 'R' STREET IMPROVEMENTS		
3				CITY OF SACRAMENTO - SURVEY CONTROL		VERT. 1"=10'	DATE: NOVEMBER 19, 2019			13th & 'R' STREET IMPROVEMENTS		
4				DATABASE (PRINTED DECEMBER 2, 2002)		VERT. 1"=10'	DATE: NOVEMBER 19, 2019			13th & 'R' STREET IMPROVEMENTS		

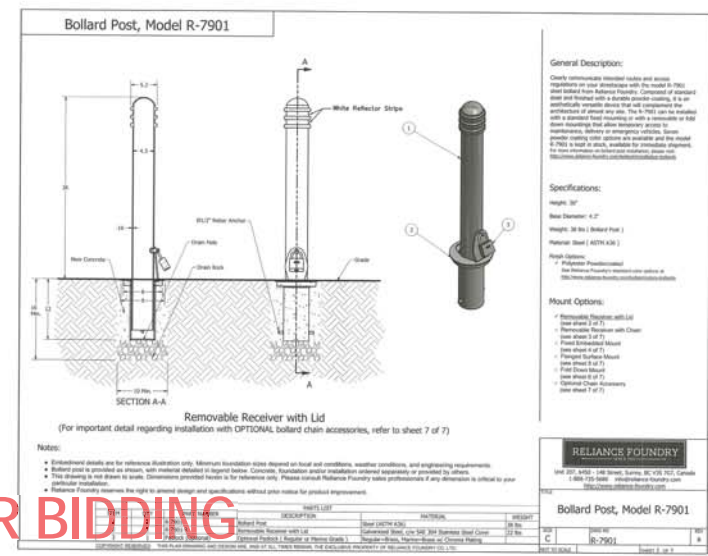


KEYNOTES

1. RELIANCE FOUNDRY Co. LHM MODEL R-7901 REMOVABLE BOLLARD WITH STEEL REMOVABLE MOUNTING RECEIVER WITH HINGED LID. OWNER SHALL PROVIDE REMOVABLE BOLLARD AND REMOVABLE MOUNTING RECEIVER WITH LID. CONTRACTOR SHALL INSTALL REMOVABLE BOLLARD AND REMOVABLE RECEIVER WITH HINGED LID PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL ON THIS SHEET.
2. INSTALL STORM DRAIN INLET FILTER BAG PER CITY OF SACRAMENTO STANDARD DETAIL 9-30.

NOTES:

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3. CONTRACTOR SHALL USE A POT-HOLE SITE PRIOR TO CONSTRUCTION AND IDENTIFY ALL POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS. CONTACT DESIGN ENGINEER TO RESOLVE ANY FOUND CONFLICTS.
4. A SAID INSPECTOR OR SAID QUALIFIED ELECTRICAL WORKER SHALL BE ON SITE FOR MONITORING IF ANY EXCAVATION WORK IS WITHIN 10 FEET OF THE SAID UNDERGROUND TRANSMISSION LINES. A 72-HOUR ADVANCE NOTICE IS REQUIRED. PLEASE CONTACT SAID INSPECTION SERVICE AT 316-732-5918 TO SCHEDULE FOR INSPECTION.
5. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CALL "UNDERGROUND SERVICE ALERT" 1-800-642-2444 FORTY-FOUR (48) HOURS BEFORE DIGGING.
6. A 12" MINIMUM SEPARATION IS REQUIRED BETWEEN ALL POSE GAS FACILITIES AND OTHER SITE UTILITIES AND/OR SITE FEATURES.



APPROVED FOR BIDDING
ONLY
CITY OF SACRAMENTO

REVISIONS				BENCH MARK		FIELD BOOK		CITY OF SACRAMENTO				OFF-SITE IMPROVEMENT PLANS FOR	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV. 15.950 FT.	SCALE		DEPARTMENT OF PUBLIC WORKS				R STREET BOLLARDS	
△				BENCHMARK# 297-CSC		HORIZ. 1"=10'						14th & 'R' STREET IMPROVEMENTS	
△				HELI NAIL TRAFFIC LIGHT BASE SW CORNER		VERT. N/A							
△				10TH AND S STREETS CONTROL LOOP 1989		DRAWN BY: KATIE HANTEN		DESIGN BY: CHARLES KRAKFA		CHECKED BY: DANIEL A. FENOCCHIO		SHEET C-9	
△				CITY OF SACRAMENTO - SURVEY CONTROL		DATE: NOVEMBER 19, 2019		R.C.F. C73116		DATE: 11/19/19			OF 10
△				DATABASE (PRINTED DECEMBER 3, 2002)				R.C.E. C51484		DATE: 11/19/19			
												CPC19-0019	
												P15593300	
												REV16-0039	





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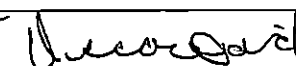
The preferred method of contact is email, so be sure to include the email contact information.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

R Street Bollards — 10th – 15th Streets, Sacramento

Job Walk Date: Wednesday, February 19, 2020 @ 10:00 a.m. @ 10th and R Street, Sacramento


Bid Due Date: Wednesday, March 4, 2020 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	NFB engineering 1978 Pacific Ave Sacramento CA 95824	AB 1/8 1029445	916-416-0887	NFB0224@ Hotmail.com	 2-19-20
2.	DAVID ENGINEERING 6344 Nugget Pl Forest Hill CA 95631	"A" 476725	(530) 367 3508	odavid@FTCNET.NET	 2/19/2020
3.					
4.					
5.					
6.					

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information.




	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
7.	B&M Builders Inc 11330 Sunrise Park Dr Ste C Rancho Cordova, CA 95742	861848	916-638-8626	estimating@Bm-Builders.com	 2/19/20
8.	Biondi Paving, Inc. 8150 37th Ave Sacramento, CA 95824	505422 A, B, C-12 Haz	916/287-9409	blandoebiondi paving.com	Biondi 2/19/20
9.	Pro Builders 7030 Drywood Way Orangevale, CA 95662	A/B 484847	916-225-0373	Sebastian E Sac Probuilders.com	Mac 2-19-20
10.					
11.					
12.					

2 of 3

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information.



	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
13.	Saboo Inc. 415 Beatrice ct. Brentwood, CA, 94513	896 479 A,B,C-10	(916) 633-8911	Tasghar@sbcglobal.net	 02/19/20
14.					
15.					
16.					
17.					
18.					
19.					

RESOLUTION NO. 20- 04

Adopted by the Capitol Area Development Authority

March 20, 2020

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT WITH B&M BUILDERS IN THE AMOUNT OF \$97,380 FOR
THE R STREET REMOVABLE BOLLARD INSTALLATION PROJECT**

WHEREAS, CADA conducted a formal bid process for the R Street Removable Bollard Installation Project and

WHEREAS, B&M Builders was the lowest responsive, responsible bid in the amount of \$97,380.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a construction contract with B&M Builders in the amount of \$97,380 for the R Street Removable Bollard Installation Project.

Ann Bailey, Chair

ATTEST:

Secretary to the Board of Directors



March 13, 2020

TO: CADA Board of Directors

SUBJECT: **March 20, 2020, Board Meeting**
AGENDA ITEM 8
CADA FINANCIAL FORECAST (FY 2020-2021 THROUGH FY 2029-2030)

CONTACT: Noelle Mussen, Finance Director

RECOMMENDED ACTION: For information only. This report provides CADA's annual Ten Year Financial Forecast for discussion as CADA plans its business priorities for Fiscal Year 20-21 through Fiscal Year 29-30.

BACKGROUND

Each year, CADA updates its ongoing Ten Year Financial Forecast. The Forecast reflects changes in financial and economic conditions that affect CADA's general operations and development projects. The Forecast is a tool that aids in the preparation of the annual CADA budget proposal made by staff for review by the Board in June.

Because development projects require advance funding, and since the timing of the resulting tax increment is uncertain, the Forecast analyzes the impact of all development projects on CADA's overall operations, including General Operations and Major Construction.

POLICY ISSUES

CADA is charged with implementing the residential and commercial components of the State's Capitol Area Plan and the City of Sacramento's R Street Corridor Master Plan in a manner that is fiscally, socially, and environmentally sustainable, and that results in an attractive urban neighborhood that is affordable to a diverse population.

To accomplish its mandate, CADA must ensure that its property management activities are cost-effective and that its urban development activities are fiscally prudent. As a tool for ensuring that it is pursuing its mission in a fiscally responsible manner, CADA prepares a Ten Year Financial Forecast each year. The Forecast enables CADA to consider the needs of its aging housing stock and the implications of development and neighborhood investments on its long-term fiscal stability. The Forecast also provides the basis for CADA's annual budget, which is presented to the CADA Board of Directors each June.

Because Capitol Area tax increment (TI) cannot be used in the R Street Area without prior approval from the Department of General Services (DGS) and the two areas have different restrictions with regard to the use of 20% affordable housing set-aside funds, separate Forecasts are provided for the Capitol Area (**Attachment 1**) and the R Street Area (**Attachment 3**). Attachment 2 provides detailed assumptions regarding planned development projects in the Capitol Area.

CAPITOL AREA FORECAST (ATTACHMENT 1)

This Forecast presents CADA operations and fiscal responsibilities in the Capitol Area in three segments: General Operations, Major Construction and Development. With regard to Tax Allocation Bond activities, CADA's on-going bond debt service is reported as an expense within General Operations.

CADA has established a threshold for the Capitol Area below which its cash reserves should not fall. This threshold represents six months of expenses, or approximately \$4 million. The last Forecast, which was prepared in 2019, projected a decline in available funds between Year 1 through Year 3, with steady increases from Year 5 to Year 10. This steady increase would bring available funds in Year 10 to approximately \$11 million, which was above the threshold.

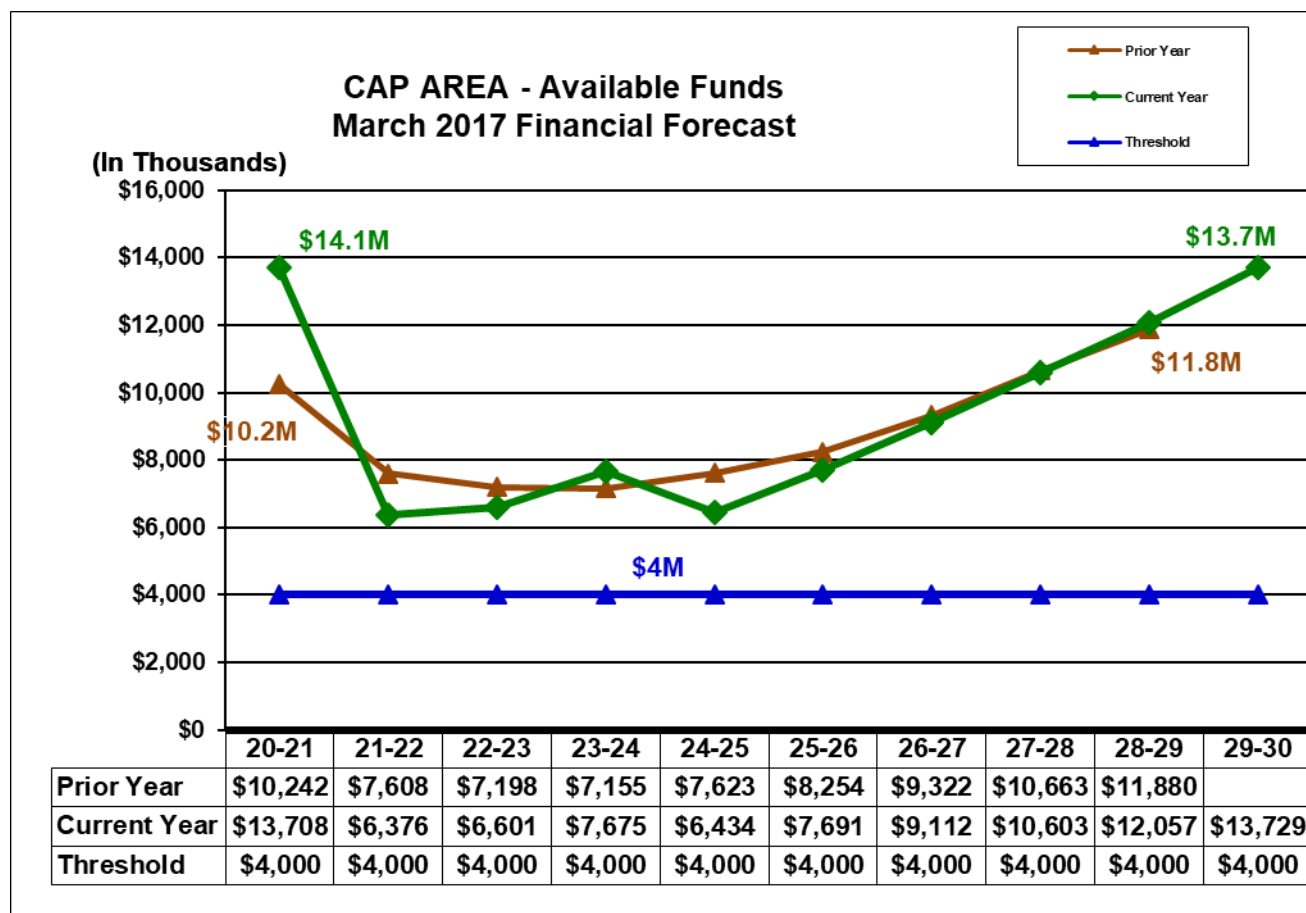
This year's Forecast shows a sharper decline in available funds between Year 1 through Year 2, but a smaller decrease in Year 5, with starting reserves at \$14.1 million compared to the prior year's Forecast of \$10.2 million. Similar to the prior year Forecast, the current Forecast projects a steady increase from Year 5 to Year 10. This steady increase, when combined with no other additional funding needs, could result in an ending balance of \$13.7 million.

The differences from the prior year are due to net changes in assumptions in General Operations, Major Construction and Development, project completions, and changes in development project requirements and funding needs.

Compared to the prior year, Year 1 in the current Forecast begins with about \$4 million more in beginning balance of available reserves. The large drop in Years 1 through 2 is due to timing and increases to expenditures to the East End Gateway Site 5/6/7 affordable housing project, and the planned affordable housing project at the Courtyard site. The smaller decrease in Year 5 is due to a new proposed purchase of property for a potential new affordable housing project.

In the prior year Forecast there was a smaller estimated project subsidy for the affordable housing project on the East End Gateway Site 5/6/7 in Year 3. This has been increased from \$3 million to approximately \$4 million and moved forward from Year 3 to Year 2. Also, for the Courtyard project, a \$2.5 million subsidy in Year 2 has been incorporated for gap financing that was not included in the prior year Forecast, causing the steep drop in resources in the first two years compared to the prior year.

These changes, together with the \$300,000 Eviva pledge maturing in Year 6, no new development projects in later years, the beginning of Tax Increment from Site 21, as well as the projected positive affordable housing impact in Year 6 from the East End Gateway Site 5/6/7 and Courtyard projects, the Forecast projects a steady increase in the available funds out to year 10.



The Capitol Area Forecast covering the period of FY 20-21 (Year 1) through FY 29-30 (Year 10) is presented in **Attachment 1**. In keeping with past Forecast practices, this Forecast does not include the operation of CADA's Special Management properties. As reported in Attachment 1, the General Operations segment of the Forecast remains positive across the ten-year period.

Key assumptions, by segment, having a financial impact on Capitol Area cash reserves during the Forecast period of FY 20-21 through FY 29-30 are as follows:

GENERAL OPERATIONS

General Operations consists of property management revenue and expenses (residential and commercial activity), tax increment revenue, and administrative and development support activities for the organization. General Operations can be impacted by major construction and development projects, increases or decreases in tax increment and property management revenue, and changes in the number of affordable housing units maintained within CADA-managed properties.

Key Assumptions

- The Forecast assumes Rental Income will increase 2% per year to approximate inflation. The estimated rental income will decline in Year 2 reflecting the potential loss of Residential, Commercial, and Parking revenue from the Site 5/6/7 project. The revenue loss for the Site 21 residential buildings and parking lot has already been recognized in current rental revenue.

- The Forecast assumes CADA's Low Income Subsidy Program will remain in place during the entire 10-year period, with the subsidy balance increasing 2% per year.
- Tax Increment (TI) revenue in the Capitol Area in Year 1 is increased to reflect FY 19-20 estimated levels, with an additional increase after review of the current tax assessor's reports, followed by 2% increases each year thereafter.

TI revenue generated by development projects that are in progress is not included in this segment of the Forecast. This revenue is reported by project in the Development segment of the Forecast. However, the Eviva Midtown TI pledge payment has been included in this section at \$300,000 annually until Year 6, after which the subsidy ends.

- Investment Earnings have stayed flat and have decreased over the last year. Consequently, the Forecast reflects a decrease in the anticipated annual investment earnings rate, with the lower projected decline in cash reserves. Total projected interest revenue over the ten years has decreased about \$800,000 relative to the prior Forecast. In addition to interest earned on operating reserves, the Forecast reflects no investment earnings from unspent bond proceeds.
- With regard to Notes Receivable, CADA will continue receiving \$30,000 annual payments under the terms of the first Fremont Mews developer loan throughout this Forecast period. For the second Fremont Mews loan of \$500,000, which was extended to March 2019, the Developer requested another extension and CADA re-negotiated the note. This Forecast incorporates the negotiated note of \$39,960 annual payments starting in the current fiscal year at 5% interest with a balloon payment of \$471,728 in June 2024.
- The Forecast assumes Salaries and Benefits will increase 3% per year with the exception of Retirement Benefits and Other Post Employment Benefit (OPEB) liabilities. Those have been adjusted based on information from CalPERS and current actuarial reports from CADA's consultants. Year 1 and Year 2 includes increases to the current staffing structure due to additional staff within Development and Leasing departments. The additional staff within Leasing reflects the potential need for a new leasing agent and RSR for the 1717 S project. There are no other staffing changes assumed for the remaining nine years.
- For retirement benefits, according to the latest CalPERS actuarial report, CalPERS is billing CADA for the normal cost, or "retirement cost", for active employees estimated to vest in a given year as a percentage of payroll, but any unfunded liability is being billed at the calculated annual dollar value, which currently is amortized over 30 years.

In this Forecast, staff has incorporated assumptions from CalPERS actuarial reports pertaining to the normal cost rates and the annual unfunded liability payment. As new staff members have come on board, the number of PEPRAs employees has increased over Classic employees, and now comprises approximately 50% of staff in each category. As a result, this Forecast takes in to account both pools of employees. This is important because the employer normal cost rate and the unfunded accrued liabilities are different between the two classifications, with the PEPRAs employees being lower in both categories.

For Classic members, the normal cost rate assumed in the CalPERS actuarial report is 11.746% in Year 1, then an assumed increase of .5% each year thereafter. The unfunded liability amount is based on an adjusted 10-year amortization schedule. For PEPRAs members, the normal cost rate assumed in the CalPERS actuarial report is 7.874% in Year 1, then an assumed increase of .5% each year thereafter. The current unfunded liability for

PEPRA members is \$4,900 in Year 1 with a remaining balance of \$21,000 to be paid over the next four years until FY 24-25.

- OPEB Liabilities are projected to continue to be fully funded in a trust fund established through CalPERS. CADA's current OPEB annual amount is calculated by using the FY 17-18 actuarial report estimated Annual Required Donation (ARD) and growing the liability 3% per year. The Forecast assumes CADA will continue to reimburse current retirement health benefits from the trust, starting at \$176,000 per year and increasing by 3% per year.
- The Forecast assumes Outside Services accounts and Maintenance and Repair accounts will increase 3% per year.
- The Forecast assumes Utilities and Overhead will increase 2% per year, with one exception. The CADA Administrative Office lease was renegotiated in 2017 as part of the renovation of the space. DGS approved tenant improvements done by CADA and they will be reimbursed through a rent reduction over 10 years totaling \$200,000. This Forecast reflects the negotiated lease terms with rent in Year 1 decreasing to the negotiated term of \$87,340 from \$108,000 from Years 1 to 5, from Year 6 to Year 9 rent will increase to \$89,600, then assumes a 3% increase for Year 10.
- CADA Debt will decrease in Year 5 when the debt payments CADA is making on the first Capitol Lofts Brownfield Loan cease. Thereafter, CADA's continuing debt will consist of the I-Bank loan, the 2017 private placement bond, and the land loan debt paid by CADA to DGS for the East End Gateway Sites 1- 3 projects, until Year 10 when the DGS loans will be paid off.
- Tax Allocation Bond Debt Service will be a constant expense over the whole ten year Forecast period based on the refinanced bond debt payments.
- Also included in the Forecast is the debt service reserve for two Special Management properties, Somerset Parkside and Biele Place. The existing annual reserves contributions are assumed to be \$212,000 and will be set aside to pay the deferred debt CADA will owe to HCD at the end of the revised regulatory periods for these projects. The Forecast assumes debt will be paid off before the CADA-DGS master lease for CADA-managed properties expires.

As reported in **Attachment 1**, this segment of the Forecast remains positive across the ten-year period.

MAJOR CONSTRUCTION

For Major Construction, Maintenance continues to review and update their needs assessment documentation for CADA's whole portfolio. These assumptions have been incorporated into this Forecast along with the assumption that the currently budgeted Major Construction projects will be completed in Years 1 and 2.

Typically, Special Management construction projects are funded through those properties' operations. In this case, three of CADA's Special Management buildings: Somerset Parkside, Biele Place, and 17th Street Commons, do not generate sufficient revenues to fund required repairs. This requires capital improvements to be funded through CADA's general construction budget.

Major Construction budgets remain active and open for three years and the cash flow for these expenditures is usually expensed over a three-year period. Therefore, from Years 3 to 10, to better reflect the cash flow of CADA's major construction projects, total estimated project expenditures in each Forecast year are expended over a three-year period, generally with 25% expended in the first year, 50% in the following year, and 25% in the 3rd year. These assumptions yield a total Major Construction outlay of \$10.1 million over the ten year period, with \$6 million of these expenditures occurring between Years 1 through 5. This is a \$2.7 million increase in expenditures over the prior year Forecast.

DEVELOPMENT

In this Forecast, Development projects are categorized as either "Current" or "Neighborhood and Infrastructure Improvements Projects." While the Forecast includes some of the same projects as in prior years, some projects have had modifications due to varied issues including timing delays, project restructuring, and financing restructuring.

For the current Forecast, assumptions for each development project are estimates based on information received from CADA project managers as of the end of February. Therefore, changes to development project assumptions that have occurred since February may not be reflected in the Forecast.

Key assumptions for development projects (timing, revenues and expenditures) reflected in the current Forecast are shown below. Further detail for each development project is provided in **Attachment 2**.

Current CADA Development Projects

Current CADA Projects consist of Site 21 (14th & N), East End Gateway Site 5/6/7, and Courtyard Site 16A projects.

For these projects, the Forecast projects \$9 million in CADA resources will be expended in Years 1 through 5. This is offset by \$3.7 million in the potential Tax Increment to be generated from completed projects, and the positive affordable housing impact from new low-income units not managed by CADA in the last 5 years, with almost all of this being generated in Years 6 through 10. The TI generated, or to be generated, by the projects and the loss of revenue due to the projects has been incorporated in the General Operations segment of the Forecast.

Site 21

- This Forecast assumes completion of a rental condominium project consisting of 87 market rate units with no retail component. The project is similar to the prior Forecast, with a change from a for-sale condominium project to a rental project.
- With the change from a for-sale project to a rental project the estimate for tax increment was reduced from \$737,000 to \$690,000. Also, in the prior Forecast tax increment was calculated using estimated sales. In the current Forecast, tax increment was calculated using annual Net Operating Income (NOI) using a 5% cap rate.

The Forecast assumes that construction will be complete in FY 22-23, a year later than the prior Forecast, and assumes the full annual amount of tax increment will begin in FY 24-25.

- Loss of rental revenue from the demolition and removal of both Senator Manor at 1320 N Street and the parking lot at 1330 N Street was incorporated in the current year rental income.

- The negative affordable housing impact resulting from construction of an all-market rate project is assumed to be 22 units, yielding an annual impact of \$100,300 per year increasing at 2% per year starting in FY 23-24. The impact reflects the cost to CADA of having to subsidize 22 market rate units elsewhere in its portfolio down to a below-market rate rental level.
- The Forecast continues to assume there will be no subsidy to the developer from CADA as part of this project.

East End Gateway Site 5/6

- The Forecast continues to assume this project will be 30% market rate and 70% affordable, and will use 4% tax credit financing, for a total of 150 units. This project will create 59 affordable units, meet its own affordable housing requirement, and create 67 additional affordable units on top of the required number. The project will require a net investment outlay of approximately \$4.9 million over the five-year period, which is a \$1.7 million increase from the prior Forecast, and will continue to run negative until such time as the project creates a positive affordable housing impact.
- The Forecast assumes tax increment generated on the 60% market rate units will be equal to approximately 75% of the original Eviva project's property tax payments, or \$340,000 per year. A positive affordable housing impact of 15 surplus units was also included within the project, and the loss assumption for the commercial and parking revenue to be lost upon demolition of existing structures and parking spaces is contained within the Operations section of the Forecast in Year 2.
- There is no assumption for land acquisition as it is assumed this property would fall under the Governor's executive order and will be leased to CADA for \$1.
- The current Forecast assumes our subsidy would be approximately \$4 million, an increase of \$1 million from the prior Forecast, as CADA's contribution toward possible gap financing.
- The Forecast assumes construction will start in FY 21-22 and be completed by the winter of FY 23-24, with tax increment received in FY 24-25.

Courtyard Site

- The Forecast assumes this project will be 100% affordable using 4% tax credit financing, and will contain 57 units, which is an increase of 21 units from the prior year. This project will meet its own affordable housing requirement and create 41 additional affordable units.
- This project will require a net investment outlay of approximately \$3.2 million over a two-year period and will run negative during that time, after which the project will realize a positive affordable housing impact.

CADA will contribute \$850,000 in pre-development costs and \$2.5 million in equity gap financing for the project. There will be no land acquisition cost and the land will be leased to CADA for \$1.

- The Forecast assumes the Capitol Area Community Development Corporation (CACDC), CADA's nonprofit sister organization, would partner with a developer to develop this property, with construction beginning in FY 20-21 and be completed by winter of FY 22-23.

Property Purchase

- This Forecast proposes a new property purchase for the development of an affordable housing project.
- Currently, only the purchase of property is included in this Forecast for an estimated total of \$5.8 million with a 30% or \$1.8 million down payment in FY 24-23 and debt service for the remaining \$4 million at 5% over 20 years.

Neighborhood and Infrastructure Improvement Projects

Neighborhood and Infrastructure projects currently consist of Roosevelt Park, O Street Streetscape, Street Light Improvements, 16th Street Streetscape, and 10th Street Streetscape projects. For these projects, \$2 million in CADA net resources will be expended during the ten-year period, which is a \$400,000 increase from the prior Forecast.

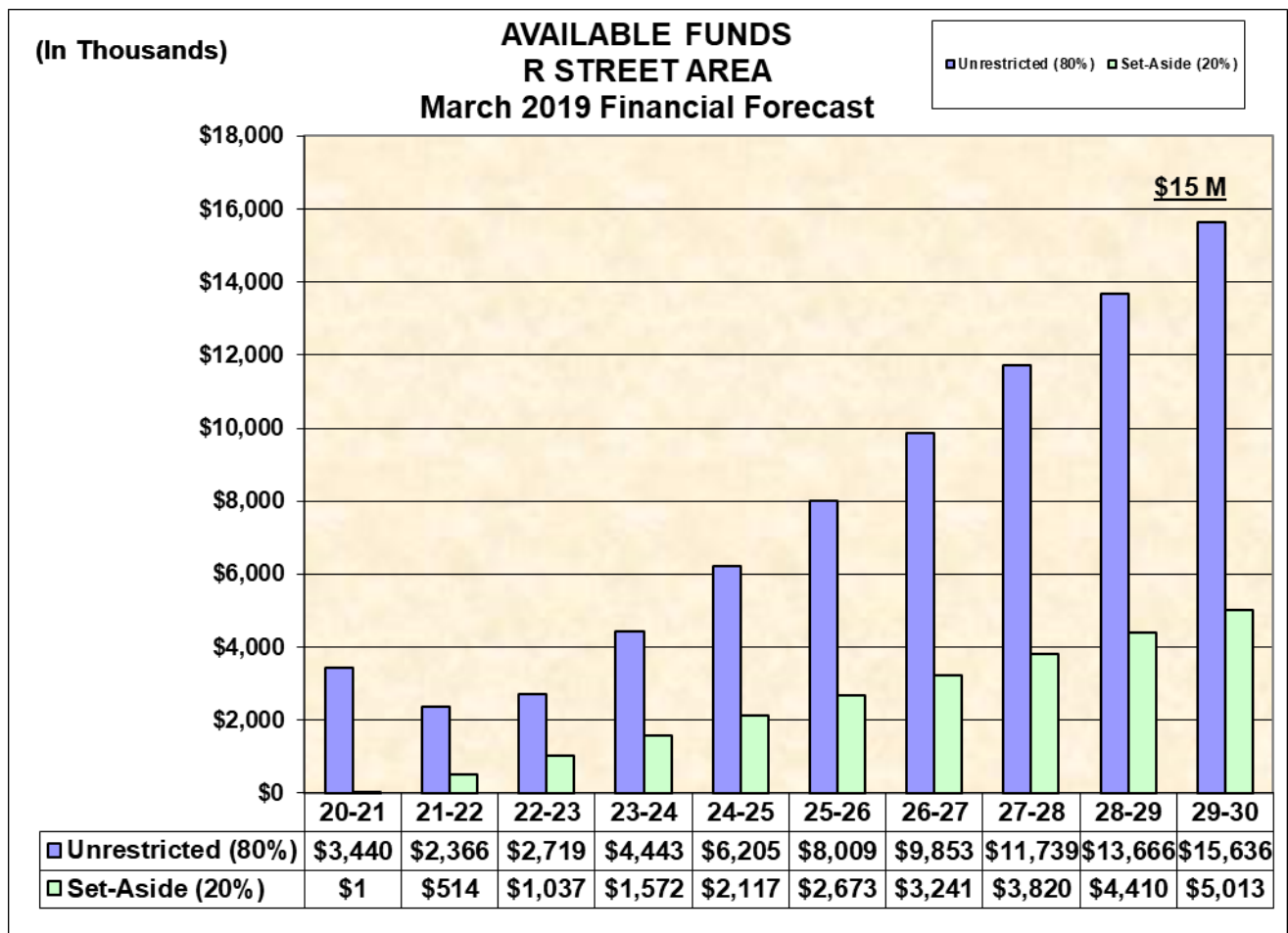
- The infrastructure improvement projects in the Capitol Area – Roosevelt Park, O Street Streetscape, and Street Light Improvements – are collectively projected to require a \$1.6 million investment for potential infrastructure and site improvement costs. This is a \$200,000 increase from the prior year Forecast.
- For the Street Light Improvements project, this Forecast assumes only \$50,000 will be expended to complete one block from Roosevelt Park to R Street.
- A possible parking lot improvement project would occur in Year 1 for \$200,000.
- The 10th Street Streetscape project reflects site improvements to CADA's commercial buildings on 10th Street to complement improvements planned within and around Roosevelt Park.
- The Block 222 project is considered inactive for this Forecast.

R STREET FORECAST (ATTACHMENT 4)

Due to restrictions on CADA's utilization of tax increment generated within the R Street Area, the R Street Area Forecast is presented separately from the Capitol Area Forecast. The R Street Forecast includes two segments -- Unrestricted Funds (80% of TI) and Set-Aside Funds (20% of TI).

As illustrated in the table below, the net result of the activities planned on R Street in this year's Forecast is positive cumulative fund balances in both the Unrestricted and the Affordable Housing Set-Aside segments throughout the ten-year period. The restricted balance in Year 1 essentially falls to zero.

The R Street Forecast presented in **Attachment 3** provides the revenue and expenses projected for this ten-year period. Project-specific detail for R Street Area Development Projects is provided in **Attachment 4**.



UNRESTRICTED SEGMENT ASSUMPTIONS

- The Forecast reflects increased tax increment levels in FY 19-20 and additional increased amounts from the current Sacramento County tax assessor's reports. It also assumes tax increment will increase 2% each year thereafter.
- Similar to the prior Forecast, \$950,000 of R Street Unrestricted Funds has been incorporated for streetscape improvements at the 10th & R, and 17th/18th & R blocks.
- This Forecast proposes a new property purchase, possibly outside of CADA's jurisdiction, for the development of an affordable housing project, which could potentially satisfy R Street affordable housing requirements.

For this possible project, an estimated \$5.7 million was included for development costs and the purchase of the property. The purchase of the property is estimated at a total cost of \$3.5 million with approximately 30% or \$1.5 million for a down payment in FY 21-22 and debt service for the remaining \$2.5 million at 5% over 20 years.

- The Forecast assumes no other major CADA projects will be developed in the R Street Area for the ten-year period. As a result, remaining funds in the reserve should be approximately \$9.5 million by Year 10.

- Similar to the prior Forecast, an annual payment of \$132,550 was included for the reimbursement of funds advanced to the R Street Streetscape project for Phase III construction by the City of Sacramento.
- The 1717 S project is assumed to need \$ 650,000 for additional gap funding. These funds will need to be transferred from the Unrestricted funds to the affordable housing funds.

AFFORDABLE HOUSING SET-ASIDE SEGMENT ASSUMPTIONS

- The Forecast reflects increased tax increment levels in FY 19-20 and additional increased amounts from the tax assessor's reports, and then assumes tax increment will increase 2% each year thereafter.
- For the 1717 S Street project, the Forecast continues to assume the \$1.3 million in gap funding will occur in the current 19-20 fiscal year.

No additional predevelopment or gap financing for the 1717 S Street affordable housing project was included in the prior Forecast. This Forecast assumes an additional \$2 million in funding will be required for this project. This funding would need to come from R Street affordable housing funds and reserves and unrestricted funds, to be transferred from the R street accounts and loaned to the CACDC.

CONCLUSIONS

The Capitol Area Forecast indicates there will be sufficient funds to meet the projected needs of CADA's General Operations and Development Projects during the ten-year Forecast period. With the current assumptions for operations, development and infrastructure projects, continued major construction improvement needs for CADA's aging buildings, and no new development or infrastructure projects planned to occur during the last five years of the Forecast period, it appears that available funds will continue to grow over the ten-year period.

It is important to note that, with the sharp decrease in Years 1 and 2, available resources in the near future are limited for any new projects or additional project subsidies. However, with the projected growth in the later years, CADA will then have the opportunity to develop new housing and infrastructure projects along with maintaining the current building portfolio.

Even with the steady increase in the later years, CADA still needs to remain fiscally viable, so it is imperative that CADA continue to carefully consider its current and future commitments, that it secure infrastructure grants and outside development funding whenever possible, and undertake actions to continue to keep revenue and expenses aligned to maintain a positive reserve balance into the future.

The R Street Area Forecast indicates there will be limited funds available in the short run, especially within the Set-aside funds, for additional funding to current projects or new projects other than what is assumed in this Forecast. Therefore it is crucial that careful consideration and discussions occur regarding how the R Street Area resources should be utilized in the future.

However, through growth in Tax Increment over Year 4 through Year 10, and assuming no new projects or additional funding to current projects, funds may then become available, resulting in a possible ending balance of \$15 million in Unrestricted Funds and \$5 million in Set-aside Funds in Year 10.

Currently, the Forecast in Year 4 through Year 10 has very little in needed project funding and no additional funding for an affordable housing project

STRATEGIC PLAN

The Strategic Plan value that is most directly pertinent to this action is "Fiscal Responsibility." However, analyzing CADA's cash needs through an annual financial Forecast will assist in the fulfillment of all of CADA's other Strategic Plan goals.

FINANCIAL IMPACT

The purpose of the Financial Forecast is to provide the Board and staff with a broad understanding of the overall impact of currently envisioned projects and programs on CADA's financial well-being. As with any Forecast, the impacts will be subject to refinement as projects are finalized and conditions change. Accordingly, while this document serves as a valuable reference, the specific financial impacts of proceeding on any project or program will be analyzed at the time decisions are made.

ENVIRONMENTAL REVIEW

Not applicable. The action before the Board is an administrative matter and is not a project subject to the guidelines of the California Environmental Quality Act.

CONTRACT AWARD CONSIDERATIONS

Not applicable. The action before the board does not involve contract awards.

Attachments:

1. Capitol Area Forecast
2. General Fund Development Detail
3. R Street Area Forecast
4. R Street Development Projects

**Capitol Area Forecast
2020 Financial Forecast**

Attachment 1

CAPITOL AREA (exclusive of Special Management Operations)	1 to 5 Year Forecast					6 to 10 Year Forecast				
	20-21 Year 1	21-22 Year 2	22-23 Year 3	23-24 Year 4	24-25 Year 5	25-26 Year 6	26-27 Year 7	27-28 Year 8	28-29 Year 9	29-30 Year 10
GENERAL OPERATIONS										
Operation Revenue	\$ 6,359,607	\$ 6,580,577	\$ 6,712,034	\$ 6,846,118	\$ 6,982,882	\$ 7,122,378	\$ 7,264,661	\$ 7,409,787	\$ 7,557,814	\$ 7,708,799
Low Income Subsidy (General Fund Only)	(391,680)	(399,514)	(407,504)	(415,654)	(423,967)	(432,446)	(441,095)	(449,917)	(458,915)	(468,093)
Tax Increment Revenue	3,270,000	3,341,400	3,414,228	3,488,513	3,564,283	3,641,568	4,020,400	4,100,808	4,182,824	4,266,480
Interest Income (from operations & unspent bond proceeds)	214,959	176,184	64,832	73,023	80,905	60,910	78,108	97,474	117,895	140,311
Notes Receivable Repayment	70,330	70,330	70,330	502,098	30,370	30,370	30,370	30,370	30,370	30,370
	9,523,216	9,768,977	9,853,920	10,494,097	10,234,473	10,422,781	10,952,444	11,188,522	11,429,988	11,677,868
Operation Expense	(6,713,139)	(7,011,742)	(7,234,681)	(7,464,596)	(7,701,707)	(7,942,940)	(8,194,965)	(8,454,872)	(8,722,907)	(9,002,012)
Continuing Debt Service	(198,063)	(197,972)	(197,878)	(197,782)	(172,683)	(172,581)	(172,477)	(172,369)	(172,259)	-
2016 & 2017 TAB Debt Service	(787,743)	(791,823)	(783,983)	(791,031)	(784,365)	(766,532)	(758,512)	(764,855)	(765,373)	(760,246)
Special management debt reserve	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)	(212,000)
	(7,910,945)	(8,213,537)	(8,428,542)	(8,665,409)	(8,870,755)	(9,094,053)	(9,337,954)	(9,604,096)	(9,872,539)	(9,974,258)
Annual Net Cash Flow - General Operations	\$ 1,612,271	\$ 1,555,440	\$ 1,425,379	\$ 1,828,688	\$ 1,363,718	\$ 1,328,727	\$ 1,614,491	\$ 1,584,426	\$ 1,557,449	\$ 1,703,610
MAJOR CONSTRUCTION										
Annual Net Cash Flow - Major Construction	\$ (1,434,223)	\$ (1,507,682)	\$ (1,189,763)	\$ (1,017,297)	\$ (888,430)	\$ (741,554)	\$ (922,720)	\$ (861,823)	\$ (910,917)	\$ (879,120)
Annual Net Cash Flow after Major Construction	\$ 178,048	\$ 47,758	\$ 235,616	\$ 811,391	\$ 475,288	\$ 587,173	\$ 691,771	\$ 722,603	\$ 646,532	\$ 824,490
DEVELOPMENT (FN 1 - includes revenue loss and/or new debt service)										
CADA Projects										
Site 21 (14th & N)	(20,000)	-	-	244,680	589,680	601,474	613,503	625,773	638,289	651,054
East End Gateway - Site 5/6/7, Hand in Hand, Enterprise Site & Simon	(828,500)	(4,073,000)	(10,000)	-	9,120	358,605	374,707	390,946	407,323	423,841
Courtyard Site 16A	(726,511)	(2,500,000)	-	9,120	18,605	27,907	37,210	46,512	55,814	65,117
Purchase property for Housing project	-	-	-	-	(1,800,000)	(320,970)	(320,970)	(320,970)	(320,970)	(320,970)
	(1,575,011)	(6,573,000)	(10,000)	253,800	(1,182,595)	667,015	704,450	742,260	780,455	819,042
Neighborhood and Infrastrctrue Improvement Projects										
Roosevelt Park	(120,000)	-	-	-	-	-	-	-	-	-
O Street Streetscape	(451,725)	(507,162)	-	-	(475,392)	-	-	-	-	-
Street light Improvements	-	(50,000)	-	-	-	-	-	-	-	-
16th Street Streetscape	(20,000)	-	-	-	-	(20,000)	-	-	-	-
10th Street Commerical	(216,439)	-	-	-	-	-	-	-	-	-
Pakring lot improvement	(200,000)	-	-	-	-	-	-	-	-	-
	(1,008,164)	(557,162)	-	-	(475,392)	(20,000)	-	-	-	-
Interest Expense - Opportunity Cost	(90,411)	(249,556)	(350)	8,883	(58,030)	22,646	24,656	25,979	27,316	28,666
	(90,411)	(249,556)	(350)	8,883	(58,030)	22,646	24,656	25,979	27,316	28,666
Annual Net Cash Flow - Development	\$ (2,673,586)	\$ (7,379,718)	\$ (10,350)	\$ 262,683	\$ (1,716,017)	\$ 669,661	\$ 729,106	\$ 768,239	\$ 807,771	\$ 847,708
ANNUAL NET CASH FLOW	(2,495,538)	(7,331,960)	225,266	1,074,074	(1,240,729)	1,256,835	1,420,876	1,490,842	1,454,304	1,672,198

CAPITOL AREA (exclusive of Special Management Operations)	1 to 5 Year Forecast					6 to 10 Year Forecast				
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
ANNUAL NET CASH FLOW	-\$2,496	-\$7,332	\$225	\$1,074	-\$1,241	\$1,257	\$1,421	\$1,491	\$1,454	\$1,672
CUMULATIVE IMPACT ON AVAILABLE OPERATING RESERVES										
Available Operating Reserves -Beginning of Forecast	\$16,203									
Available Bond Funds	\$0	\$0								
Available Operating Reserves - End of Year	\$13,708	\$6,376	\$6,601	\$7,675	\$6,434	\$7,691	\$9,112	\$10,603	\$12,057	\$13,729
Less: Operating Reserve Threshold	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Target Operating Reserve Excess <Shortfall>	\$9,708	\$2,376	\$2,601	\$3,675	\$2,434	\$3,691	\$5,112	\$6,603	\$8,057	\$9,729

	Current Yr.	GENERAL FUND DEVELOPMENT DETAIL									
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
CADA Projects											
D223-01 - Site 21 (14th & N) (D08 Project)											
FUNDING SOURCES											
Affordable Hsg Negative Impact Adj -22 units @ \$380/mo.				(100,320)	(100,320)	(102,326)	(104,373)	(106,460)	(108,590)	(110,761)	
Tax Increment				345,000	690,000	703,800	717,876	732,234	746,878	761,816	
TOTAL FUNDING SOURCES	-	-	-	-	244,680	589,680	601,474	613,503	625,773	638,289	651,054
USES OF FUNDS											
Legal	-	(10,000)	-	-	-	-					
Miscellaneous Expense	-	(10,000)	-	-	-	-					
TOTAL USES OF FUNDS	-	(20,000)	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(20,000)	-	-	244,680	589,680	601,474	613,503	625,773	638,289	651,054
Assuming the requirements in the Capitol Area Plan, this would be a condo project with 87 units market rate units with no commercial income											
Demolition starts FY 19-20 (1 bldgs. & parking lot - 1320 N & 1330 N)											
Construction beginning FY 19-20, completed 100% in FY 22-23. Assume Developer carry the cost of demolition on site											
Changed to a Condo rental project from a for sale project assume NOI valuation with a 5% cap rate for a total of \$690,000 from \$737,000											
D233-02 - EEG Site 5, 6 & 7 (D07 Project)											
FUNDING SOURCES											
Tax Increment (market portion unknown)							340,000	346,800	353,736	360,811	368,027
Offset for Affordable Hsg Positive Impact Adj - 15 units @ \$380/mo. Covers it's ownen requirement with no extra					-	9,120	18,605	27,907	37,210	46,512	55,814
TOTAL FUNDING SOURCES	-	-	-	-	-	9,120	358,605	374,707	390,946	407,323	423,841
USES OF FUNDS											
Funding Research & Application Cost	-	(12,200)	(10,000)	-							
Legal Fees	-	(30,000)	(20,000)	(10,000)	-	-	-	-	-		
Financial Analysis (CADA Cost)	-	(20,000)	(23,000)		-	-					
Other Professional Svcs-Other		(741,300)	(1,020,000)								
Miscellaneous	-	(25,000)	-	-	-						
GAP fundig		(3,000,000)				-					
TOTAL USES OF FUNDS	-	(828,500)	(4,073,000)	(10,000)	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(828,500)	(4,073,000)	(10,000)	-	9,120	358,605	374,707	390,946	407,323	423,841
A potential 60% market - 40% Affordable Tax Credite project, including Site 5 (hand-in-hand), Site 6 (Enterprise/Simons) and now Site 7 (Mercury Cleaners site)											
Possible 147 unit 4% tax credit project, with 59 affordable units; 25% of 147 units = 44 affordable units required - creates 15 extra affordable units.											
Revenue loss (Hand in Hand, Enterprise, Simons Site) starts in the year Const starts FY 21-22;											
This project assume to be a 4% tax credit like 1717 S, there may be deveopment fees and on going rental revenue, Since the project is still preliminary these revenue items are to uncertain											
Will create 15 additional affordable - will phase the revenue over mulit years- 2 additional each year											

	Current Yr.	GENERAL FUND DEVELOPMENT DETAIL									
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Land acq follows the excutive order there the land will be leased to CADA and not sold.											
Assume TI would be similar to the Eviva project reduced by 35% due to the affordable component in this project for a total of \$340,000											
D224-25 - Courtyard Site 16A (D19)											
FUNDING SOURCES											
Offset for Affordable Hsg Positive Impact Adj - 17 units @ \$380/mo. Covers it's ownen requirement with no extra					9,120	18,605	27,907	37,210	46,512	55,814	65,117
TOTAL FUNDING SOURCES	-	-	-	-	9,120	18,605	27,907	37,210	46,512	55,814	65,117
USES OF FUNDS											
Funding Application Cost	-	(2,198)									
Environmental Assessment		(4,880)									
Legal		(39,586)									
Project Financial Analysis	-	(63,000)									
Other Prof Svcs	-	(547,919)									
Miscellaneous Expense		(20,222)									
Premits & fees		(48,706)									
CADA Soft GAP Loan			(2,500,000)			-					
TOTAL USES OF FUNDS	-	(726,511)	(2,500,000)	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(726,511)	(2,500,000)	-	9,120	18,605	27,907	37,210	46,512	55,814	65,117
Assume CACDC would develop this project with contributions from CADA.											
Assume this would be 100% affordable with funding from 4% tax credits with 56 units - with one manager unit											
The \$1.6 mil net (predev reimbursement and 2.5 mill sof loan). This is assumed to be equity or gap funding for the project											
There is no acq - under excutive order these will be ground leases to CADA for a \$1											
Will create 41 additional affordable - will phase the revenue over mulit years- 2 additional each year											
10th Street Commerical (D19 Proposed Project)											
FUNDING SOURCES											
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Site Improvements - other	-	(198,439)									
Other Professional Services - concept drawings	-	(15,000)									
Miscellaneous	-	(3,000)			-	-					
TOTAL USES OF FUNDS	-	(216,439)	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(216,439)	-	-	-	-	-	-	-	-	-
For improvements to CADA's commerical units along 10ths street with proposed new metal awnings and signage; small artistic directory and other streetscape improvments											
Neighborhood and Infrastructure Improvement Projects											
D807-00 - Roosevelt Park (D15 Project)											
FUNDING SOURCES											

Capitol Area Development Authority
2020 Financial Forecast

	Current Yr.	GENERAL FUND DEVELOPMENT DETAIL									
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Site Improvements - Streetlights	(365,626)	-	-	-	-	-	-				
Site Improvements - Other		(100,000)	-	-	-						
Other Professional Services	(3,808)	(20,000)	-								
Miscellaneous	(3,000)	-	-	-	-	-					
TOTAL USES OF FUNDS	(372,434)	(120,000)	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	(372,434)	(120,000)	-	-	-	-	-	-	-	-	-
In partnership with the City assume CADA will complete baseball field improvments in FY 19-20 and additional improvments of planitngs strip Q st (\$50k) and a new entry on the south Side (\$70)											
Assume the City will improve the ball field lighting, sidewalks on 9th and P Stree, and new fencing along the park Project improvements to the pedestrian spaces, athletic field and other improvements for signage; landscaping; and walkways											
D801-00 - O Street Streetscape (D09 Project)											
FUNDING SOURCES											
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Site Improvements - CADA funded - murals	-	(303,375)	(55,000)	-							
Offsite Infrastructure Improvements - CADA funded			(452,162)		-	(373,501)					
Other Prof. Svcs - CADA funded - Const concept and drawings	-	(123,350)	-			(101,891)					
Miscellaneous Expense		(25,000)		-	-	-	-				
TOTAL USES OF FUNDS	-	(451,725)	(507,162)	-	-	(475,392)	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(451,725)	(507,162)	-	-	(475,392)	-	-	-	-	-
Assume CADA receives grant or City funding for Site Improvements with CADA matches paid in various years Project improvements to the pedestrian spaces and other improvements for signage; landscaping; Murals, and walkways.											
D805-00 - Street Light Improvement (Cap Area)											
FUNDING SOURCES											
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Site Improvements - CADA funded	-		(50,000)								
TOTAL USES OF FUNDS	-	-	(50,000)	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	-	(50,000)	-	-	-	-	-	-	-	-
Re-evaluate this project Assume CADA will pay for street light improvement over one block to work with the city for other blocks Assumes CADA contract with the City to do the work This is only for street lights in the Capitol Area - focus on block faces that come off the improver streets - est cost of \$50k per block face											
D804-00 - 16th Street Streetscape (D10 Project)											
FUNDING SOURCES											

	Current Yr.	GENERAL FUND DEVELOPMENT DETAIL									
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Site Improvements - refresh stormwater plant	(92,381)	(20,000)					(20,000)				
TOTAL USES OF FUNDS	(92,381)	(20,000)	-	-	-	-	(20,000)	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	(92,381)	(20,000)	-	-	-	-	(20,000)	-	-	-	-
Funding made available for refreshing the 16th Street bioswales											
Private Property purchase for Housing Project											
FUNDING SOURCES											
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS											
Land purchase - down	-	-	-			(1,800,000.00)					
Debt on land purchase				-	-	-	(320,970)	(320,970)	(320,970)	(320,970)	(320,970)
TOTAL USES OF FUNDS	-	-	-	-	-	(1,800,000)	(320,970)	(320,970)	(320,970)	(320,970)	(320,970)
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	-	-	-	-	(1,800,000)	(320,970)	(320,970)	(320,970)	(320,970)	(320,970)
Assume purchase of \$5 million (current value) in FY 24-25 with 30% down and debt for 20 yrs @5%											
\$5 mill (PV) assume 3% inc per year for 5 years for a total of \$5.8 mill with a, down of \$1.8 million											

Capitol Area Development Authority (CADA)
2020 Long-Range Forecast
R STREET AREA FORECAST

		19-20	1 to 5 Year Forecast					6 to 10 Year Forecast				
			20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
		Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection	Cash Flow Projection
R STREET AREA (80% Unrestricted Portion)												
Unrestricted (80%)												
Revenue		2,000,000	-									
	Tax Increment Revenue (2% annual increase)		2,040,000	2,080,800	2,122,416	2,164,864	2,208,162	2,252,325	2,297,371	2,343,319	2,390,185	2,437,989
	Note Receivable - Fox & Goose		2,200	110,000	-	-	-	-	-	-	-	-
Expenses		(35,251)										
	2016 Bond Debt Service		(35,073)	(35,277)	(34,885)	(35,238)	(34,904)	(34,012)	(33,611)	(33,928)	(33,954)	(33,698)
	Funds for Affordable housing project		(650,000)									
	General R Street Projects		(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
	Streetscape Projects		-	-	-	-	-	-	-	-	-	-
	R Street Improvement - 10th & R		(550,000)	-	-	-	-	-	-	-	-	-
	R Street Improvement - 17/18th and R Street		-	(400,000)	-	-	-	-	-	-	-	-
	R Street Improvement - property purchase for hosing project		-	(2,500,000)	(1,400,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)
	Repayment to City for funds forward to R Street		(132,550)	(132,550)	(132,550)	(132,550)						
1%	Assistance to General Fund (Staffing Salaries & Benefits)		(133,000)	(136,990)	(141,100)	(145,333)	(149,693)	(154,183)	(158,809)	(163,573)	(168,480)	(173,535)
		(503,801)	(1,560,623)	(3,264,817)	(1,769,141)	(441,177)	(445,203)	(448,802)	(453,026)	(458,108)	(463,041)	(467,839)
Cash Flow		1,498,399	481,577	(1,074,017)	353,275	1,723,687	1,762,958	1,803,523	1,844,345	1,885,211	1,927,144	1,970,150
Cash Reserves Available - July 1, 2017		1,459,595	2,957,994									
CUMULATIVE YEAR END FUNDS AVAILABLE		2,957,994	\$ 3,439,571	\$ 2,365,554	\$ 2,718,829	\$ 4,442,516	\$ 6,205,474	\$ 8,008,997	\$ 9,853,342	\$ 11,738,553	\$ 13,665,698	\$ 15,635,847
R STREET SET-ASIDE (20% Portion)												
Affordable Housing Related												
Revenue		500,000										
	Tax Increment Revenue (2% annual increase)		510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497
	F20 CACDC funding		650,000									
Expenses		(7,050)										
	2016 Bond Debt Service		(7,014)	(7,056)	(6,977)	(7,047)	(6,981)	(6,803)	(6,723)	(6,786)	(6,791)	(6,740)
	R Street Development Projects - 1717 S St - CACDC		(2,000,000)	-	-	-	-	-	-	-	-	-
			(2,007,014)	(7,056)	(6,977)	(7,047)	(6,981)	(6,803)	(6,723)	(6,786)	(6,791)	(6,740)
Cash Flow		(807,050)	(847,014)	513,144	523,627	534,169	545,059	556,278	567,620	579,044	590,755	602,757
Cash Reserves Available - July 1, 2017		1,654,758	847,707.95									
		-	-									
CUMULATIVE YEAR END FUNDS AVAILABLE		847,708	\$ 694	\$ 513,838	\$ 1,037,465	\$ 1,571,634	\$ 2,116,693	\$ 2,672,972	\$ 3,240,591	\$ 3,819,635	\$ 4,410,390	\$ 5,013,148

	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	
D901-00 - R Street (D05 Project)												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-
Budgeted USES OF FUNDS												
Marketing & Media	-	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Public space improvement/ Sie Maintenance	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Legal - Dev Project Related	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
D&A Other Professional Services - Other (Proj Dev; Envio Ass)	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
D&A Miscellaneous Expense	(4,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
TOTAL USES OF FUNDS	(4,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	(4,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
D901-01 - R Street Streetscape (D08 Project)												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS												
Other Professional Services	(199,000)											
TOTAL USES OF FUNDS	(199,000)	-	-	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	(199,000)	-	-	-	-	-	-	-	-	-	-	-
R Street Public Space Improvement - 10th & R												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS												
Site Improvments	-	(550,000)		-	-							
TOTAL USES OF FUNDS	-	(550,000)	-	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	(550,000)	-	-	-	-	-	-	-	-	-	-
R Street Public Space Improvement - 17/18th S Steet												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS												
Site Improvements	-	-	(400,000)	-	-							
TOTAL USES OF FUNDS	-	-	(400,000)	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	-	(400,000)	-	-	-	-	-	-	-	-	-
R Street Public Space Improvement - 600 R Street												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-
USES OF FUNDS												
Site Improvments	-	-	(1,000,000)	(1,200,000)	-							
Purhcase		-	(1,500,000)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)
TOTAL USES OF FUNDS	-	-	(2,500,000)	(1,400,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	-	-	(2,500,000)	(1,400,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)	(200,606)
F20-D095-00 - 1717 S Street												
FUNDING SOURCES												
TOTAL FUNDING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-

Capitol Area Development Authority (CADA)
March 2020 Long-Range Forecast
R STREET DEVELOPMENT PROJECTS

	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
USES OF FUNDS											
Investment in Joint venture	(1,300,000)	(2,000,000)									
TOTAL USES OF FUNDS	(1,300,000)	(2,000,000)	-	-	-	-	-	-	-	-	-
DEVELOPMENT CIP PROGRAM - Funding Sources, net of Uses	(1,300,000)	(2,000,000)	-	-	-	-	-	-	-	-	-

		DECEMBER 2019 OMBUDSMAN REPORT - REDACTED	
DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE MINUTES
12/12/19	On full report	Tenant, "ST" called at 8:00 p.m. crying and very upset about her situation at the apartment. It was difficult to speak with her because she was non-stop crying and saying that she has done nothing wrong and does not understand why the neighbors are complaining. While I was talking to her, there was a knock at her door and it was her Mother, who was going to take her to her home. I told her that I would call her in the morning.	45
12/13/19		This morning I spoke with Merri Stutes, CADA Resident Services Manager , and she said that she had left a message for the tenant asking her to come to the office but had not heard back. She said that there had been a call from another resident and that the tenant was in the hallway yelling obscenities and screaming. Then she went back to her apartment and was slamming doors, and it sounded as though she was breaking things. According to the caller, the tenant was out of control. Merri has talked to CADA's attorney and feels certain that the tenant will have to move. She will encourage her to move voluntarily as soon as possible and will let her out of her lease. I told her that I would encourage the tenant to meet with Merri as soon as possible.	30
12/13/19		Called the tenant and she said that Merri had not left any messages on her phone and began to cry again. Still believes that she has done nothing wrong and that her neighbors are not telling the truth. I asked her to call CADA and set up a meeting which she said she would do.	
12/13/19		Sent email to Merri with an update.	15
		Total for this case	90
12/10/19	On full report	Tenant, "DB" has lived there almost a year. Has radiators for heat and until last week had no problem, but at that time his two radiators had stopped working. He has called maintenance and was told no one else had complained - that there are only __ units, in building. He was told someone would be out today, but he has been home all day and no one has come to check it out.	30

12/10/19		Called Merri and left message at 4 PM re DB's complaint.	15
12/11/19		Merri called back and she had talked to Maintenance, and the problem has been taken care of.	15
12/14/19		Tried to call tenant to confirm heat is back on - phone not accepting messages.	15
		Total for this case	75
12/31/19	On full report	Tenant, "MT" called on New Year's Eve at 6:00 PM. He was very upset about warnings he had received from CADA about his smoking close to the building, etc. He alleges this is a mistake. He also was accused of being rude to the manager Ms. ____, and he said this was not true. He said he has spoken to her only once and he was not rude. He said he wants to be a good neighbor and that he believes he is being harassed. Also, he said he does not get along with CADA Property Manager [Resident Services Manager], Merri, and that he has personally never been talked to about any of the alleged violations. I suggested that we speak again after the holidays and he was agreeable to this.	30
		Total for this case	30
		Total Case Time for all (Minutes)	195
		Write up of Issues (Minutes)	75
		Total Minutes	270
		Total Hours	4 1/2

	MONTH:	JANUARY 2020 OMBUDSMAN REPORT	
DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE MINUTES
1/2/20	On Full Report	<p>I called the Tenant again, who had contacted me on December 31st regarding his situation. He has received warning notices about smoking closer than 20 feet from building, being rude to the manager despite prior warnings. He denies all these allegations and is very upset. Believes CADA is ignoring him and not checking out these violations. I explained that I would contact Merri, CADA Resident Services Manager (he also said he does not get along with her) and get back to him. He repeated that he has been there almost 2 years and the allegations are not true. He also said he had only spoken to manager one time. He wants dates of when manager spoke to him.</p> <p>I have emailed Merri about his situation and she emailed me that she is out of town but will get back to me after the weekend.</p>	<p>45</p> <p>15</p>

1/7/20	Emailed Merri for confirmation of notices	15
1/9/20	Confirmation email received from Merri.	15
1/10/20	Emailed Merri and said I would contact tenant and caution him about smoking ordinance.	15
1/10/20	Spoke to tenant and he insists that Manager never spoke to him about smoking.	15
1/10/20	Sent email to Merrie explaining tenant's insistence that the allegations are not true, and he wants verification.	30
1/12/20	Tenant called again-I explained to him I had not heard back from Merri but I would call him as soon as I had opportunity to speak with her. He is very upset.	30

1/17/20		For some reason my last email did not get thru to Merri so I resent request for verifications of manager's interaction with tenant.	30
<u>1/18/20</u>		Received copy of manager's report indicating all interaction with tenant regarding an issue with chair replacement and the smoking issue.	30
1/24/20		Two calls from tenant this date and rather than trying to explain over the phone about the managers' report I texted him. The main issue in the report going back to October was over a broken chair in his apartment. He was very angry about the CADA process of having someone look at it to repair or replace. Ultimately it was checked out and a new chair was ordered. There were several confrontations between manager and tenant, however these do not have to be repeated here. His chair was replaced. The only smoking violation was on December 2nd and the manager did warn him about the 20 feet from building ordinance (although the tenant maintains she never said anything about it and he maintains he only spoke to her once). I explained all of this to him in the email and sent a copy to Merri. I told him if he did not agree with the report then he should write a letter to CADA disputing any of the information.	60
1/27/20		Long text from tenant, very critical that he had not heard back from Merri about his letter of 12/4/19. Questioned my role, wanted to know who paid me, etc.	15
1/27//20		Text to Merri explaining what tenant had expressed and asked her to call me as soon as possible.	15
1/28/20		Merri called and explained that tenant had been a continual problem and has spoken to other staff because he does not want to talk to her. During our discussion she thought it might be wise to advise him that he can write a letter disputing the allegations about his behavior and it will be put in his tenant file. Also, Merri sent me a copy of the manager's daily report which clearly expressed the encounters she had had with the tenant and his anger and rudeness.	30
1/29/20		Sent text to tenant and explained that the manager had made a report about his behavior and that she mentioned more than one occasion that she had interacted with him contrary to his comment that he had only spoken to her one time. Relayed the message that he should consider writing a letter disputing the allegations and have it put in his file.	45

1/29/20		Tenant very angry in text and still in denial that he had done anything wrong etc.	15
1/31/20		There have been numerous contacts with tenant, and he is not willing to meet with CADA and Merri, and I have sent a letter to both Merri and the tenant that I am closing the case as of today. This tenant has several unpleasant encounters with Merri and other staff, and is not willing to accept and suggestions as to how his situation can be bettered. I repeated to him his options if he wished to try and resolve the problem and as of this date the case is closed.	60
		Total for this case	480
		Total Case Time (Minutes)	480
		Write up of Issues (Minutes)	60
		Total Minutes	540
		Total Hours	9

BG Consulting
5213 Overbrook Way
Sacramento, CA 95841

March 1, 2020

TO: Capital Area Development Authority
1522 14th Street
Sacramento, CA 95814

ATTENTION: Diana Rutley, drutley@cadanet.org

FROM: Betty Gwiazdon, CADA Ombudsman

In the month of February there were no calls regarding issues with CADA.

Thank you for the opportunity to offer this service to your residents.

Betty Gwiazdon

ejgwiazdon@gmail.com

(916) 517-2270 (cell)

APARTMENT STATUS REPORT (Month-ending JAN 31, 2020)	Current Month-End	Previous Month-End	Previous Year-End	Current Year	Current Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	1/31/20	12/27/19	1/25/19	2020 YTD	2019 Monthly Average	2018 Monthly Average
Total Units	720	720	750	720	725	750
Occupied (formula)	698	692	690	698	690	716
Percentage Occupied* (formula)	98%	97%	97%	0.97778	97%	97%
Percentage Leased* (formula)	99%	99%	99%	0.98889	99%	99%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	12/27/19	12/27/19	1/25/19	2020 YTD	2019 Monthly Average	2018 Monthly Average
Vacant	22	28	60	22	35	34
Vacant: Pre-leased Units	8	13	14	8	15	14
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	6	7	37	6	12	14
Vacant: Units Available to Rent (formula)	8	8	9	8	7	7
CURRENT MONTH STATUS - ON NOTICE UNITS	1/31/20	12/27/19	1/25/19	2020 YTD	2019 Monthly Average	2018 Monthly Average
On-Notice: Units to vacate within 30 days	3	7	7	3	12	16
On-Notice: Pre-leased Units	1	6	4	1	6	6
On-Notice: Unrentable Units (repairs, etc.)	1	1	1	1	1	7
On Notice: Units Available to Rent (formula)	1	0	2	1	5	4
Total Units Available to rent (Vacant & On Notice)	9	8	11	9	12	10
CURRENT MONTH ACTIVITY - TOTAL	1/31/20	12/27/19	1/25/19	2020 YTD	2019 YTD	2018 Total
# of Move-Outs / % of Total Units	8	7	13	8	19%	21%
# of Move-Ins / % of Total Units	14	5	13	14	19%	15%
# of New Rentals	7	7	15	7	181	160
# of 30-Day Notices Received / % of Total Units	4	4	11	4	19%	20%
# of Units brought to market / % of Move-Outs	13	6	11	13	96%	89%
# of Rentals Canceled or Denied / % of Rentals	4	3	3	4	27%	28%
# of Notices Canceled / % of Notices Received	0	0	0	0	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	1/31/20	12/27/19	1/25/19	2020 YTD	2019 YTD	2018 Total
Asked to move by CADA	0	2	2	0	7%	6%
Moving to a house/condo/mobile home	3	0	0	3	8%	5%
Deceased	0	0	0	0	3%	3%
Dissatisfied (unable to resolve)	0	0	0	0	2%	2%
Employment/education related	0	0	1	0	1%	5%
Financial	1	1	0	1	5%	1%
Illness/ health/ personal	0	1	2	0	7%	4%
Moving out of the area	0	0	1	0	6%	8%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	0	3%	3%
Need amenity not offered / not currently available	0	0	0	0	0%	0%
Moved with no notice/Unknown	1	2	0	1	17%	22%
Transferred to another CADA apartment	3	1	5	3	24%	26%
Other	0	0	1	0	16%	9%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0	0%	6%
TOTAL	8	7	13	8	100%	100%
Average length (years) of Occupancy (YTD):					4.971	4.0

APARTMENT STATUS REPORT (Month-ending FEB 28, 2020)	Current Month-End	Current Month-End	Previous Yr Month-End	Current Year	Current Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	2/28/20	1/31/20	2/22/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Total Units	720	720	750	720	725	750
Occupied (formula)	699	698	690	699	690	716
Percentage Occupied* (formula)	98%	98%	98%	98%	97%	97%
Percentage Leased* (formula)	99%	99%	99%	99%	99%	99%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	2/28/20	12/27/19	2/22/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Vacant	21	22	60	22	35	34
Vacant: Pre-leased Units	6	8	13	7	15	14
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	6	6	42	6	12	14
Vacant: Units Available to Rent (formula)	9	8	5	9	7	7
CURRENT MONTH STATUS - ON NOTICE UNITS	2/28/20	1/31/20	2/22/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
On-Notice: Units to vacate within 30 days	4	3	7	4	12	16
On-Notice: Pre-leased Units	2	1	4	2	6	6
On-Notice: Unrentable Units (repairs, etc.)	1	1	2	1	1	7
On Notice: Units Available to Rent (formula)	1	1	1	1	5	4
Total Units Available to rent (Vacant & On Notice)	10	9	6	10	12	10
CURRENT MONTH ACTIVITY - TOTAL	2/28/20	1/31/20	2/22/19	2020 YTD	2019 YTD	2018 Total
# of Move-Outs / % of Total Units	2	8	10	1%	19%	21%
# of Move-Ins / % of Total Units	3	14	10	1%	19%	15%
# of New Rentals	3	7	9	10	181	160
# of 30-Day Notices Received / % of Total Units	3	4	12	0%	19%	20%
# of Units brought to market / % of Move-Outs	2	13	5	150%	96%	89%
# of Rentals Canceled or Denied / % of Rentals	1	4	2	50%	27%	28%
# of Notices Canceled / % of Notices Received	0	0	1	0%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	2/28/20	1/31/20	2/22/19	2020 YTD	2019 YTD	2018 Total
Asked to move by CADA	0	0	1	0%	7%	6%
Moving to a house/condo/mobile home	0	3	0	30%	8%	5%
Deceased	0	0	0	0%	3%	3%
Dissatisfied (unable to resolve)	1	0	0	10%	2%	2%
Employment/education related	0	0	0	0%	1%	5%
Financial	0	1	0	10%	5%	1%
Illness/ health/ personal	0	0	0	0%	7%	4%
Moving out of the area	0	0	1	0%	6%	8%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	0%	3%	3%
Need amenity not offered / not currently available	0	0	0	0%	0%	0%
Moved with no notice/Unknown	0	1	4	10%	17%	22%
Transferred to another CADA apartment	1	3	3	40%	24%	26%
Other	0	0	0	0%	16%	9%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	6%
TOTAL	2	8	10	100%	100%	100%
Average length (years) of Occupancy (YTD):				6.8	4.972	4.0

CADA AFFORDABLE HOUSING STATISTICS: January 31, 2020	CADA Rent- Assisted	Other Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	53	47	100	482	582
Oversubscribed:			-13		
Special Management Units:	96	0	96	42	138
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			+3		
TOTAL CADA-MANAGED UNITS:	149	47	196	524	720
MANAGED AFFORDABLE/MARKET %:			27%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	3	3	4	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	48	71	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	48	171	219	713	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	149	47	196	524	720
CADA-DEVELOPED UNITS:	48	171	219	713	932
TOTAL CADA UNITS:	197	218	415	1237	1652
TOTAL AFFORDABLE/MARKET%			25%	75%	100%

CADA AFFORDABLE HOUSING STATISTICS: February 28, 2020	CADA Rent- Assisted	Other Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	53	47	100	482	582
Oversubscribed:			-13		
Special Management Units:	96	0	96	42	138
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			+3		
TOTAL CADA-MANAGED UNITS:	149	47	196	524	720
MANAGED AFFORDABLE/MARKET %:			27%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	3	3	4	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	48	71	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	48	171	219	713	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	149	47	196	524	720
CADA-DEVELOPED UNITS:	48	171	219	713	932
TOTAL CADA UNITS:	197	218	415	1237	1652
TOTAL AFFORDABLE/MARKET%			25%	75%	100%

Item (E)
Capitol Area Development Authority
CADA Neighborhood Incident Report
January, 2020

Residential break-ins, vandalism, theft, disturbances:

- **1/08/20:** 1522 14th St: Courtesy patrol found an individual with a tent camping outside the administration office. Patrol asked the individual to leave the area which he did without incident.
- **1/12/20:** 1001-35 Q: Courtesy patrol received a call regarding someone loitering in the carport area. Patrol arrived but the individual had already left the area.
- **1/12/20:** 1400 N St: Courtesy patrol received a call regarding water hydrant turned on and water spraying everywhere. Patrol arrived and shut it off.
- **1/13/20:** 1220 P St: Courtesy patrol found an individual sleeping in the carport area. Patrol woke the man up and requested he leave the area which he did without incident.
- **1/19/20:** 1521 12th St: Courtesy patrol found an individual laying down next to the dumpsters. He became threatening when the guard approached him but the guard just asked him to leave the property which he did.
- **1/26/20:** 1201 P St: Courtesy patrol found an individual inside the carport. Patrol asked the man to leave the area which he did without incident.
- **1/26/20:** 1517 12th St: Courtesy patrol found the same man as at 1201 P in the carport, shouting. Patrol advised the man to leave the area or they would call police. The man left without incident.
- **1/26/20:** 1606 15th St: Courtesy patrol received a call stating there was a man loitering in front of the building. Patrol asked the man to leave the area. He stated he lived there a year ago but did leave the area.
- **1/26/20:** 1322 O St: Courtesy patrol found an individual loitering in the Courtyard parking lot. Patrol asked the man to leave the area which he did without incident.
- **1/26/20:** 1209 P St: Courtesy patrol found an individual loitering in carport. Patrol asked the man to leave the area which he did without incident.
- **1/28/20:** 1522 N St: Courtesy patrol found an individual passed out behind the building. Patrol woke her up and asked her to leave the area which she did without incident.
- **1/29/20:** 1606 15th St: Courtesy patrol received a call regarding someone sitting on the back stairs. Patrol arrived and asked the individual to leave the area which he did without incident.
- **1/30/20:** 1421 15th St: Courtesy patrol found an individual sleeping at the front door. Patrol woke the individual up and requested she leave the area which she did without incident.

Commercial break in's, vandalism, theft, disturbances:

- **1/23/20:** 1522 14th St: CADA Administration Office: Courtesy patrol found two individuals camping in front of the office. Patrol asked them to leave the area which they did without incident.

Recap of Phone Calls to Lyons Security Service during the month of January, 2020:

There were 20 calls during the month of January. 6 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report a burning smell in a building, 1 call was to report someone throwing rocks at a building, 7 calls were to report someone loitering on a property, 1 car was to report someone parked in a reserved space, 2 calls were to report vehicle break-in's, and 1 call was to report tree branches brushing up against a building.

Item (E)
Capitol Area Development Authority
CADA Neighborhood Incident Report
February, 2020

Residential break-ins, vandalism, theft, disturbances:

- **2/01/20:** 1616 N St: Courtesy patrol received a call regarding a loud noise in the building. Patrol arrived and found people in the alley way being very loud. Patrol asked them to leave the area which they did without incident.
- **2/01/20:** 1622 N St: Courtesy patrol received a call about someone leaving food at the bottom of the stairs. Patrol arrived and threw out the food that was left there.
- **2/04/20:** 1606 15th St: Courtesy patrol received a call regarding an individual making a mess in the dumpster. Patrol arrived and asked the man to clean up his mess and leave the area which he did without incident.
- **2/04/20:** 1500 N St: Courtesy patrol found an individual loitering in the parking area. Patrol asked the individual to leave the area which they did without incident.
- **2/13/20:** 1500 N St: Courtesy patrol received a call regarding unauthorized people in the enclosed courtyard area. Patrol arrived and asked the individuals to leave the property which they did without incident.
- **2/13/20:** 1500 N St: Courtesy patrol received a call regarding individuals loitering in the courtyard area. Patrol arrived and asked them to leave the property which they did without incident.
- **2/15/20:** 1616 O St: Courtesy patrol found an individual loitering in a parking space, burning a piece of cardboard. Patrol extinguished the fire and the women left the area.
- **12/17/20:** 1220 P St: Courtesy patrol found an individual sitting on the ground in the parking carport. Patrol advised the individual to leave the property. The individual left the area after arguing several times.
- **2/21/20:** 1209 P St: Courtesy patrol received a call regarding someone going through the dumpster and making a huge mess. Patrol arrived and found one individual. Patrol asked the man to pick up the mess and leave the area which he did without incident.

Commercial break in's, vandalism, theft, disturbances:

- **2/13/20:** 1401 16th St: Enterprise Rent a car: Courtesy patrol found an individual sitting in the carport area. Patrol asked the individual to leave the property which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of February, 2020:

There were 28 calls during the month of February. 3 call were to report loitering, 17 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report that someone left food on the back stairs of a building, 1 call was regarding someone going through a dumpster, 1 call was to report someone parked in a reserved space, 1 call was to report someone smoking in a non-smoking building, 1 call was a request to patrol a parking lot, 1 call was to report a suspicious vehicle, and 1 call was to report suspicious individuals on a property.

**CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2019 - 2020
Contract Log as of 3/4/2020**

Item (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB Status	Current EOC on file
1/10/2020	C20-094	Maintenance	Irish Iron	Handrail Installation	Various Locations	\$6,000.00	10-C19-5820-C888-88-019.3	No	Yes
1/10/2020	C20-095	Maintenance	Overhead Door Company	Emergency Garage Door Repair	1325 15th Street	\$1,000.00	10-003-5240-R533-08	Yes	Yes
1/16/2020	C20-096	Maintenance	Bud's Plumbing Service	Backflow Testing & Repairs	Various Locations	\$2,000.00	10-003-5292	No	Yes
1/23/2020	C20-097	Maintenance	Overhead Door Company	Garage Door Repair	Various Locations	\$3,000.00	10-003-5240	Yes	Yes
1/23/2020	C20-081.3	Consulting	Youngdahl Consulting Group	Phase II ESA Change Order #3	1322 O Street	\$3,000.00	10-D19-4720-D224-25	Yes	Yes
1/24/2020	C20-098	Consulting	Wong Associates	Topographic Survey	1322 O Street	\$2,860.00	10-D20-4758-D224-25	No	No
1/24/2020	C20-099	Maintenance	Elite Service Experts	Emergency Concrete Repair	1420 O Street	\$3,000.00	10-C20-5820-C226-07-007.4	Yes	Yes
1/24/2020	C20-100	Construction	Elite Service Experts	Karma Brew Parkway Strips	1520-1530 16th Street	\$79,033.00	10-C20-5820-C232-16-002.9	Yes	Yes
1/24/2020	C18-106.2	Consulting	MIG	O Street Concept Planning Services	O Street, 7th - 16th Street	\$18,200.00	10-D09-4758-D801-00	No	Yes
1/29/2020	C20-101	Consulting	Patrick Sabelhaus	Feasibility Analysis	1322 O Street	\$105,000.00	10-D19-4752-D224-25	No	Yes
2/4/2020	C20-065.1	Consulting	Williams + Paddon	Change Order #1 - Phases 4 and 5	1322 O Street	\$291,199.00	10-D19-4758-D224-25	No	Yes
2/4/2020	C20-102	Construction	Saenz Landscape Construction Comp	O Street Sculpture Removal	900 O Street	\$24,500.00	10-D09-D801-00-4703	No	
2/10/2020	C20-103	Construction	NMI Industrial Holdings, Inc.	DGS Exhaust Vent Fabrication and Installation	9th and O Street	\$24,990.00	10-D09-D801-00-4703	Yes	
2/10/2020	C20-104	Maintenance	RF MacDonald	Emergency Boiler Repair	Various Locations	\$7,000.00	10-C18-5820-C888-88-013.3	No	Yes
2/12/2020	C20-041.1	Maintenance	Southgate Glass & Screen, Inc.	FY Glass & Screen Repairs	Various Locations	\$5,000.00	10-003-5287	No	Yes
2/13/2020	C20-105	Maintenance	WTI	Roof Repairs	Various Locations	\$10,000.00	10-003-5240	No	Yes
2/18/2020	C20-106	Misc	Edit Pros, LLC.	2019 Annual Report	1522 14th Street	\$1,350.00	10-001-4211	Yes	Yes
2/18/2020	C20-107	Consulting	Tricorp Group, Inc.	Design Assist Phases 1 through 4	1322 O Street	\$47,000.00	10-D19-4758-D224-25	No	Yes
2/24/2020	C20-108	Misc	MIG	O Street Arts Vision Workshop	900 Block of O Street	\$4,310.00	10-D09-4758-D801-00	No	Yes
2/27/2020	C20-109	Maintenance	California Renovations dba RCO Flooring	Carpet Installation	Various Locations	\$42,000.00	10-C18-5820-C231-24-009.6 and 10-C19-5820-C172-14-009.00	No	Yes
2/28/2020	C20-110	Maintenance	The Plumbing Service Company	Water Backflow Service & Repair	Various Locations	\$5,000.00	10-003-5240	Yes	Yes
2/28/2020	C20-111	Maintenance	Irish Iron	Iron Fence Structure Fabrication, Powder Coat and Installation	1001-1035 Q Street	\$27,500.00	36-C20-5820-C330-00-002.10	No	Yes



March 11, 2020

TO: CADA Board of Directors

SUBJECT: **MARCH 20, 2020, Board Meeting**
AGENDA ITEM - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE PERIOD ENDING FEBRUARY 29, 2020

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the eight months ending February 20, 2020, is the General Operations financial report.

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 14,137,567	\$ 8,760,475	\$ 9,660,120	\$ 899,645
Operations Expenses	<u>(12,091,048)</u>	<u>(6,951,949)</u>	<u>(6,533,013)</u>	<u>418,936</u>
Operating results	2,046,519	1,808,526	3,127,107	1,318,581
Investment in Capital Investment Program	(3,357,596)	-	-	-
Utilization of Financial Resources	1,311,078	874,052	874,052	-
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Utilization of Financial Resources	<u>1,311,078</u>	<u>874,052</u>	<u>874,052</u>	<u>-</u>
Net Results	<u>-</u>	<u>\$ 2,682,577</u>	<u>\$ 4,001,159</u>	<u>\$ 1,318,582</u>

GENERAL OPERATIONS (Attachment A)

The results of General Operations through February 29, 2020 (Attachment A) show favorable budget variances totaling \$1,318,581, consisting of \$899,645 in favorable variances in funding sources and \$418,936 in favorable variances in Operations expenses.

General Operations Funding Sources reflect a net favorable variance of \$899,645. Many of the Rental Revenue accounts are above budget with the exception of Rental Vacancy Loss, Low Income Subsidy and Loss to Lease. Vacancy loss is above budget due to the vacancies at 1330 N street for the anticipated construction on that site for the Site 21 project. There is a favorable variance of \$823,135 in Tax Increment following receipt of a supplement payment in August 2019 and the 1st regular installment in January 2020.

General Operations Operating Expenses increase the overall favorable variance by \$418,936. All major categories reflect favorable variances with the exception of Maintenance & Repairs. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category. The variances with in Maintenance & Repairs is mostly due to timing of expenses within a few high budget accounts.

Financial Report Enclosures:
Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2019 Through 2/29/2020

Attachment A

	Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
FUNDING SOURCES of General Operations				
Rental Income				
Parking	259,700	173,133	180,297	7,164
Ground Lease Revenue	252,000	168,000	171,480	3,480
Residential Rental Revenue	8,878,416	5,918,944	6,185,412	266,468
Commercial Rental Revenue	440,000	293,333	423,300	129,967
Coin Op Laundry Revenue	34,900	23,267	21,543	(1,724)
Courtyard Event Revenue	-	-	3,975	3,975
Rental Vacancy Loss	(494,444)	(329,629)	(569,296)	(239,667)
Low Income Subsidy	(786,000)	(524,000)	(558,306)	(34,306)
Loss to Lease	(502,200)	(334,800)	(423,665)	(88,865)
Forfeited Security Deposits	2,100	1,400	1,185	(215)
Bad Debt Recovery	500	333	398	65
Misc Current Svcs - Mgmt Fees	94,141	62,761	62,761	-
Misc Current Svcs - Salaries	118,344	78,896	78,896	-
Total Rental Income	8,297,457	5,531,638	5,577,980	46,342
Tax Increment Revenue				
Tax Increment Revenue	5,350,000	2,942,500	3,765,635	823,135
Total Tax Increment Revenue	5,350,000	2,942,500	3,765,635	823,135
Other Government Agency Revenue				
Annuity (HCD)	5,261	-	-	-
Total Other Government Agency Revenue	5,261	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	367,200	214,200	256,059	41,859
Interest Income Received	29,148	17,003	16,988	(15)
Interest Income-Reserve Allocation	(3,350)	(1,954)	-	1,954
Interest Income - Pool A Tax Exempt	2,000	1,167	467	(700)
Interest Income - Pool A Taxable Bond	9,000	5,250	3,241	(2,009)
Notes Receivable-Payments Received	38,751	22,605	11,517	(11,088)
Total Interest and Other Investment Income	442,749	258,270	288,272	30,002
Miscellaneous Revenue				
Miscellaneous Income	42,100	28,067	28,826	759
Allowance for Uncollectibles	-	-	(593)	(593)
Total Miscellaneous Revenue	42,100	28,067	28,233	166
Total FUNDING SOURCES of General Operations	14,137,567	8,760,475	9,660,120	899,645
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(139,202)	(92,801)	(92,801)	-
Salaries	(2,704,000)	(1,802,667)	(1,770,705)	31,962
Employee Recognition	(37,000)	(24,667)	(20,192)	4,475
Social Security/Medicare	(37,300)	(24,867)	(26,886)	(2,019)
Cafeteria Plan	(496,000)	(330,667)	(270,117)	60,550
Long Term Disability	(27,900)	(18,600)	(17,747)	853
State Unemployment	(11,000)	(7,333)	(7,737)	(404)
Workers Compensation	(121,900)	(81,267)	(68,255)	13,012
Life & AD&D Insurance	(11,200)	(7,467)	(8,022)	(555)
PERS Retirement	(590,500)	(393,667)	(361,400)	32,267
Post Retirement Health Benefit Contributions	(201,338)	-	-	-
Retiree Health Benefits	(170,800)	(113,867)	(111,187)	2,680
Employee Assist Program (EAP)	(2,350)	(1,567)	(1,018)	549
Total Employee Services & Benefits	(4,550,490)	(2,899,435)	(2,756,067)	143,367
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	2,921	1,947	1,947	-
Marketing & Media	(25,000)	(16,667)	(16,478)	189
Property Management Marketing	(15,921)	(10,614)	(54)	10,560
Printing and Binding	(4,250)	(2,833)	(2,353)	480
Blueprints and Photography	(2,500)	(1,667)	-	1,667
Employment Recruitment & Notices	(2,000)	(1,333)	(1,247)	86
Legal Services	(115,250)	(76,833)	(40,907)	35,926
Accounting and Auditing	(49,700)	(49,700)	(47,000)	2,700
Community Activities	(150,000)	(100,000)	(5,731)	94,269
Document Storage & Destruction	(3,000)	(2,000)	(810)	1,190
Network Administration Services	(84,000)	(56,000)	(52,780)	3,220
Payroll Services	(10,000)	(6,667)	(4,864)	1,803
Banking & Investment Fees	(13,438)	(8,959)	(5,922)	3,037
Admin Other Professional Services	(70,000)	(46,667)	(33,182)	13,485
Prop Mgmt Other Professional Services	(15,000)	(10,000)	(4,036)	5,964
Asset Mgmt Other Professional Services	(27,000)	(18,000)	(16,792)	1,208
Courtesy Patrol	(139,345)	(92,897)	(65,005)	27,892
Courtesy Patrol-Sp Mgmt Credit	14,344	9,563	9,563	-
Insurance - Special Management	(98,000)	(65,333)	-	65,333
Insurance	(230,000)	(153,333)	(251,209)	(97,876)
Self-Insured Losses	(102,500)	(68,333)	(1,876)	66,457
Project Banking Fees	(17,000)	(11,333)	(12,983)	(1,650)
Admin Temporary Outside Svcs	(52,000)	(34,667)	(45,990)	(11,323)
Temporary Outside Services	(200,000)	(133,333)	(169,976)	(36,643)
Eng/Arch-Miscellaneous	(39,000)	(26,000)	-	26,000
Legal - Dev Project Related	(20,000)	(13,333)	(8,159)	5,174

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2019 Through 2/29/2020

Attachment A

D&A Other Professional Services	(12,000)	(8,000)	-	8,000
D&A Miscellaneous Expense	(7,000)	(4,667)	-	4,667
Total Outside Services	(1,486,639)	(1,007,659)	(775,844)	231,815
Maintenance & Repair				
Emerg Relocation-Ops Related	(3,000)	(2,000)	(2,078)	(78)
Operation Location Improvements	(200,000)	(133,333)	(163,197)	(29,864)
Admin Office - General Maintenance	(31,800)	(21,200)	(13,446)	7,754
Maint Office Janitorial	(6,000)	(4,000)	(3,472)	528
Maint Office - General Maintenance	(4,000)	(2,667)	(6,603)	(3,936)
Equipment Rental Expense	(5,000)	(3,333)	(240)	3,093
Construction Mitigation Expense	(15,000)	(10,000)	(834)	9,166
Repair & Maint - Misc	(120,600)	(80,400)	(43,008)	37,392
Landscape-Sp Mgmt Credit	16,812	11,208	11,208	-
Travel-Fuel on CADA Vehicles	(7,000)	(4,667)	(6,073)	(1,406)
Travel-Maint Staff Reimburse	(6,500)	(4,333)	(6,425)	(2,092)
Travel-RSR Reimbursement	(2,000)	(1,333)	(87)	1,246
Elevator/Bldg Phone & Monitor Service	(2,300)	(1,533)	(1,442)	91
Service Contracts	(239,500)	(159,667)	(197,242)	(37,575)
State Fire Marshal	(8,000)	(5,333)	(5,756)	(423)
Flooring	(187,000)	(124,667)	(135,603)	(10,936)
Plumbing	(13,500)	(9,000)	(2,894)	6,106
Countertops/Cabinets	(37,000)	(24,667)	(39,686)	(15,019)
Landscaping	(173,312)	(115,541)	(132,724)	(17,183)
Pest Services	(55,700)	(37,133)	(29,150)	7,983
Permits and Fees	(4,500)	(3,000)	(2,514)	486
Painting & Decorating	(17,700)	(11,800)	(506)	11,294
Supplies	(22,500)	(15,000)	(1,226)	13,774
Vehicle Repair and Maint	(10,000)	(6,667)	(3,106)	3,561
Prop Mgmt Furn & Appliances	(30,000)	(20,000)	(44,839)	(24,839)
Building Supplies - Misc	(208,000)	(138,667)	(160,222)	(21,555)
Clothing and Uniforms	(4,500)	(3,000)	(5,364)	(2,364)
Maintenance Mach & Equip	(57,100)	(38,067)	(31,639)	6,428
Operating Budget Major Repairs	(23,000)	-	-	-
Total Maintenance & Repair	(1,477,700)	(969,800)	(1,028,168)	(58,368)
Utilities				
Admin Office Utilities	(32,000)	(18,667)	(13,863)	4,804
Maint Office Utilities	(27,000)	(15,750)	(20,077)	(4,327)
Utilities-Garbage	(62,000)	(36,167)	(28,742)	7,425
Utilities-SMUD/Electricity	(149,730)	(87,343)	(73,338)	14,005
Utilities-PG&E/Gas	(266,575)	(155,502)	(113,043)	42,459
Utilities-Water/Sewer	(648,400)	(378,233)	(413,352)	(35,119)
Total Utilities	(1,185,705)	(691,661)	(662,415)	29,246
Overhead				
Postage and Deliveries	(6,000)	(4,000)	(2,310)	1,690
Telephone and Wireless Svcs	(30,000)	(20,000)	(3,593)	16,407
Cellular Phone Service	(30,000)	(20,000)	(26,632)	(6,632)
Internet Services	(26,000)	(17,333)	(26,447)	(9,114)
Admin Bldg Rent	(103,000)	(68,667)	(70,369)	(1,702)
Leased Facilities Rent	(60,000)	(40,000)	(30,000)	10,000
Equipment Rental Expense	(2,500)	(1,667)	(1,213)	454
Parking Program	(2,250)	(1,500)	(1,759)	(259)
JPA Board Expenses	(7,000)	(4,667)	(647)	4,020
Professional Organizations	(15,000)	(10,000)	(3,059)	6,941
Subscriptions	(2,000)	(1,333)	(220)	1,113
Education and Training	(20,000)	(13,333)	(10,039)	3,294
Management Fee	(95,395)	(63,597)	(63,597)	-
Transportation-Admin Staff	(2,000)	(1,333)	(380)	953
Resident Relations	(9,800)	(6,533)	(2,223)	4,310
Sp Mgmt Prop Taxes & Assessments	(16,320)	(10,880)	-	10,880
Property Taxes & Assessments	(114,098)	(76,065)	(82,880)	(6,815)
Hospitality	(1,500)	(1,000)	(725)	275
Office Supplies - General	(15,000)	(10,000)	(4,453)	5,547
Software	(58,000)	(58,000)	(67,493)	(9,493)
Computer Hardware	(50,000)	(33,333)	(23,173)	10,160
Admin Furn Mach & Equip	(16,000)	(10,667)	(167)	10,500
Safety - General Admin	(5,500)	(3,667)	(2,504)	1,163
Office Equipment Leases	(25,500)	(17,000)	(15,870)	1,130
General Contingency Provided	(4,066)	(2,711)	-	2,711
Total Overhead	(716,929)	(497,286)	(439,753)	57,533
Debt Service				
Debt Service Principal Paid	(281,416)	(210,000)	(206,849)	3,151
Debt Interest Paid	(112,101)	(74,734)	(62,758)	11,976
Bond Debt Svc-Principal Pd	(476,411)	(410,000)	(409,787)	213
Bond Interest Paid	(325,919)	(151,385)	(151,383)	2
Tax Increment Pledge	(300,000)	-	-	-
Total Debt Service	(1,495,847)	(846,119)	(830,777)	15,342
Contributions to Reserves				
Development Reserve Contribution	(410,498)	-	-	-
Affordable Housing Reserve Contribution	(495,257)	-	-	-
Equipment Replace Reserve Contribution	(59,983)	(39,989)	(39,989)	-
Debt Retirement Reserve Contribution	(212,000)	-	-	-
Total Contributions to Reserves	(1,177,738)	(39,989)	(39,989)	-

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2019 Through 2/29/2020

Attachment A

Total General Operations EXPENSE	<u>(12,091,048)</u>	<u>(6,951,949)</u>	<u>(6,533,013)</u>	<u>418,936</u>
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,147,468	1,147,468	1,147,468	-
Operations Transfer from F 51-CAP Set-Aside	438,925	-	-	-
Operations Transfer from F60-RSt TI	138,700	-	-	-
Operations Transfer from F66 - Series B Taxabl	9,000	-	-	-
Operations Transfer from F 70-Afford Housing	30,370	-	-	-
Operations Transfer from F 75-EE mitig	37,529	-	-	-
Total Inter-Fund Operating TRANSFERS IN	<u>1,801,992</u>	<u>1,147,468</u>	<u>1,147,468</u>	<u>-</u>
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	<u>(1,801,992)</u>	<u>(1,147,468)</u>	<u>(1,147,468)</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS OUT	<u>(1,801,992)</u>	<u>(1,147,468)</u>	<u>(1,147,468)</u>	<u>-</u>
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING RESULTS, before Capital Investment Prog	<u>2,046,519</u>	<u>1,808,526</u>	<u>3,127,107</u>	<u>1,318,581</u>
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,107,046)	-	-	-
CIP Transfer to F41 - Fremont/Wilshire	(123,000)	-	-	-
Total Investment in MAJOR CONSTRUCTION Pro	<u>(1,230,046)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	<u>(2,127,550)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(2,127,550)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(3,357,596)</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	1,312,795	874,052	874,052	-
Contribution to Available Fund Balance	<u>(1,717)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURCES	<u>1,311,078</u>	<u>874,052</u>	<u>874,052</u>	<u>-</u>
NET RESULTS OF GENERAL OPERATIONS	<u>-</u>	<u>2,682,578</u>	<u>4,001,159</u>	<u>1,318,581</u>



Investment Report January 2020



John Colville, City Treasurer

Office of the City Treasurer - City of Sacramento

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814
916-808-5168

Quarterly Investment Committee Meeting

Thursday, April 23, 2020
10:00AM-11:00AM
CTO Conference Room, 2nd Floor

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INVESTMENT COMMITTEE MEETING

**April 23, 2020
10:00 AM to 11:00 AM
City Treasurer's Conference Room
915 I Street, HCH 2nd Floor
(916) 808-5168**

Meeting called by: John Colville, City Treasurer
Stacy Hussey, Chief Investment Officer
Patrick Zalasky, Investment Officer

Invitees: Dawn Holm (Department of Finance)
Susana Jackson (SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (CADA)
Kevin King (Reclamation District No. 1000)
Rivkah Sass, Roxana Puerner and Johnny Ea (Sacramento Public Library Authority-
SPLA)
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)
Mike Testa, Daniel Santucci (Visit Sacramento)
City Treasurer's Office Staff

Please read: **January 23, 2020 Minutes of Meeting**

Agenda

Economic Commentary and Market Conditions	Patrick Zalasky
Monthly Yield Curve Analysis	Patrick Zalasky
Cash Flow Analysis	Patrick Zalasky
Pooled Funds Analysis - City Pool A and SHRA Investment Pool	Patrick Zalasky
Miscellaneous Topics	All

Additional Information

Special notes: If unable to attend, please feel free to call with any questions or comments.

This report has been reviewed and approved by:

John P Colville

Digitally signed by John P Colville
DN: cn=John P Colville, o=ca,
email=jcolville@cityofsacramento.org, c=US
Date: 2020.02.14 14:32:39 -08'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held on January 23, 2020**

Attendees Present: John Colville, Stacy Hussey, Ryan Phelps, Shirley Tupaz, Katy Nguyen, Johnny Ea, Dawit Shibru, Tara Filipich, Jason Bader, Dawn Holm, Osvaldo Lopez, and Patrick Zalasky

1) Cash Positions/Liquidity

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$620 million in excess cash for the next 6-months and an approximate \$546 million for the next 12-month period. Hence, cash availability to all pool participants are adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continues to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liabilities due dates within 8 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of September 2020.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the fourth quarter of 2019. The earned interest yield of Pool A for October, November, and December was 2.41%, 2.41% and 2.21%, respectively. All monthly Pool A yields exceed the 2.04% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 1.99% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTrust).

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly-available information as of January 22, 2020.

The Yield Curve is slightly inverted, but primarily flat out to 5-year maturities. Yields on shorter commitments being similar to those for longer commitments has enticed investment staff to shorten the duration of Pool A in search of higher yields while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 43% of the pool on 12/31/19, as the cash yield on these investments was better than the yield on available core investments like Agencies, Municipal Bonds, and Corporate Bonds. A decent amount of the agencies in the portfolio are acting similarly to cash investments, as their call dates bring certain redemption. In an effort to garner more yield for the portfolio, investment staff has used these call dates to target cash obligations. This strategy is a byproduct of current market conditions and is something staff will continue to explore should conditions remain the same over the near future.

The most consistent yields continue to be found in the funds of CalTrust. Staff has been using the Liquidity Fund to hold money to pay bills on the Convention Center project and has seen a very nice return on those assets of approximately \$77 million, as the average return during the quarter was 1.75%. This is well above rates for other investments going out 9-12 months, including CP, CDs, Agencies, or short-term corporate issues.

Investment staff has been able to adapt to the movements of the yield curve, adjusting the structure of Pool A to effectively meet the goals of liquidity and safety while also earning a solid yield that is ahead of the majority of municipal peers in California. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board, whose policies and actions have the biggest impact on domestic fixed income markets. Domestic/global economic news and geopolitical actions from across the world also have an impact on fixed income yields and are monitored closely with regard to how they may impact markets in the U.S. Investment staff is diligent about using this awareness to meet all of the investment goals: Liquidity to meet the needs of all pool participants; Investment in highly rated issues that maintain a high level of safety; and, when available, healthy yields on issues that also meet one or both of the previous goals..

3) **Bond Market Report; Investment Considerations**

The yield on five-year bonds continued to fluctuate rather dramatically during the quarter, which began with the Federal Reserve Board cutting the Federal Funds Rate by 25 basis points. From there, news from a variety of areas, along with another cut by the Fed at the end of October, led the five-year yield to fluctuate by 40% through the end of 2019. Yields began the quarter at 1.54% and dipped to a quarter low of 1.35% following the first rate cut by the Fed. Strong economic numbers sent money toward equity markets, so rates rose throughout October. With inflation moored below the Fed's 2% target, the Federal Funds rate was cut at the end of the month, pushing yields down in concert with the move. A very strong October labor report sent rates higher in early November, reaching a quarter high of 1.74% on the 8th of the month.

Weak global numbers, however, sent yields on the 5-year Treasury on a path downward into December, with many analysts anticipating another rate cut by the Fed to help feed momentum into markets. This did not come to pass, though, as the Fed once again stressed that the economy was strong and there would be no further need for rate cuts. Shortly after, President Trump announced that he had come to an agreement with China on a Phase 1 trade deal, while Congress was separately passing the USMCA trade deal. Optimism fueled by these deals sent domestic money toward equities and foreign money back toward home markets, thereby boosting fixed income yields. The yield curve normalized for the first time in months with the yield on 5-year Treasuries closing 2019 at 1.69%.

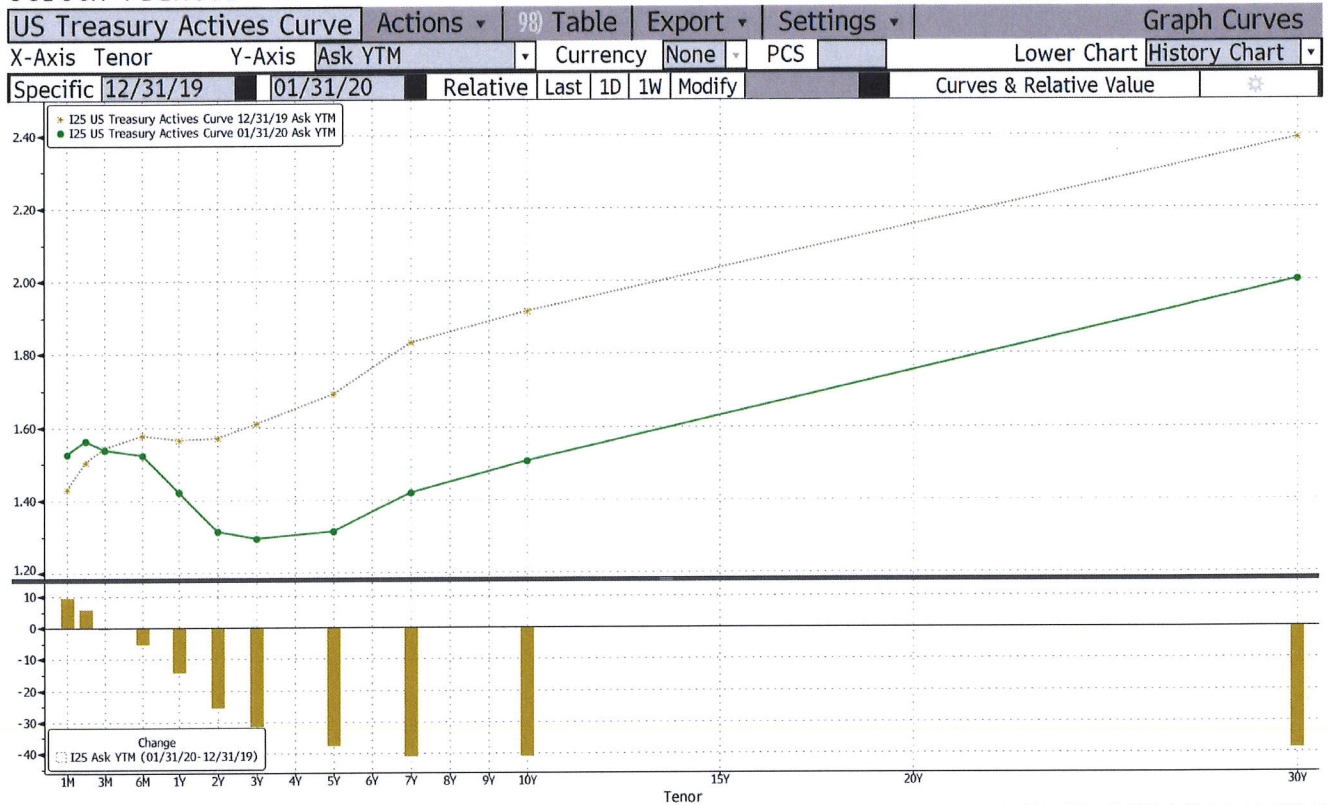
All of this was happening as Articles of Impeachment were being drawn up in the House of Representatives against President Trump. Surprisingly, this had practically no impact on markets, possibly because House Democrats had been telegraphing the move for months, if not years. We are increasingly seeing that Americans, and investors, in particular, are becoming immune to the antics of our government, no matter the party or branch of government. Whereas markets were once very sensitive to the news that came out of Washington, D.C., it now appears that only news directly pertaining to the economic condition of the country will have any major impact on the behavior of both investors and our financial markets.

This quarter continued the volatility in fixed income markets, although the U.S. economy continues to show strength and modest growth. Unemployment remains historically low, wages are increasing, and inflation remains low, even with a slight move upward at the end of the year. The Fed maintains that they are comfortable with the current Federal Funds Rate and will not be taking action unless economic data forces them to do so. This is in an effort to avoid the politics that will be raging as we get deeper into 2020 and closer to the presidential election in November. Any move that isn't entirely data driven will be perceived as a political maneuver and Chairman Powell stated emphatically that the board will not be drawn into any political games.

4) Other business: None

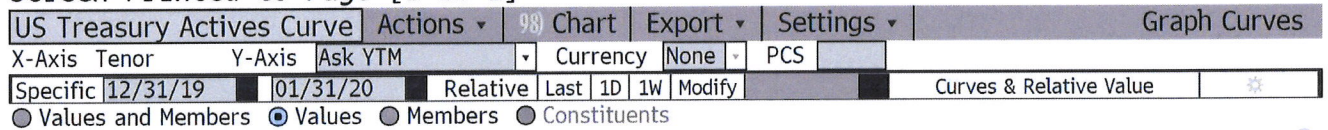
Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 23, 2020 at 10:00 a.m.** in the City Treasurer's Conference Room.

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		I25 Ask YTM US Treasury Actives Curve		I25 Ask YTM US Treasury Actives Curve		I25 Ask YTM (Change)	
Tenor		01/31/20		12/31/19		01/31/20-12/31/19	
11)	1M	1.524		1.430		9.4	
12)	2M	1.562		1.503		5.9	
13)	3M	1.538		1.544		-0.5	
14)	6M	1.523		1.578		-5.4	
15)	1Y	1.423		1.566		-14.3	
16)	2Y	1.313		1.569		-25.6	
17)	3Y	1.294		1.609		-31.5	
18)	5Y	1.313		1.691		-37.8	
19)	7Y	1.420		1.831		-41.1	
20)	10Y	1.507		1.917		-41.1	
21)	30Y	2.000		2.390		-39.0	

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
February 1, 2020 - July 31, 2020

In millions

Cash Balances:	
CalTRUST	293.639
Fidelity Fund	3.845
Five Star Bank Community Fund	25.047
JP Morgan Chase	1.735
LAIFA	45.000
Overnight Sweep	3.004
Safe Credit Union Community Fund	15.023
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	386.793
Projected net cash flow:	
February-20	(3.826)
March-20	56.255
April-20	38.475
May-20	112.789
June-20	8.633
July-20	23.389
<i>Net cash flow during period:</i>	235.714
<i>Cash in excess of policy: 1</i>	622.507
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(7.260)
Large Cap Growth	(1.143)
International	(0.495)
Equity Income	(2.029)
Retirement Trust Operating Fund	(5.966)
Ann Land/Bertha Henschel Endowment Fund	(0.028)
Ethel Hart Mutual Endowment Fund	(0.078)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.734)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.281)
Gifts to Share	(0.724)
Visit Sacramento	(1.806)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(3.124)
<i>Total cash balances of non-City and/or Pool A participants: 2</i>	(78.101)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: 3</i>	544.406

¹ The City will be able to meet its cash flow needs for the next six months, with \$623 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$78 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$78 mm within the next twelve months, the City will have \$545 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
February 1, 2020 - January 31, 2021

In millions

Cash Balances:	
CalTRUST	293.639
Fidelity Fund	3.845
Five Star Bank Community Fund	25.047
JP Morgan Chase	1.735
LAIFA	45.000
Overnight Sweep	3.004
Safe Credit Union Community Fund	15.023
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	386.793
Projected net cash flow:	
February-20	(3.826)
March-20	56.255
April-20	38.475
May-20	112.789
June-20	8.633
July-20	23.389
August-20	3.067
September-20	(4.704)
October-20	3.674
November-20	(1.350)
December-20	50.127
January-21	60.822
Net cash flow during period:	347.350
Cash in excess of policy: ¹	734.143
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(7.260)
Large Cap Growth	(1.143)
International	(0.495)
Equity Income	(2.029)
Retirement Trust Operating Fund	(5.966)
Ann Land/Bertha Henschel Endowment Fund	(0.028)
Ethel Hart Mutual Endowment Fund	(0.078)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.734)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.281)
Gifts to Share	(0.724)
Visit Sacramento	(1.806)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(3.124)
Total cash balances of non-City and/or Pool A participants: ²	(78.101)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ³	656.042

¹ The City will be able to meet its cash flow needs for the next twelve months, with \$734 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$78 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$78 mm within the next twelve months, the City will have \$656 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – JANUARY 2020

STRATEGY

The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Market Value	1,385,413,027
Month's Yield or RoR	2.17%
Weighted Average Maturity (Yrs)	1.98
Weighted Average Duration (Yrs)	1.89
Ending Book Value	1,446,832,795
Ending Market Value	1,452,687,518
Percent of Market to Book Value	100.40%
Month's Investment Earnings	2,526,647
Fiscal YTD Investment Earnings	19,185,033

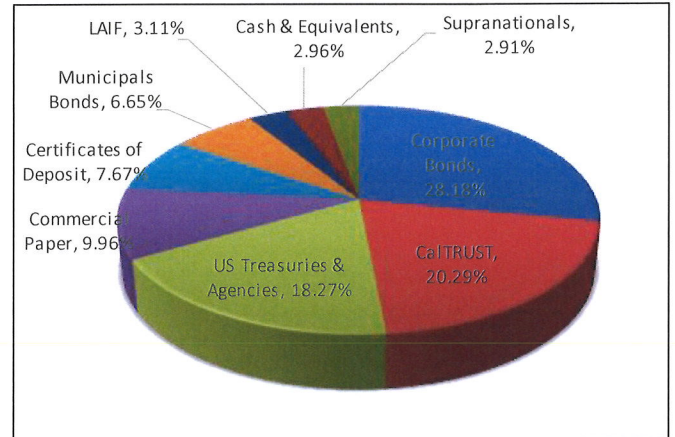
External Third-Party Investment Manager

CalTRUST	293,639,028
LAIF	45,000,000

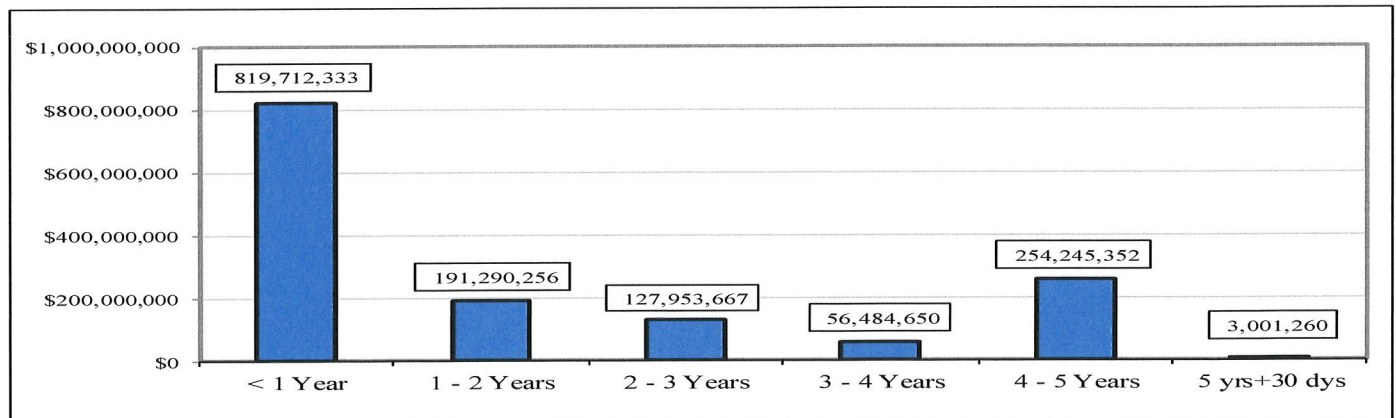
MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	819,712,333	56.42%
1 - 2 Years	191,290,256	13.17%
2 - 3 Years	127,953,667	8.81%
3 - 4 Years	56,484,650	3.89%
4 - 5 Years	254,245,352	17.50%
5 yrs+30 dys	3,001,260	0.21%
Total	1,452,687,518	100.00%

PORTFOLIO COMPOSITION



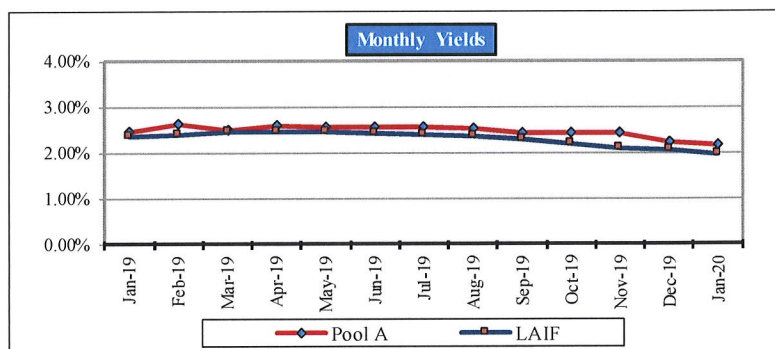
Asset Type	Pct. Assets	YTM
Corporate Bonds	28.18%	1.32%
CalTRUST	20.29%	1.74%
US Treasuries & Agencies	18.27%	2.04%
Commercial Paper	9.96%	1.94%
Certificates of Deposit	7.67%	2.26%
Municipals Bonds	6.65%	2.20%
LAIF	3.11%	1.97%
Cash & Equivalents	2.96%	1.80%
Supranationals	2.91%	2.12%



INTEREST RATE ENVIRONMENT

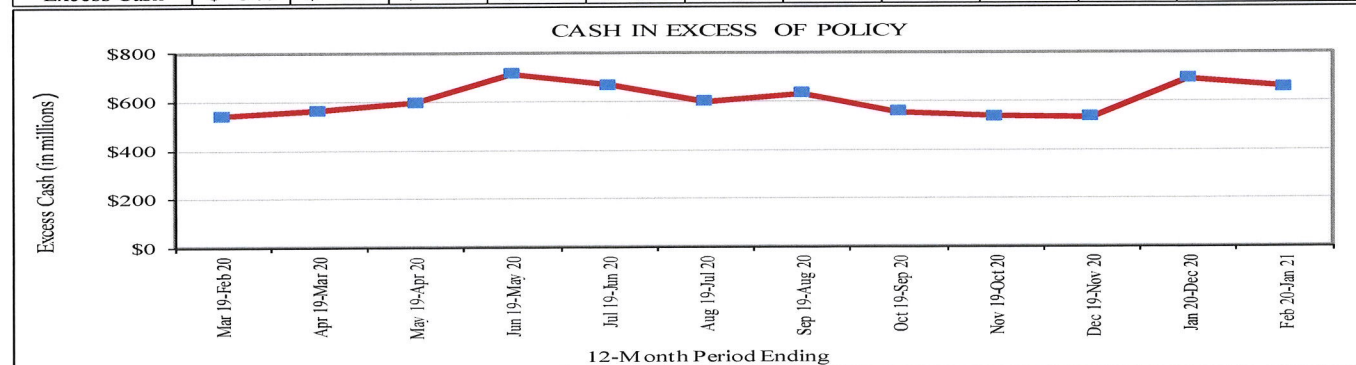
The U.S. economy continued to show strength in January. Although unemployment ticked up to 3.6%, nonfarm payrolls increased by 225,000. Adjusted numbers from November and December also came in higher, along with the labor participation rate. Once again, these numbers illustrate that the employment market continues to accommodate those who want to work and keeps drawing in those who had once given up on looking for work. Election season has officially begun and the economy will be a big issue as the campaigns head toward November 3rd. A Gallup poll asked Americans how they felt about the current state of the economy and their confidence in it. Respondents displayed optimism that has not been seen since the tech bubble burst early in the century. Economists also pointed out that there is no obvious bubble that could burst and put an end to the current economic momentum. If only the rest of the world was experiencing the strength of our domestic economy, we might be seeing some major expansion both here and abroad. The outbreak of coronavirus in China, however, has made some already skittish global investors even more so, as they look to the American fixed income markets to provide safety against much more tenuous markets overseas. U.S. Treasuries are the investment of choice which is why, even though equity markets are at or near record highs, fixed income yields are being pushed lower. The yield on 5-year Treasuries began the calendar year at 1.69% and held rather steady for the first half of January. As bad news regarding coronavirus came out of China later in the month, cash flooded into the U.S. and yields dropped all the way to 1.31% on January 31. Fed Chairman Jerome Powell has not spoken much on the topic, but what he has said indicates that the board feels like rates could remain in this range into the summer. Should they remain at this level, it is possible that The Fed could decide to cut the Federal Funds Rate to create a sense of equilibrium, especially if inflation remains steady and below the target of 2%. Acknowledging this, the investment team will remain focused on analyzing and discussing political, economic, and market conditions on a regular basis in order to develop investment strategies that will best adapt to current economic conditions. It will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of the Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Jan-19	2.45%	2.36%
Feb-19	2.63%	2.39%
Mar-19	2.50%	2.44%
Apr-19	2.58%	2.45%
May-19	2.56%	2.45%
Jun-19	2.56%	2.43%
Jul-19	2.56%	2.38%
Aug-19	2.51%	2.34%
Sep-19	2.43%	2.28%
Oct-19	2.41%	2.19%
Nov-19	2.41%	2.10%
Dec-19	2.21%	2.04%
Jan-20	2.17%	1.97%
FYTD	2.39%	2.19%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Mar 19-Feb 20	Apr 19-Mar 20	May 19-Apr 20	Jun 19-May 20	Jul 19-Jun 20	Aug 19-Jul 20	Sep 19-Aug 20	Oct 19-Sep 20	Nov 19-Oct 20	Dec 19-Nov 20	Jan 20-Dec 20	Feb 20-Jan 21
Excess Cash	\$ 540	\$ 564	\$ 595	\$ 714	\$ 667	\$ 598	\$ 630	\$ 556	\$ 535	\$ 533	\$ 691	\$ 656



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2020

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-bff	Caltrust BlackRock FedFund		88,836,409		88,836,409		88,836,409	6.14	1,520	1,350,313	1.52			
	caltrust-lf	Caltrust Liquidity Fund		77,855,750		77,855,750		77,855,750	5.38	1,680	1,307,977	1.68			
	caltrust-mt	Caltrust Medium-Term		51,929,475		51,929,475		51,929,475	3.59	1,970	1,023,011	1.97			
	caltrust-st	Caltrust Short-Term		75,017,394		75,017,394		75,017,394	5.18	1,890	1,417,829	1.89			
	fidfund	Fidelity Fund		3,845,061		3,845,061		3,845,061	0.27	1,230	47,294	1.23			
	fvstar	Five Star Bank Community Fund		25,046,777		25,046,777		25,046,777	1.73	1,977	495,175	1.98			
	cashipm	JP Morgan Chase Cash		1,735,389		1,735,389		1,735,389	0.12	1,000	17,354	1.00			
	laifa	Local Agency Investment Fund,		45,000,000		45,000,000		45,000,000	3.11	1,967	885,150	1.97			
	miscintrec	Pool A		70,912		70,912		70,912	0.00	1,230	872	1.23			
	sweep	Misc Interest Receivable		3,003,500		3,003,500		3,003,500	0.21	1,370	41,148	1.37			
	payab	Payables (buy Trades)		-6,000,000		-6,000,000		-6,000,000	-0.41	0,000	0	0.00			
	safe	Safe Credit Union Community Fund		15,023,314		15,023,314		15,023,314	1.04	1,830	274,927	1.83			
				381,363,981		381,363,981		381,363,981	26.35		6,861,049	1.80			
CERTIFICATES OF DEPOSIT															
4,868,000	38148jkc4	Goldman Sachs	100.00	4,868,000	100.01	4,868,274	48,280	4,916,554	0.34	2,000	97,360	2.00			
15,000,000	100181409-20	Safe Credit Union Community Fund (Non-Negotiable)	100.00	15,000,000	100.00	15,000,000	22,259	15,022,259	1.04	1,723	258,495	1.73			
15,000,000	1005316	Five Star Bank Community Fund (Non-Negotiable)	100.00	15,000,000	100.00	15,000,000	18,333	15,018,333	1.04	2,750	412,500	2.77			
25,000,000	5749997171	Five Star Bank Community Fund (Non-Negotiable)	100.00	25,000,000	100.00	25,000,000	59,201	25,059,201	1.73	2,750	687,500	2.77			
10,000,000	06367bck3	2.750% Due 05-15-20	100.00	10,000,000	100.07	10,006,547	26,000	10,032,547	0.69	1,800	180,000	1.80	A1		
10,000,000	22549jd44	Bank Of Montreal Chicago	100.00	10,000,000	100.08	10,007,520	23,344	10,030,864	0.69	1,910	191,000	1.91	A1		
10,000,000	89114ncj2	Credit Suisse New York	100.00	10,000,000	100.08	10,007,605	26,647	10,034,252	0.69	1,810	181,000	1.81	A1+		
5,000,000	140420um0	1.910% Due 07-24-20	100.00	5,000,000	100.37	5,018,733	54,575	5,073,308	0.35	2,400	120,000	2.40			
3,000,000	02587dq84	Toronto Dominion Bank NY	100.00	3,000,000	101.18	3,035,461	19,332	3,054,793	0.21	2,400	72,000	2.40			
3,000,000	90348jcb4	Capital One Bank USA	100.00	3,000,000	101.52	3,045,687	789	3,046,476	0.21	2,400	72,000	2.41			
5,000,000	02587cg60	American Express	100.00	5,000,000	101.36	5,068,006	48,658	5,116,663	0.35	2,400	120,000	2.40			
5,000,000	48128lpc3	2.400% Due 04-28-22	100.00	5,000,000	100.16	5,008,165	18,630	5,026,795	0.35	2,125	106,250	2.12			05-29-20
		JP Morgan Chase Bank N/A		110,868,000		111,065,996	366,049	111,432,045	7.67		2,498,105	2.26			
COMMERCIAL PAPER															
5,000,000	71708ebc8	Pfizer Inc	99.01	4,950,708	99.95	4,997,410	0	4,997,410	0.35	1,950	97,500	2.01	A1+		
10,000,000	62479lkb0	1.950% Due 02-12-20	98.94	9,894,444	99.92	9,991,582	0	9,991,582	0.69	2,000	200,000	2.06	A1		
10,000,000	2254eac49	MUFG Union Bank	98.87	9,886,756	99.82	9,982,190	0	9,982,190	0.69	1,960	196,000	2.01	A1		
10,000,000	88602tel5	Credit Suisse NY	99.03	9,903,011	99.78	9,977,678	0	9,977,678	0.69	2,030	203,000	2.07	A1+		
		1.960% Due 03-10-20													
		Thunder Bay Funding LLC													
		2.030% Due 03-20-20													

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
10,000,000	71708ecp8	Pfizer Inc 2.010% Due 03-23-20	98.99	9,899,500	99.79	9,978,723	0	9,978,723	0.69	2,010	201,000	2.05	AI+		
5,000,000	71708ecs2	Pfizer Inc 1.920% Due 03-26-20	98.84	4,942,133	99.77	4,988,672	0	4,988,672	0.34	1,920	96,000	1.97	AI+		
5,000,000	62479ld77	MUFG Union Bank 1.850% Due 04-07-20	99.29	4,964,285	99.69	4,984,609	0	4,984,609	0.34	1,850	92,500	1.89	AI		
5,000,000	62479ld26	MUFG Union Bank 1.880% Due 06-02-20	98.92	4,945,950	99.42	4,970,975	0	4,970,975	0.34	1,880	94,000	1.93	AI		
10,000,000	63873jfw5	Natixis NY 1.850% Due 06-30-20	98.86	9,886,431	99.30	9,929,869	0	9,929,869	0.69	1,850	185,000	1.90	AI		
10,000,000	2254eage7	Credit Suisse NY 1.860% Due 07-14-20	98.75	9,874,967	99.20	9,920,250	0	9,920,250	0.69	1,860	186,000	1.90	AI		
5,000,000	89233ggn0	Toyota Motor Credit Corp 1.830% Due 07-22-20	98.83	4,941,287	99.18	4,958,961	0	4,958,961	0.34	1,830	91,500	1.87	AI+		
10,000,000	53943fgq2	Lloyds Bank Plc 1.850% Due 07-24-20	98.91	9,890,542	99.18	9,917,847	0	9,917,847	0.69	1,850	185,000	1.90	AI		
10,000,000	53943rgq6	Lloyds Bank Plc 1.810% Due 07-24-20	98.78	9,878,328	99.18	9,917,847	0	9,917,847	0.69	1,810	181,000	1.85	AI		
10,000,000	83369bgq3	Societe Generale 1.830% Due 07-24-20	98.88	9,888,167	99.15	9,915,076	0	9,915,076	0.68	1,830	183,000	1.87	AI		
10,000,000	89233ggq3	Toyota Motor Credit Corp 1.870% Due 07-24-20	98.87	9,886,761	99.17	9,916,972	0	9,916,972	0.69	1,870	187,000	1.92	AI+		
10,000,000	63873jgu8	Natixis NY 1.890% Due 07-28-20	98.88	9,887,650	99.14	9,914,080	0	9,914,080	0.68	1,890	189,000	1.94	AI		
10,000,000	06744qhb9	Barclays Bank Plc 1.820% Due 08-11-20	98.92	9,891,811	98.93	9,893,153	0	9,893,153	0.68	1,820	182,000	1.86	AI		
				143,412,731		144,155,894	0	144,155,894	9.96		2,749,500	1.94			
FEDERAL HOME LOAN BANK															
3,000,000	3130adn32	Federal Home Loan Bank 2.125% Due 02-11-20	99.82	2,994,510	100.01	3,000,340	30,104	3,030,444	0.21	2,125	63,750	2.22	AA+		
3,000,000	3130a7cv5	Federal Home Loan Bank 1.375% Due 02-18-21	99.60	2,987,880	99.85	2,995,410	18,677	3,014,087	0.21	1,375	41,250	1.46	AA+		
2,450,000	3130a7vk8	Federal Home Loan Bank 1.750% Due 05-18-21	100.00	2,450,000	99.86	2,446,496	8,694	2,455,191	0.17	1,750	42,875	1.75	AA+		02-18-20
17,400,000	3130a8gm9	Federal Home Loan Bank 1.370% Due 06-15-21	99.14	17,250,850	99.95	17,391,474	30,460	17,421,934	1.20	1,370	238,380	1.55	AA+		
10,000,000	3130agv69	Federal Home Loan Bank 2.030% Due 08-19-22	100.00	10,000,000	100.01	10,000,600	91,350	10,091,950	0.69	2,030	203,000	2.03	AA+		02-19-20
5,000,000	3130agv28	Federal Home Loan Bank 2.180% Due 08-12-24	100.00	5,000,000	100.00	5,000,150	51,169	5,051,319	0.35	2,180	109,000	2.18	AA+		02-12-20
5,000,000	3130agzy4	Federal Home Loan Bank 1.850% Due 09-09-24	99.80	4,990,000	100.02	5,000,800	37,514	5,038,314	0.35	1,850	92,500	1.89	AA+		03-09-20
5,000,000	3130ah5z2	Federal Home Loan Bank 2.125% Due 10-01-24	100.00	5,000,000	99.98	4,999,050	35,417	5,034,467	0.35	2,125	106,250	2.12	AA+		04-01-20
5,000,000	3130ahey5	Federal Home Loan Bank 2.125% Due 10-28-24	100.00	5,000,000	100.12	5,005,900	27,448	5,033,348	0.35	2,125	106,250	2.12	AA+		04-28-20
5,000,000	3130ahgu1	Federal Home Loan Bank 2.100% Due 10-30-24	100.00	5,000,000	100.11	5,005,750	26,542	5,032,292	0.35	2,100	105,000	2.10	AA+		04-30-20
5,000,000	3130ahp31	Federal Home Loan Bank 2.000% Due 12-11-24	100.00	5,000,000	100.24	5,012,250	13,889	5,026,139	0.35	2,000	100,000	2.00	AA+		09-11-20
3,000,000	3130ahvz3	Federal Home Loan Bank 2.000% Due 01-13-25	100.00	3,000,000	100.11	3,003,300	3,000	3,006,300	0.21	2,000	60,000	2.00	AA+		07-13-20
5,000,000	3130ahwb5	Federal Home Loan Bank 2.000% Due 01-21-25	100.00	5,000,000	100.10	5,005,050	2,778	5,007,828	0.35	2,000	100,000	2.00	AA+		07-21-20

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130ahxj7	Federal Home Loan Bank 1.920% Due 01-21-25	100.00	5,000,000	100.16	5,007,900	2,667	5,010,567	0.35	1,920	96,000	1.92	AA+		01-21-21
5,000,000	3130ahxe8	Federal Home Loan Bank 1.950% Due 01-23-25	99.95	4,997,500	100.04	5,002,200	2,167	5,004,367	0.35	1,950	97,500	1.96	AA+		07-23-20
				83,670,740		83,876,670	381,875	84,258,545	5.79		1,561,755	1.91			
		FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)													
4,100,000	3136g34m4	Fannie Mae 1.550% Due 08-24-21	99.99	4,099,590	100.00	4,100,164	27,715	4,127,879	0.28	1,550	63,550	1.55	AA+		02-24-20
5,000,000	3136g4ty9	Fannie Mae 2.000% Due 10-28-24	100.00	5,000,000	100.15	5,007,450	25,833	5,033,283	0.35	2,000	100,000	2.00	AA+		10-28-20
5,000,000	3135g0x57	Fannie Mae 2.000% Due 01-24-25	100.00	5,000,000	100.07	5,003,700	1,944	5,005,644	0.35	2,000	100,000	2.00	AA+		07-24-20
				14,099,590		14,111,314	55,493	14,166,807	0.97		263,550	1.87			
		FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)													
5,000,000	3134gtt60	Freddie Mac 2.250% Due 02-06-23	100.00	5,000,000	100.00	5,000,150	54,687	5,054,837	0.35	2,250	112,500	2.25	AA+	c	02-06-20
3,000,000	3134gu6q8	Freddie Mac 1.750% Due 11-07-23	100.00	3,000,000	100.03	3,000,840	0	3,000,840	0.21	1,750	52,500	1.75	AA+		08-07-20
5,000,000	3134gs5q4	Freddie Mac 2.880% Due 03-20-24	99.95	4,997,500	100.17	5,008,300	52,400	5,060,700	0.35	2,880	144,000	2.89	AA+		03-20-20
5,000,000	3134gtap8	Freddie Mac 2.750% Due 03-27-24	100.00	5,000,000	100.17	5,008,550	47,361	5,055,911	0.35	2,750	137,500	2.75	AA+		03-27-20
5,000,000	3134gtdl4	Freddie Mac 2.750% Due 04-10-24	100.00	5,000,000	100.21	5,010,550	42,396	5,052,946	0.35	2,750	137,500	2.75	AA+		04-10-20
5,000,000	3134gtlq4	Freddie Mac 2.750% Due 04-30-24	100.00	5,000,000	100.27	5,013,700	34,757	5,048,457	0.35	2,750	137,500	2.75	AA+		04-30-20
5,000,000	3134gtas2	Freddie Mac 2.300% Due 07-15-24	100.00	5,000,000	100.31	5,015,300	5,111	5,020,411	0.35	2,300	115,000	2.30	AA+		07-15-20
5,000,000	3134gtm33	Freddie Mac 2.250% Due 07-30-24	100.00	5,000,000	100.31	5,015,500	312	5,015,812	0.35	2,250	112,500	2.25	AA+		07-30-20
5,000,000	3134gt6g3	Freddie Mac 2.100% Due 09-10-24	100.00	5,000,000	100.05	5,002,450	41,125	5,043,575	0.35	2,100	105,000	2.10	AA+		03-10-20
5,000,000	3134gukb5	Freddie Mac 2.125% Due 10-17-24	100.00	5,000,000	100.10	5,005,150	30,694	5,035,844	0.35	2,125	106,250	2.12	AA+		04-17-20
5,000,000	3134gukn9	Freddie Mac 2.125% Due 10-21-24	100.00	5,000,000	100.11	5,005,450	29,514	5,034,964	0.35	2,125	106,250	2.12	AA+		04-21-20
5,000,000	3134gumd9	Freddie Mac 2.000% Due 10-28-24	100.00	5,000,000	100.18	5,009,250	833	5,010,083	0.35	2,000	100,000	2.00	AA+		07-28-20
5,000,000	3134gunj5	Freddie Mac 2.030% Due 11-12-24	100.00	5,000,000	100.31	5,015,750	22,274	5,038,024	0.35	2,030	101,500	2.03	AA+		11-12-20
5,000,000	3134guqt0	Freddie Mac 2.000% Due 11-18-24	100.00	5,000,000	100.21	5,010,300	20,278	5,030,578	0.35	2,000	100,000	2.00	AA+		08-18-20
3,000,000	3134guy38	Freddie Mac 2.000% Due 01-16-25	100.00	3,000,000	100.12	3,003,720	2,500	3,006,220	0.21	2,000	60,000	2.00	AA+		07-16-20
5,000,000	3134gu5u0	Freddie Mac 2.000% Due 01-29-25	100.00	5,000,000	100.12	5,005,950	556	5,006,506	0.35	2,000	100,000	2.00	AA+		07-29-20
				75,997,500		76,130,910	384,799	76,515,709	5.26		1,728,000	2.27			
		FEDERAL AGRICULTURAL MORTGAGE CORP.													
2,000,000	3132x0uc3	Farmer Mac 1.650% Due 06-29-20	100.00	2,000,000	100.04	2,000,760	2,933	2,003,693	0.14	1,650	33,000	1.65			
3,000,000	3132x0mt5	Farmer Mac 2.000% Due 01-15-21	100.00	3,000,000	100.44	3,013,320	2,667	3,015,987	0.21	2,000	60,000	2.00			

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	31422bkg4	Farmer Mac 2.100% Due 08-26-24	100.00	5,000,000	100.03	5,001,700	45,208	5,046,908	0.35	2,100	105,000	2.10			08-26-20
				10,000,000		10,015,780	50,808	10,066,588	0.69		198,000	1.98			
				10,000,000		10,015,780	50,808	10,066,588	0.69		198,000	1.98			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
3,000,000	3133egd2	Federal Farm Credit Bank 1.520% Due 06-08-20	100.00	3,000,000	100.00	3,000,000	6,713	3,006,713	0.21	1,520	45,600	1.52	AA+		
5,000,000	3133egah8	Federal Farm Credit Bank 1.550% Due 05-17-21	100.00	5,000,000	99.99	4,999,500	15,931	5,015,431	0.35	1,550	77,500	1.55	AA+		
2,000,000	3133egg82	Federal Farm Credit Bank 1.520% Due 11-15-21	99.72	1,994,500	99.63	1,992,640	6,418	1,999,058	0.14	1,520	30,400	1.58	AA+		
3,000,000	3133egr47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	101.15	3,034,650	8,877	3,043,527	0.21	2,010	60,300	1.95	AA+		
3,000,000	3133ehx1	Federal Farm Credit Bank 2.000% Due 09-12-22	100.00	3,000,000	100.00	3,000,090	23,167	3,023,257	0.21	2,000	60,000	2.00	AA+	c	02-05-20
9,626,000	3133ekwz5	Federal Farm Credit Bank 2.200% Due 07-24-23	100.00	9,626,000	100.34	9,658,632	4,118	9,662,750	0.67	2,200	211,772	2.20	AA+		07-24-20
5,000,000	3133ekit3	Federal Farm Credit Bank 2.230% Due 07-08-24	100.00	5,000,000	100.21	5,010,450	7,124	5,017,574	0.35	2,230	111,500	2.23	AA+		07-08-20
5,000,000	3133ekyv2	Federal Farm Credit Bank 2.120% Due 08-12-24	100.00	5,000,000	100.06	5,003,100	49,761	5,052,861	0.35	2,120	106,000	2.12	AA+		08-12-20
10,000,000	3133ekc61	Federal Farm Credit Bank 2.100% Due 08-20-24	100.00	10,000,000	100.16	10,016,200	93,917	10,110,117	0.69	2,100	210,000	2.10	AA+		08-20-20
5,000,000	3133ekh41	Federal Farm Credit Bank 2.000% Due 09-03-24	100.00	5,000,000	100.16	5,007,950	41,111	5,049,061	0.35	2,000	100,000	2.00	AA+		09-03-20
5,000,000	3133eky86	Federal Farm Credit Bank 2.000% Due 10-02-24	100.00	5,000,000	100.24	5,012,000	33,056	5,045,056	0.35	2,000	100,000	2.00	AA+		10-02-20
5,000,000	3133elbf0	Federal Farm Credit Bank 1.890% Due 11-27-24	99.97	4,998,500	100.32	5,016,050	16,800	5,032,850	0.35	1,890	94,500	1.90	AA+		11-27-20
3,000,000	3133ellk8	Federal Farm Credit Bank 1.790% Due 02-04-25	100.00	3,000,000	100.04	3,001,260	0	3,001,260	0.21	1,790	53,700	1.79	AA+		02-04-21
				63,628,180		63,752,522	306,992	64,059,514	4.40		1,261,272	1.98			
				63,628,180		63,752,522	306,992	64,059,514	4.40		1,261,272	1.98			

MUNICIPAL BONDS

Not Classified															
200,000.00	70227rac4	Pasadena Calif Pension Oblig 2.577% Due 05-01-20	100.00	200,000	100.19	200,378	1,288	201,666	0.01	2,577	5,154	2.58	AAA		
5,000,000.00	797646519	San Francisco City & County CA 2.000% Due 06-15-20	100.29	5,014,700	100.06	5,003,100	28,889	5,031,989	0.35	2,000	100,000	1.55	AAA		
5,585,000.00	34074gdh4	Florida Hurricane Catastrophe 2.995% Due 07-01-20	101.62	5,675,541	100.51	5,613,316	13,939	5,627,255	0.39	2,995	167,271	2.64	AA		
2,750,000.00	004284b20	Acalanes Calif Un High Sch Dis 2.094% Due 08-01-20	100.95	2,776,235	100.26	2,757,287	28,792	2,786,080	0.19	2,094	57,585	1.81	AA		
425,000.00	762494qz8	Rialto Calif Un Sch Dist 2.591% Due 08-01-20	104.07	442,293	100.36	426,534	5,506	432,040	0.03	2,591	11,012	1.54	AA		
3,000,000.00	54465ag10	Los Angeles Cnty Calif Redev A 1.250% Due 09-01-20	99.07	2,972,250	99.73	2,991,990	15,625	3,007,615	0.21	1,250	37,500	1.49	AA		
2,000,000.00	696624at2	Palm Desert Calif Redev Agy Su 2.250% Due 10-01-20	100.13	2,002,680	100.33	2,006,560	15,000	2,021,560	0.14	2,250	45,000	2.21	AA		
4,000,000.00	59259ydl9	Metropolitan Transm Auth N Y R 5.269% Due 11-15-20	105.11	4,204,520	102.57	4,102,800	44,494	4,147,294	0.28	5,269	210,760	2.99	A		

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3,000,000.00	13063cp87	California St For Previous Iss 1.500% Due 04-01-21	100.00	3,000,000	99.80	2,993,910	15,000	3,008,910	0.21	1,500	45,000	1.50	AA-		
2,000,000.00	594698pf3	Michigan St Strategic Fd Ltd O 2.031% Due 04-15-21	100.00	2,000,000	100.22	2,004,460	11,960	2,016,420	0.14	2,031	40,620	2.03			
9,446,838.08	130666ty5	California St Dept Wtr Res Pwr 1.713% Due 05-01-21	99.03	9,355,223	100.18	9,463,842	40,456	9,504,298	0.65	1,713	161,824	1.93	AA		
1,200,000.00	913366ej5	Univ Calif Regts Med Ctr Poole 5.035% Due 05-15-21	114.58	1,374,936	104.10	1,249,200	12,755	1,261,955	0.09	5,035	60,420	1.78	AA-		
515,000.00	91412hev1	University Calif Revenue Bonds 2.553% Due 05-15-21	100.00	515,000	101.27	521,520	2,776	524,296	0.04	2,553	13,148	2.55	AA		
2,000,000.00	91412gf59	University Calif Revs For Prev 1.910% Due 05-15-21	99.76	1,995,280	100.37	2,007,340	8,064	2,015,404	0.14	1,910	38,200	1.97	AA		02-15-21
1,000,000.00	91412gl86	University Calif Revs For Prev 1.784% Due 05-15-21	100.00	1,000,000	100.13	1,001,300	3,766	1,005,066	0.07	1,784	17,840	1.78	AA-		
1,000,000.00	91412hbh5	University Calif Revs For Prev 3.029% Due 05-15-21	100.00	1,000,000	101.87	1,018,670	6,395	1,025,065	0.07	3,029	30,290	3.03	AA		
1,250,000.00	80168fma1	Santa Clara Vy Calif Wtr Dist 2.387% Due 06-01-21	104.83	1,310,337	101.03	1,262,925	4,973	1,267,898	0.09	2,387	29,837	1.36			
630,000.00	221623xh9	Corral-Rohmert Pk Calif Uni Sc 2.550% Due 08-01-21	100.00	630,000	100.75	634,738	8,032	642,770	0.04	2,550	16,065	2.55	AA		
5,225,000.00	54473tenq3	Los Angeles Cnty Calif Pub Wks 5.841% Due 08-01-21	113.53	5,932,204	106.00	5,538,709	152,596	5,691,305	0.38	5,841	305,192	2.29	AA+		
1,600,000.00	762494ra2	Rialto Calif Uni Sch Dist 2.888% Due 08-01-21	102.42	1,638,800	101.63	1,626,096	23,104	1,649,200	0.11	2,888	46,208	2.26	AA		
2,000,000.00	79770ggn0	San Francisco Calif City & Cnt 2.125% Due 08-01-21	99.64	1,992,820	100.70	2,014,080	21,250	2,035,330	0.14	2,125	42,500	2.23	AA-		
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redev A 1.500% Due 09-01-21	99.05	1,109,371	99.80	1,117,794	7,000	1,124,794	0.08	1,500	16,800	1.70	AA		
1,050,000.00	13077dfc1	California St Univ Rev 2.982% Due 11-01-21	100.00	1,050,000	102.20	1,073,110	7,828	1,080,938	0.07	2,982	31,311	2.98	AA-		
905,000.00	13077dhj4	California St Univ Rev 2.000% Due 11-01-21	100.00	905,000	100.52	909,742	9,050	918,792	0.06	2,000	18,100	2.00	AA-		
800,000.00	430034aw8	Highland Calif Redev Agy Succe 2.250% Due 02-01-22	99.42	795,336	100.88	807,072	9,000	816,072	0.06	2,250	18,000	2.39	AA		
1,000,000.00	13063dad0	California St 2.367% Due 04-01-22	100.00	1,000,000	101.52	1,015,180	7,890	1,023,070	0.07	2,367	23,670	2.37	AA-		
3,000,000.00	130666ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	101.07	3,031,980	15,000	3,046,980	0.21	2,000	60,000	2.22	AA		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	102.56	666,633	3,579	670,212	0.05	2,608	16,952	2.61	AA		
3,000,000.00	54473tenr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	110.45	3,313,440	91,365	3,404,805	0.23	6,091	182,730	2.45	AA+		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	101.75	1,276,962	14,903	1,291,866	0.09	2,375	29,806	2.41	AA-		
5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe 2.630% Due 08-01-22	98.58	4,928,900	102.79	5,139,550	65,750	5,205,300	0.36	2,630	131,500	3.00	AA		
5,000,000.00	13063ddf2	California St 2.500% Due 10-01-22	101.45	5,072,450	102.28	5,113,900	41,667	5,155,567	0.35	2,500	125,000	2.19	AA-		
685,000.00	13077dhk1	California St Univ Rev 2.020% Due 11-01-22	100.00	685,000	100.88	691,049	6,918	697,967	0.05	2,020	13,837	2.02	AA-		
750,000.00	64990fqp2	New York St Dorm Auth St Pers 2.027% Due 02-15-23	100.00	750,000	101.37	760,245	1,182	761,427	0.05	2,027	15,202	2.03			
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	101.32	1,773,100	6,320	1,779,420	0.12	1,970	34,475	1.97	AA-		

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	Bond S & P Status	Call Put Date
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	105.26	3,157,680	45,450	3,203,130	0.22	3.030	90,900	3.11	AA+	
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	101.67	3,380,660	32,964	3,413,624	0.23	2.150	71,487	2.26	A	
5,000,000.00	64985ay7	New York St Urban Dev Corp Sales Tax 2.020% Due 03-15-24	100.00	5,000,000	100.97	5,048,650	25,531	5,074,181	0.35	2.020	101,000	2.02		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	101.72	2,542,950	9,258	2,552,208	0.18	2.020	50,500	2.02	AA-	
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	100.49	1,004,940	5,734	1,010,674	0.07	1.966	19,660	1.97	AA-	
CORPORATE BONDS														
INDUSTRIALS														
4,000,000	438516bm7	Honeywell Intl Inc 1.850% Due 11-01-21	99.99	3,999,760	100.51	4,020,480	18,500	4,038,980	0.28	1.850	74,000	1.85	A	10-01-21
5,000,000	24422em3	John Deere Capital Corp 2.750% Due 03-15-22	101.89	5,094,300	102.31	5,115,700	51,944	5,167,644	0.35	2.750	137,500	2.30	A	
COMMUNICATION SERVICES														
4,000,000	25468pdu7	Walt Disney Company 1.800% Due 06-05-20	99.88	3,995,360	100.02	4,000,712	11,200	4,011,912	0.28	1.800	72,000	1.84	A	
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	100.34	3,010,080	21,146	3,031,226	0.21	1.750	52,500	1.95	A	07-30-24
CONSUMER DISCRETIONARY														
4,500,000	05565eap0	BMW US Capital LLC 2.150% Due 04-06-20	98.81	4,446,495	100.07	4,502,970	30,906	4,533,876	0.31	2.150	96,750	3.13	A+	
2,585,000	023135at3	Amazon Com Inc 1.900% Due 08-21-20	98.99	2,558,827	100.14	2,588,567	21,829	2,610,396	0.18	1.900	49,115	2.60	AA-	
3,000,000	713448dc9	Pepsico Inc 2.150% Due 10-14-20	100.26	3,007,800	100.35	3,010,410	19,171	3,029,581	0.21	2.150	64,500	2.09	A+	09-14-20
5,675,000	57629wbw9	Massmutual Global Funding 2.450% Due 11-23-20	98.54	5,592,202	100.64	5,711,547	26,263	5,737,810	0.39	2.450	139,037	3.20	AA+	
5,000,000	05565eal9	BMW US Capital LLC 1.850% Due 09-15-21	98.85	4,942,500	100.09	5,004,549	34,944	5,039,494	0.35	1.850	92,500	2.39	A+	08-15-21
5,000,000	713448dl9	Pepsico Inc 1.700% Due 10-06-21	99.87	4,993,300	100.42	5,020,950	27,153	5,048,103	0.35	1.700	85,000	1.73	A+	09-06-21
5,000,000	20030nbd2	Comcast Corporation 3.125% Due 07-15-22	102.66	5,133,000	103.57	5,178,750	6,944	5,185,694	0.36	3.125	156,250	2.20	A-	
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	102.46	5,122,850	21,528	5,144,378	0.35	2.500	125,000	2.28	AA-	08-29-22
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	102.35	5,117,650	53,000	5,170,650	0.35	2.400	120,000	2.73	AA-	01-22-23
5,000,000	233851dd3	Daimler Finance North Amer Llc 3.350% Due 02-22-23	101.22	5,061,200	103.84	5,192,100	73,979	5,266,079	0.36	3.350	167,500	3.00	A-	
				45,712,624			315,717	46,450,344	3.21			1,095,652	2.56	

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CONSUMER STAPLES															
3,056,000	191216hg4	Coca Cola Co 2.450% Due 11-01-20	98.89	3,022,170	100.80	3,080,509	18,718	3,099,227	0.21	2,450	74,872	3.03	A+		
3,550,000	718172bs7	Philip Morris Intl Inc 1.875% Due 02-25-21	99.13	3,519,150	100.07	3,552,627	28,844	3,581,471	0.25	1,875	66,562	2.11	A		01-25-21
3,000,000	191216hy5	Coca Cola Co 1.550% Due 09-01-21	99.89	2,996,700	100.08	3,002,340	19,375	3,021,715	0.21	1,550	46,500	1.57	A+		
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	103.22	3,096,630	19,687	3,116,317	0.21	2,625	78,750	2.66	A		02-01-23
				12,534,121		12,732,106	86,624	12,818,730	0.88		266,684	2.34			
ENERGY															
2,000,000	166764ar1	Chevron Corporation 1.961% Due 03-03-20	98.66	1,973,220	100.02	2,000,320	16,124	2,016,444	0.14	1,961	39,220	3.02	AA		02-03-20
4,000,000	822582bs0	Shell International Fin Bv 1.875% Due 05-10-21	98.65	3,946,080	100.43	4,017,200	16,875	4,034,075	0.28	1,875	75,000	2.54	AA-		
8,000,000	166764bg4	Chevron Corporation 2.100% Due 05-16-21	99.66	7,972,500	100.68	8,054,800	35,000	8,089,800	0.56	2,100	168,000	2.17	AA		04-16-21
5,000,000	822582av4	Shell International Fin Bv 2.250% Due 01-06-23	99.62	4,981,000	101.80	5,089,850	7,812	5,097,662	0.35	2,250	112,500	2.36	AA-		
				18,872,800		19,162,170	75,811	19,237,981	1.32		394,720	2.39			
FINANCIAL															
10,000,000	90261xhk1	UBS Ag Stamford Bth 2.350% Due 03-26-20	98.87	9,887,000	100.09	10,009,000	81,597	10,090,597	0.69	2,350	235,000	3.21	A+		
1,400,000	17325fae8	Citibank NA 2.100% Due 06-12-20	99.36	1,391,012	100.10	1,401,456	4,002	1,405,458	0.10	2,100	29,400	2.70	A+		05-12-20
3,000,000	61761jb32	Morgan Stanley 2.800% Due 06-16-20	100.34	3,010,200	100.36	3,010,950	10,500	3,021,450	0.21	2,800	84,000	2.73	BBB+		
3,180,000	69353res3	PNC Bank NA 2.600% Due 07-21-20	99.09	3,151,189	100.32	3,190,240	2,297	3,192,536	0.22	2,600	82,680	3.20	A		06-21-20
2,803,000	53944vak5	Lloyds Bank Plc 2.700% Due 08-17-20	99.59	2,791,424	100.52	2,817,520	34,477	2,851,996	0.19	2,700	75,681	2.99	A+		
5,000,000	02665waz4	American Honda Finance 2.450% Due 09-24-20	98.90	4,945,250	100.51	5,025,500	43,215	5,068,715	0.35	2,450	122,500	2.95	A		
3,655,000	86960baj1	Svenska Handelsbanken Ab 2.400% Due 10-01-20	99.20	3,625,943	100.48	3,672,727	29,240	3,701,967	0.25	2,400	87,720	2.90	AA-		
5,000,000	17325faj7	Citibank NA 2.125% Due 10-20-20	98.16	4,908,000	100.21	5,010,665	29,809	5,040,475	0.35	2,125	106,250	3.21	A+		09-20-20
5,000,000	90331hng4	US Bank Assn Cincinnati Oh Mtn 2.050% Due 10-23-20	97.82	4,891,000	100.22	5,010,863	27,903	5,038,766	0.35	2,050	102,500	3.23	AA-		09-23-20
5,000,000	78013gkn4	Royal Bank of Canada 2.150% Due 10-26-20	98.80	4,940,000	100.32	5,016,150	28,368	5,044,518	0.35	2,150	107,500	2.87	AA-		
5,000,000	78012kja6	Royal Bank of Canada 2.350% Due 10-30-20	100.22	5,011,100	100.52	5,025,950	29,701	5,055,651	0.35	2,350	117,500	2.30	AA-		
7,000,000	05253jan8	Australia & New Zeala Bkg 2.250% Due 11-09-20	98.32	6,882,330	100.37	7,025,587	35,875	7,061,462	0.49	2,250	157,500	3.19	AA-		
2,000,000	36164qms4	GE Capital International Funding 2.342% Due 11-15-20	101.03	2,020,680	100.34	2,006,760	9,888	2,016,648	0.14	2,342	46,840	2.01	BBB+		
1,500,000	89236tfq3	Toyota Motor Credit Corp 3.050% Due 01-08-21	99.94	1,499,100	101.32	1,519,740	2,923	1,522,663	0.10	3,050	45,750	3.08	AA-		
3,000,000	084670bq0	Berkshire Hathaway Inc Del 2.200% Due 03-15-21	99.07	2,972,196	100.70	3,020,910	24,933	3,045,843	0.21	2,200	66,000	2.51	AA		02-15-21
5,000,000	89114qbg2	Toronto Dominion Bank 2.125% Due 04-07-21	99.09	4,954,350	100.66	5,032,800	33,646	5,066,446	0.35	2,125	106,250	2.42	AA-		

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5,000,000	404280ay5	HSBC Holdings PLC 2.950% Due 05-25-21	98.49	4,924,700	101.54	5,076,850	27,042	5,103,892	0.35	2,950	147,500	3.48	A	
2,050,000	89114qpl1	Toronto Dominion Bank 1.800% Due 07-13-21	96.31	1,974,273	100.38	2,057,810	1,845	2,059,655	0.14	1,800	36,900	3.05	AA-	
3,000,000	59217gbx6	Metropolitan Life Global Fdg I 1.950% Due 09-15-21	97.32	2,919,660	100.48	3,014,550	22,100	3,036,650	0.21	1,950	58,500	2.56	AA-	
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	101.50	5,075,100	9,569	5,084,669	0.35	2,650	132,500	2.70	A	
3,000,000	17325fav0	Citibank NA 3.165% Due 02-19-22	100.43	3,012,840	101.41	3,042,257	42,727	3,084,985	0.21	3,165	94,950	3.00	A+	02-19-21
5,000,000	02665wey5	American Honda Finance 2.200% Due 06-27-22	99.75	4,987,500	101.09	5,054,350	10,389	5,064,739	0.35	2,200	110,000	2.29	A	
5,000,000	06051gfz7	Bank Amer Corp 2.503% Due 10-21-22	98.86	4,943,200	101.28	5,064,000	34,764	5,098,764	0.35	2,503	125,150	2.85	A-	10-21-21
2,000,000	90331hp4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	101.03	2,020,640	5,633	2,026,273	0.14	1,950	39,000	1.85	AA-	12-09-22
5,000,000	06747md8	Barclays Bank Plc 3.150% Due 05-20-24	100.00	5,000,000	100.99	5,049,500	4,812	5,054,312	0.35	3,150	157,500	3.17	A	05-20-21
5,000,000	02665wdd0	American Honda Finance 2.150% Due 09-10-24	99.75	4,987,400	101.42	5,071,000	42,104	5,113,104	0.35	2,150	107,500	2.20	A	
HEALTHCARE				106,625,407		108,322,875	629,361	108,952,236	7.48		2,582,571	2.85		
3,000,000	91324pcu4	Unitedhealth Group Inc 2.125% Due 03-15-21	98.79	2,963,760	100.58	3,017,460	24,083	3,041,543	0.21	2,125	63,750	2.74	A+	
3,000,000	717081dx8	Pfizer Inc 1.950% Due 06-03-21	100.64	3,019,320	100.59	3,017,790	9,425	3,027,215	0.21	1,950	58,500	1.81	AA-	
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	101.90	3,056,880	11,433	3,068,313	0.21	2,450	73,500	2.93	AAA	
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	101.69	3,050,724	14,883	3,065,608	0.21	2,350	70,500	2.16	A+	
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 03-17-22	98.69	2,960,790	101.83	3,054,878	14,800	3,069,678	0.21	2,400	72,000	2.82	AA-	04-17-22
INFORMATION TECHNOLOGY				14,921,940		15,197,732	74,625	15,272,357	1.05		338,250	2.49		
3,000,000	037833bd1	Apple Inc 2.000% Due 05-06-20	99.84	2,995,350	100.10	3,002,970	13,000	3,015,970	0.21	2,000	60,000	2.03	AA+	
2,000,000	747525ad5	Qualcomm Inc 2.250% Due 05-20-20	99.92	1,998,400	100.16	2,003,140	8,875	2,012,015	0.14	2,250	45,000	2.27	A-	
6,000,000	459200jf9	IBM Corporation 2.250% Due 02-19-21	98.73	5,923,560	100.64	6,038,340	60,750	6,099,090	0.42	2,250	135,000	3.46	A	03-06-20
5,000,000	037833bs8	Apple Inc 2.250% Due 02-23-21	100.96	5,048,050	100.60	5,029,850	49,375	5,079,225	0.35	2,250	112,500	2.05	AA+	01-23-21
2,000,000	037833cc2	Apple Inc 1.550% Due 08-04-21	99.86	1,997,220	99.96	1,999,300	15,242	2,014,542	0.14	1,550	31,000	1.58	AA+	07-04-21
10,000,000	68389xbk0	Oracle Corp 1.900% Due 09-15-21	99.36	9,935,700	100.42	10,041,800	71,778	10,113,578	0.69	1,900	190,000	2.04	A+	08-15-21
3,000,000	459200ha2	IBM Corporation 2.900% Due 11-01-21	100.25	3,007,590	102.27	3,068,010	21,750	3,089,760	0.21	2,900	87,000	2.61	A	03-06-20
4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	101.67	4,981,781	1,361	4,983,142	0.34	2,500	122,500	2.40	A	
4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	101.67	4,066,800	44,597	4,111,397	0.28	2,375	95,000	2.39	AAA	01-12-22
5,000,000	68389xbk0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	101.81	5,090,350	26,389	5,116,739	0.35	2,500	125,000	2.56	A+	03-15-22

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January 31, 2020

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P Status	Bond Status	Call Put Date
5,000,000	44932hac7	IBM Corporation 2.200% Due 09-08-22	99.33	4,966,650	101.27	5,063,664	43,694	5,107,358	0.35	2,200	110,000	2.34	A		08-08-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	101.39	5,069,368	40,542	5,109,910	0.35	2,100	105,000	2.21	AA+		08-12-22
5,000,000	68389xb18	Oracle Corp 2.400% Due 09-15-23	97.72	4,886,100	102.53	5,126,350	45,333	5,171,683	0.35	2,400	120,000	2.94	A+		07-15-23
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	100.67	5,033,700	35,000	5,068,700	0.35	1,800	90,000	1.91	AA+		08-11-24
				64,619,201		65,615,423	477,686	66,093,110	4.53		1,428,000	2.38			
TRANSPORTATION															
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.52	2,507,874	22,091	2,529,965	0.17	2,125	53,019	2.61	A-		02-01-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	100.61	1,197,283	6,618	1,203,901	0.08	2,200	26,180	2.84	A-		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	99.67	4,983,750	11,979	4,995,729	0.34	1,875	93,750	2.51	A-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	101.97	4,078,960	40,333	4,119,293	0.28	2,200	88,000	2.00	A		08-01-24
				12,544,071		12,767,867	81,021	12,848,888	0.88		260,949	2.40			
				291,892,883		296,395,490	1,843,636	298,239,126	20.48		6,702,827	2.56			
SUPRANATIONALS															
Not Classified															
5,000,000	4581x0cd8	Inter-American Dev Bank 2.125% Due 11-09-20	103.30	5,165,150	100.43	5,021,598	24,201	5,045,799	0.35	2,125	106,250	1.38	AAA		
5,000,000	45905uq80	International Bk Recon & Develop 1.950% Due 11-09-20	98.30	4,915,000	100.20	5,009,899	22,208	5,032,107	0.35	1,950	97,500	2.64	AAA		
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	100.37	5,018,620	38,594	5,057,214	0.35	1,625	81,250	2.00	AAA		
7,000,000	45905um91	International Bk Recon & Develop 2.000% Due 09-29-22	99.52	6,966,400	100.05	7,003,539	47,444	7,050,984	0.48	2,000	140,000	2.10	AAA		03-29-20
5,000,000	459058hd8	International Bk Recon & Develop 2.200% Due 08-28-24	100.00	5,000,000	100.17	5,008,383	46,750	5,055,133	0.35	2,200	110,000	2.20	AAA		02-28-20
5,000,000	459058hg1	International Bk Recon & Develop 2.200% Due 09-23-24	100.00	5,000,000	100.33	5,016,652	39,111	5,055,763	0.35	2,200	110,000	2.20	AAA		09-23-20
5,000,000	459058hl0	International Bk Recon & Develop 2.250% Due 11-06-24	100.00	5,000,000	100.15	5,007,405	26,562	5,033,967	0.35	2,250	112,500	2.25	AAA		05-06-20
5,000,000	459058hq9	International Bk Recon & Develop 2.160% Due 11-18-24	100.00	5,000,000	100.40	5,019,930	21,900	5,041,830	0.35	2,160	108,000	2.16	AAA		11-18-20
				41,969,250		42,106,027	266,772	42,372,798	2.91		865,500	2.12			
				41,969,250		42,106,027	266,772	42,372,798	2.91		865,500	2.12			
TREASURY BILLS															
Not Classified															
10,000,000	912796ig4	U. S. Treasury Bill 1.840% Due 02-20-20	99.07	9,907,489	99.93	9,993,000	0	9,993,000	0.69	1,840	184,000	1.86			
				9,907,489		9,993,000	0	9,993,000	0.69		184,000	1.86			
VARIABLE RATE SECURITIES															
Not Classified															
4,000,000	89236tcd5	Toyota Motor Credit Corp 2.310% Due 02-13-20	100.00	4,000,000	100.01	4,000,280	20,019	4,020,299	0.28	2,310	92,395	1.97	AA-		
5,000,000	48127dqe1	JP Morgan Chase Bank Na 2.000% Due 02-19-20	99.75	4,987,500	99.92	4,995,950	45,000	5,040,950	0.35	2,000	100,000	1.90	A-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
January 31, 2020

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	037833be9	Apple Inc	100.00	5,000,000	100.07	5,003,650	24,496	5,028,146	0.35	2,205	110,231	1.76	AA+		
		2.205% Due 05-06-20													
2,000,000	747525a17	Qualcomm Inc	100.00	2,000,000	100.14	2,002,780	9,930	2,012,710	0.14	2,448	48,970	2.02	A-		
		2.448% Due 05-20-20													
3,000,000	3130agxs9	Federal Home Loan Bank	100.00	3,000,000	99.97	2,999,250	9,348	3,008,598	0.21	1,580	47,400	1.78	AA+		
		1.580% Due 05-22-20													
3,000,000	61760qgg3	Morgan Stanley	100.00	3,000,000	99.97	2,999,070	14,672	3,013,742	0.21	2,709	81,259	2.33	BBB+		
		2.709% Due 05-26-20													
5,000,000	78012kdd6	Royal Bank of Canada	100.00	5,000,000	100.04	5,002,200	21,060	5,023,260	0.35	2,407	120,344	2.10	AA-		
		2.407% Due 05-28-20													
3,000,000	78012kff9	Royal Bank of Canada	100.00	3,000,000	99.71	2,991,240	231	2,991,471	0.21	2,769	83,085	2.37	AA-		
		2.769% Due 07-30-20													
5,000,000	78012kfr8	Royal Bank of Canada	99.75	4,987,500	100.00	5,000,000	10,374	5,010,374	0.35	2,409	120,469	2.35	AA-		
		2.409% Due 09-30-20													
2,000,000	40434ae62	HSBC USA Inc CD	100.00	2,000,000	100.80	2,016,021	9,247	2,025,268	0.14	3,125	62,500	2.36			
		3.125% Due 12-09-20													
3,000,000	89114qgn2	Toronto Dominion Bank	100.00	3,000,000	100.00	3,000,000	177	3,000,177	0.21	2,121	63,634	2.57	A		
		2.121% Due 01-31-21													
2,250,000	90331hpb3	US Bank N/A Cincinnati	100.00	2,250,000	100.21	2,254,747	12,339	2,267,087	0.16	2,218	49,911	2.40	AA-		01-04-21
		2.218% Due 02-04-21													
10,875,000	46625hqk9	JP Morgan Chase Bank Na	103.07	11,208,962	101.35	11,021,704	62,410	11,084,114	0.76	3,387	368,323	2.64	A-		02-01-21
		3.387% Due 03-01-21													
5,500,000	48128gd31	JP Morgan Chase Bank Na	100.00	5,500,000	99.59	5,477,285	12,528	5,489,813	0.38	2,000	110,000	1.99	A-		06-20-20
		2.000% Due 06-20-21													
5,000,000	94986rr45	Wells Fargo & Co	100.00	5,000,000	99.92	4,995,900	5,278	5,001,178	0.35	2,000	100,000	1.89	A-		04-12-20
		2.000% Due 07-12-21													
5,000,000	48128gd80	JP Morgan Chase Bank Na	100.00	5,000,000	99.85	4,992,400	27,589	5,019,989	0.34	2,648	132,425	2.54	A-		
		2.648% Due 08-16-21													
3,000,000	78012kl88	Royal Bank of Canada	100.00	3,000,000	100.11	3,003,300	17,153	3,020,453	0.21	2,393	71,805	2.43	AA-		
		2.393% Due 05-05-22													
5,000,000	90270kxq7	UBS Ag London	100.00	5,000,000	99.85	4,992,350	26,250	5,018,600	0.34	3,000	150,000	3.41	A+		02-28-20
		3.000% Due 08-28-22													
5,000,000	89114qld8	Toronto Dominion Bank	100.00	5,000,000	99.93	4,996,450	27,444	5,023,894	0.35	2,600	130,000	2.61	AA-		
		2.600% Due 02-15-23													
3,000,000	06746xan3	Barclays Bank Plc	100.00	3,000,000	98.10	2,943,000	20,937	2,963,937	0.20	3,750	112,500	3.77	A		
		3.750% Due 05-24-23													
3,000,000	06746xf8	Barclays Bank Plc	100.00	3,000,000	98.15	2,944,500	10,667	2,955,167	0.20	4,000	120,000	4.02	A		
		4.000% Due 06-29-23													
5,000,000	06048wzb9	Bank of America Corp	100.00	5,000,000	99.89	4,994,300	34,306	5,028,606	0.35	3,250	162,500	3.62	A-		02-15-20
		3.250% Due 02-15-24													
3,695,000	3134gtgz0	Freddie Mac	100.00	3,695,000	100.18	3,701,503	27,199	3,728,703	0.26	2,500	92,375	2.79	AA+		04-15-20
		2.500% Due 04-15-24													
5,000,000	06048wzp8	Bank of America Corp	100.00	5,000,000	100.06	5,002,850	39,497	5,042,347	0.35	3,125	156,250	3.24	A-		04-30-20
		3.125% Due 04-30-24													
3,000,000	06048wzs2	Bank of America Corp	100.00	3,000,000	100.00	2,999,940	15,250	3,015,190	0.21	3,000	90,000	3.28	A-		05-30-20
		3.000% Due 05-30-24													
4,000,000	06048wec99	Bank of America Corp	100.00	4,000,000	100.21	4,008,380	33,250	4,041,630	0.28	2,250	90,000	2.35	A-		09-18-20
		2.250% Due 09-18-24													
5,000,000	89236tgh2	Toyota Motor Credit Corp	100.00	5,000,000	100.08	5,004,000	37,028	5,041,028	0.35	2,150	107,500	2.33	AA-		09-27-21
		2.150% Due 09-27-24													
5,000,000	89114r2u9	Toronto Dominion Bank	100.00	5,000,000	99.60	4,980,150	32,187	5,012,337	0.34	2,250	112,500	2.54	A		04-18-20
		2.250% Due 10-18-24													
				118,628,962		118,323,201	605,865	118,929,066	8.17		3,086,376	2.54			
				118,628,962		118,323,201	605,865	118,929,066	8.17		3,086,376	2.54			
TOTAL PORTFOLIO				1,441,699,456		1,447,554,178	5,133,339	1,452,687,518	100.00		30,492,292	2.14			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 01-01-20 To 01-31-20

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
01-02-20	01-06-20	cbus	037833dm9	037833DM9	5,000,000	Apple Inc 1.800% Due 09-11-24	AA+	100	4,975,150
01-02-20	01-06-20	cbus	90331hpf4	90331HPF4	2,000,000	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	AA-	100	2,005,660
01-09-20	01-10-20	cpus	06744qhb9	06744QHB9	10,000,000	Barclays Bank Plc 1.820% Due 08-11-20	A1	99	9,891,811
01-10-20	01-16-20	fhuss	3134guy38	3134GUY38	3,000,000	Freddie Mac 2.000% Due 01-16-25	AA+	100	3,000,000
01-10-20	01-13-20	flus	3130ahvz3	3130AHVZ3	3,000,000	Federal Home Loan Bank 2.000% Due 01-13-25	AA+	100	3,000,000
01-13-20	01-24-20	fmus	3135g0x57	3135G0X57	5,000,000	Fannie Mae 2.000% Due 01-24-25	AA+	100	5,000,000
01-14-20	01-21-20	flus	3130ahwb5	3130AHWB5	5,000,000	Federal Home Loan Bank 2.000% Due 01-21-25	AA+	100	5,000,000
01-17-20	01-23-20	flus	3130ahxe8	3130AHXE8	5,000,000	Federal Home Loan Bank 1.950% Due 01-23-25	AA+	100	4,997,500
01-23-20	01-29-20	fhuss	3134gu5u0	3134GU5U0	5,000,000	Freddie Mac 2.000% Due 01-29-25	AA+	100	5,000,000
01-24-20	01-27-20	flus	3130ahxj7	3130AHXJ7	5,000,000	Federal Home Loan Bank 1.920% Due 01-21-25	AA+	100	5,000,000
01-29-20	02-07-20	fhuss	3134gu6q8	3134GU6Q8	3,000,000	Freddie Mac 1.750% Due 11-07-23	AA+	100	3,000,000
01-29-20	02-04-20	frus	3133ellk8	3133ELLK8	3,000,000	Federal Farm Credit Bank 1.790% Due 02-04-25	AA+	100	3,000,000
									53,870,121
SALES									
01-01-20	01-02-20	mbus	45656iat5	45656TAT5	1,415,000.00	Industry Calif Pub Facs Auth T 3.139% Due 01-01-20	AA	100	1,415,000
01-02-20	01-02-20	cpus	89233ga22	89233GA22	5,000,000	Toyota Motor Credit Corp 2.540% Due 01-02-20	A1	98	4,910,747
01-08-20	01-08-20	cpus	48306aa80	48306AA80	5,000,000	Kaiser Foundation Hospital 2.090% Due 01-08-20	A1+	99	4,956,749
01-09-20	01-09-20	flus	3130adxu1	3130ADXU1	3,000,000	Federal Home Loan Bank 2.320% Due 01-09-20	AA+	100	3,000,000
01-13-20	01-13-20	fhuss	3134gbxv9	3134GBXV9	5,000,000	Freddie Mac 1.850% Due 07-13-20	AA+	100	5,000,000
01-13-20	01-13-20	fmus	3136g4qc0	3136G4QC0	3,000,000	Fannie Mae 2.200% Due 10-13-22	AA+	100	3,000,000
01-14-20	01-14-20	cpus	9113a2ae6	9113A2AE6	10,000,000	United Parcel 2.420% Due 01-14-20	A1	98	9,834,633
01-15-20	01-15-20	vrus	45950vfk0	45950VLK0	3,000,000	International Finance Corp 2.250% Due 01-15-23	AAA	100	3,000,000
01-17-20	01-17-20	cpus	1912laah4	1912AAH4	5,000,000	Coca Cola Company 2.580% Due 01-17-20	A1	98	4,906,833

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 01-01-20 To 01-31-20

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
01-24-20	01-24-20	cpus	40434paq9	40434PAQ9	10,000,000	HSBC Finance 2.530% Due 01-24-20	A1	98	9,821,131
01-25-20	01-27-20	feus	3132x0et4	3132X0ET4	5,000,000	Farmer Mac 1.830% Due 01-25-21		100	5,000,000
01-26-20	01-27-20	cbus	06744crp8	06744CRP8	5,000,000	Barclays Bank Plc 3.000% Due 01-26-23	A	100	5,000,000
01-29-20	01-29-20	flus	3130afnz6	3130AFNZ6	5,000,000	Federal Home Loan Bank 3.000% Due 01-29-24	AA+	100	5,000,000
01-30-20	01-30-20	frus	3133ehyq0	3133EHYQ0	2,000,000	Federal Farm Credit Bank 1.950% Due 03-14-22	AA+	100	2,000,000
									66,845,093

Capitol Area Development Authority

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – JANUARY 2020

STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

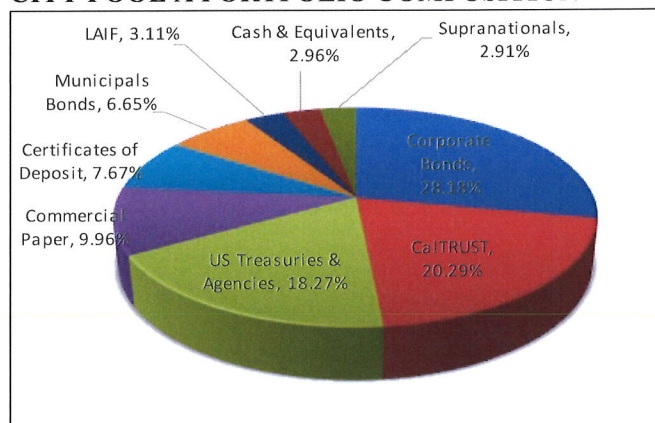
PORTFOLIO STATISTICS

Beginning Balance	20,314,513
Contributions	0
Withdrawals	0
Interest Earned	37,517
Ending Balance	20,352,030

PERFORMANCE COMPARISON

City Pool A	2.17%
LAIF	1.97%
90 Day T-Bill	1.49%
Federal Funds	1.55%

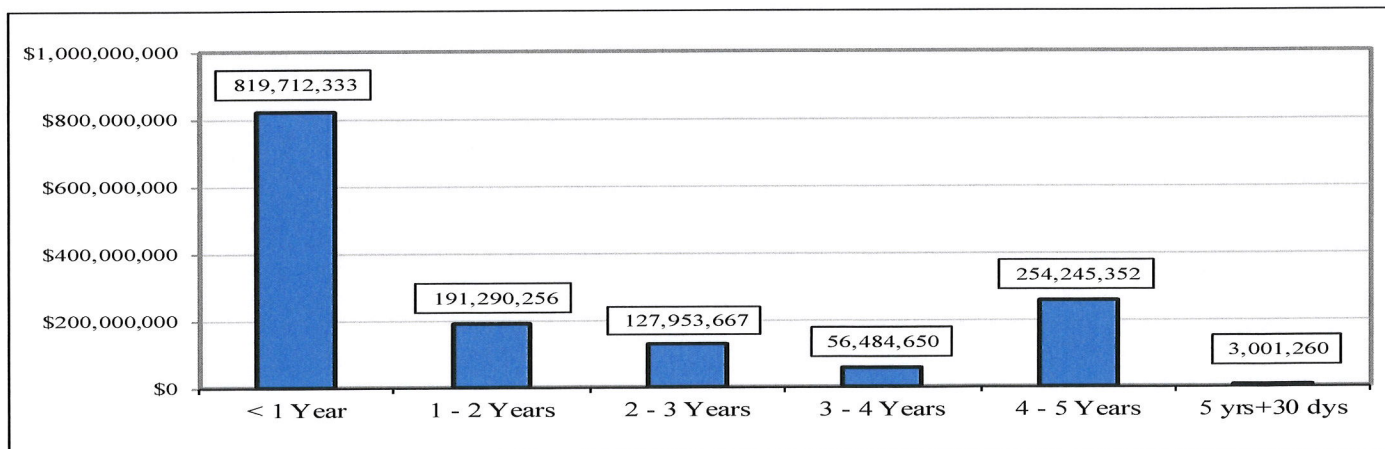
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	819,712,333	56.42%
1 - 2 Years	191,290,256	13.17%
2 - 3 Years	127,953,667	8.81%
3 - 4 Years	56,484,650	3.89%
4 - 5 Years	254,245,352	17.50%
5 yrs+30 dys	3,001,260	0.21%
Total	1,452,687,518	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	28.18%	1.32%
CalTRUST	20.29%	1.74%
US Treasuries & Agencies	18.27%	2.04%
Commercial Paper	9.96%	1.94%
Certificates of Deposit	7.67%	2.26%
Municipals Bonds	6.65%	2.20%
LAIF	3.11%	1.97%
Cash & Equivalents	2.96%	1.80%
Supranationals	2.91%	2.12%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 01-01-20 To 01-31-20

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
01-01-20				Beginning Balance		246,266.62
01-31-20	01-31-20	in		Pool A Cash	37,516.65	283,783.27
				Jan 2020 estimated Pool A interest		
					<u>37,516.65</u>	
01-31-20				Ending Balance		283,783.27
Pool A Cash						
01-01-20				Beginning Balance		20,068,246.07
01-31-20				Ending Balance		20,068,246.07

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – JANUARY 2020

STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

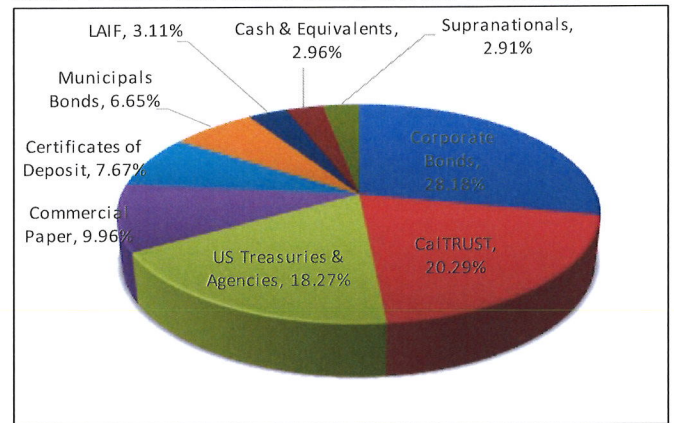
PORTFOLIO STATISTICS

Beginning Balance	38,254
Contributions	0
Withdrawals	0
Interest Earned	71
Ending Balance	38,325

PERFORMANCE COMPARISON

City Pool A	2.17%
LAIF	1.97%
90 Day T-Bill	1.49%
Federal Funds	1.55%

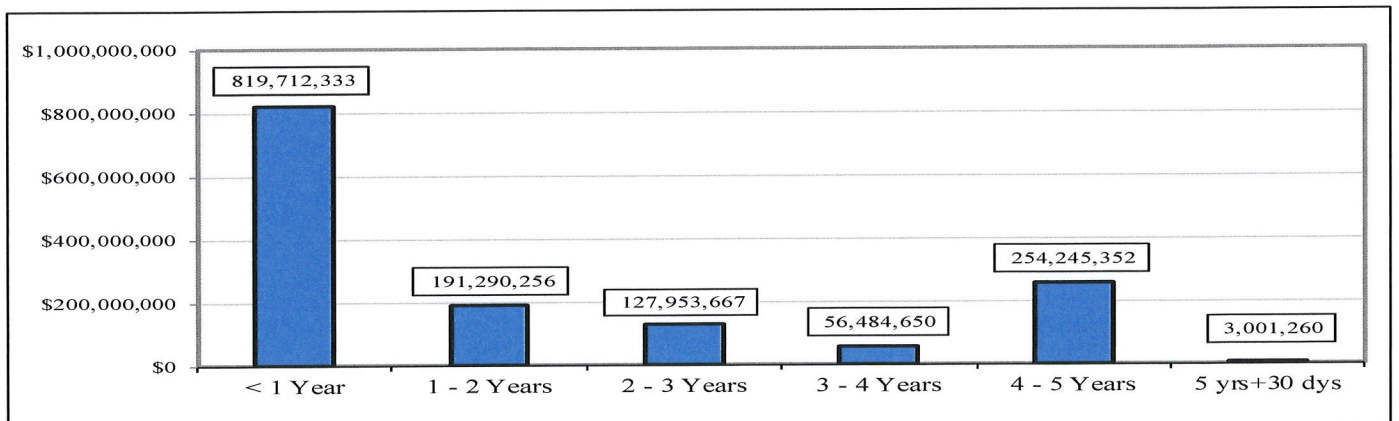
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	819,712,333	56.42%
1 - 2 Years	191,290,256	13.17%
2 - 3 Years	127,953,667	8.81%
3 - 4 Years	56,484,650	3.89%
4 - 5 Years	254,245,352	17.50%
5 yrs+30 dys	3,001,260	0.21%
Total	1,452,687,518	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	28.18%	1.32%
CalTRUST	20.29%	1.74%
US Treasuries & Agencies	18.27%	2.04%
Commercial Paper	9.96%	1.94%
Certificates of Deposit	7.67%	2.26%
Municipals Bonds	6.65%	2.20%
LAIF	3.11%	1.97%
Cash & Equivalents	2.96%	1.80%
Supranationals	2.91%	2.12%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 01-01-20 To 01-31-20

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
01-01-20				Beginning Balance		463.77
01-31-20	01-31-20	in		Pool A Cash	70.65	534.42
				Jan 2020 estimated Pool A interest		
					<hr/> 70.65	
01-31-20				Ending Balance		534.42
Pool A Cash						
01-01-20				Beginning Balance		37,790.27
01-31-20				Ending Balance		37,790.27

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – JANUARY 2020

STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

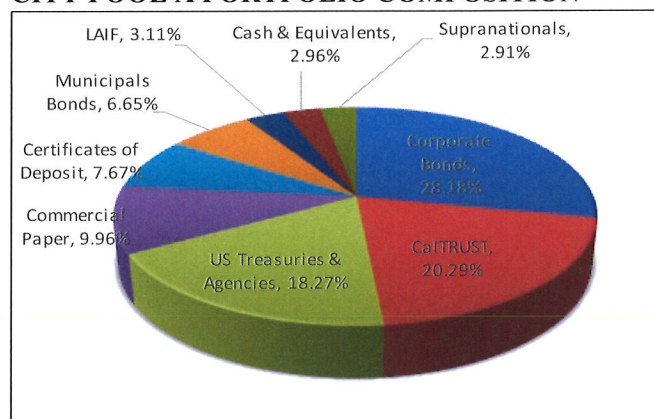
PORTFOLIO STATISTICS

Beginning Balance	260,786
Contributions	0
Withdrawals	0
Interest Earned	482
Ending Balance	261,268

PERFORMANCE COMPARISON

City Pool A	2.17%
LAIF	1.97%
90 Day T-Bill	1.49%
Federal Funds	1.55%

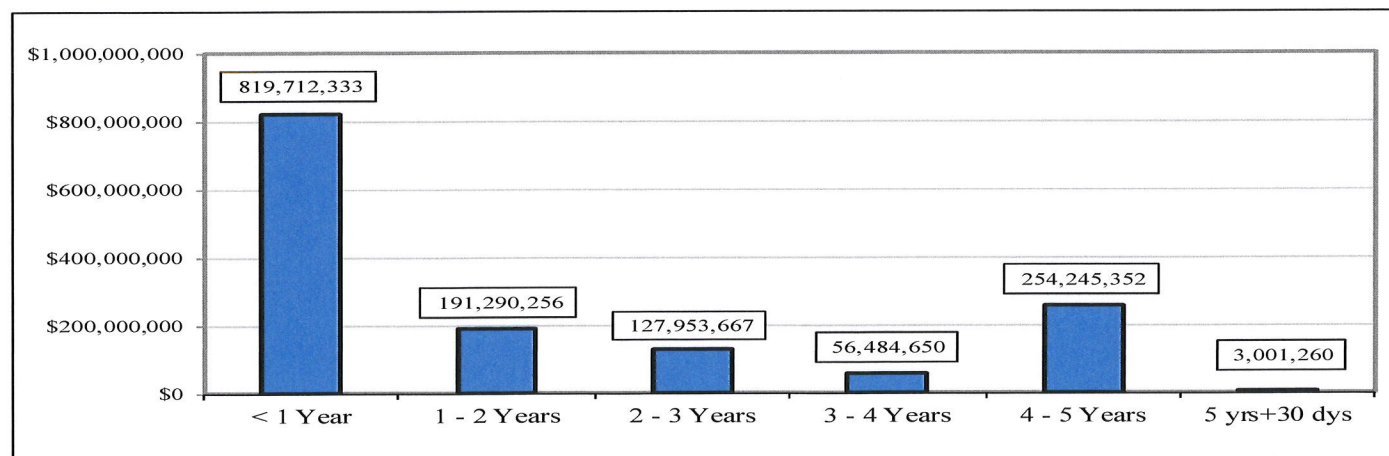
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	819,712,333	56.42%
1 - 2 Years	191,290,256	13.17%
2 - 3 Years	127,953,667	8.81%
3 - 4 Years	56,484,650	3.89%
4 - 5 Years	254,245,352	17.50%
5 yrs+30 dys	3,001,260	0.21%
Total	1,452,687,518	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	28.18%	1.32%
CalTRUST	20.29%	1.74%
US Treasuries & Agencies	18.27%	2.04%
Commercial Paper	9.96%	1.94%
Certificates of Deposit	7.67%	2.26%
Municipals Bonds	6.65%	2.20%
LAIF	3.11%	1.97%
Cash & Equivalents	2.96%	1.80%
Supranationals	2.91%	2.12%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 01-01-20 To 01-31-20

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
01-01-20				Beginning Balance		3,161.52
01-31-20	01-31-20	in		Pool A Cash	481.62	3,643.14
				Jan 2020 estimated Pool A interest		
					<hr/> 481.62	
01-31-20				Ending Balance		3,643.14
Pool A Cash						
01-01-20				Beginning Balance		257,624.67
01-31-20				Ending Balance		257,624.67