



May 10, 2021

**TO:** CADA Board of Directors

**SUBJECT: May 14, 2021 Board Meeting  
AGENDA ITEM 6  
FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP) NEEDS  
ASSESSMENT**

**CONTACT PERSON:** Tom Van Syoc, Facilities Manager  
Frank Czajka, Construction Manager

**RECOMMENDATION: For review and information only.**

### **CIP STATUS REPORT AND FIVE-YEAR CIP NEEDS ASSESSMENT**

Twice each year, in May and October, CADA staff prepares a Capital Improvement Program (CIP) Status Report and a Five-Year Needs Assessment and presents them to the Board. This timing allows the Board to consider staff's June and December budget proposals taking into consideration the physical needs of CADA's building stock.

The CIP Program Status Report and Needs Assessment Report represent a working tool that enables staff to keep track of the status of various projects and is presented to the Board to report on project status and to show the level of investment in individual buildings during the three fiscal years included in the report. The report reflects completed, current, and proposed major maintenance, rehabilitation and construction improvements to CADA-managed properties within the Capitol Area. Work typically consists of improvements to residential, commercial, parking, landscape and infrastructure identified as being necessary during field assessments performed by staff and through CADA strategic planning.

The full CIP Program Status Report is included as **Attachment 1 - May 2021 CIP Status Report** and the Needs Assessment Report is included as **Attachment 2 – CIP Needs Assessment - 2021 and Beyond**. The reports are summarized below.

### **Status of Budgeted CIP Projects**

CADA's multi-year capital budgeting process provides for fiscal year budgets to remain open for three years. As such, the current CIP Status Report reflects three years of budgeted projects which are shown in the first three shaded columns of Attachment 1, labeled "Current Budget 2018/19", "Current Budget 2019/20", and "Current Budget 2020/21".

In the columns marked "Completed," the completed projects for each fiscal year starting in FY 18/19 are shown with expenditures to date. The open projects remaining to be finished are shown in the "Open" columns. The report presents the following information about each budgeted project:

- Project Address
- Scope of Work

- Budget Spent (“Completed”)
- Budget Remaining (“Open”)

CADA’s current CIP priorities include window replacement, roof replacement, dry-rot repair, electrical service upgrades, exterior painting, and general carpentry. Some of these projects were removed from FY18/19 due to COVID – 19 operating protocols and will be worked back into the CIP as priorities dictate. These repair priorities reflect the continued aging of CADA’s 50 apartment buildings and 21 commercial spaces and CADA’s efforts to modernize building systems and make them more energy and water efficient.

As illustrated in **Table 1** below, to date CADA has completed \$1,174,619.73 in CIP projects budgeted within fiscal years 18/19 through 20/21 out of a budget of \$4,063,552.52, leaving \$2,888,932.79 in open projects. When staff reported to the Board in December, CADA had completed \$857,909 worth of projects. The progress has been in the FY 18.19 budget, where open projects have decreased from \$964,027 to \$618,600. Another significant reduction in open project budgets will occur over the next two months as CADA finishes a number of significant roofing and electrical projects that must be funded out of the FY 18/19 budget, which concludes on June 30.

**Table 1 – Budgeted\_CIP Projects - Status Report Summary for FY 18/19 through FY 20/21\***

	FY 18/19 CIP Budget		FY 19/20 CIP Budget		FY 20/21 CIP Budget		Grand Total
	Completed	Open	Completed	Open	Completed	Open	
General Fund	473,099.06	618,600.94	646,668.67	798,523.85	25,583.00	1,164,477.00	<b>3,726,952.52</b>
Special Mgt.	-	-	-	-	29,269.00	307,331.00	<b>336,600.00</b>
<b>TOTAL COMPLETED</b>	<b>473,099.06</b>		<b>646,668.67</b>		<b>54,852.00</b>		<b>1,174,619.73</b>
<b>TOTAL OPEN</b>	<b>-</b>	<b>618,600.94</b>	<b>-</b>	<b>798,523.85</b>	<b>-</b>	<b>1,471,808.00</b>	<b>2,888,932.79</b>
<b>GRAND TOTAL (COMPLETED AND OPEN)</b>	1,091,700.00		1,445,192.52		1,526,660.00		<b>4,063,552.52</b>

*\*Note: Expenses are indicated as projects are initiated, rather than invoiced, and therefore the project budgets may not match the financial reports due to timing differences from the start of project to invoicing.*

CADA’s Construction Manager, Frank Czajka, Facilities Maintenance Manager, Tom Van Syoc, and the CADA Maintenance Department are currently focusing on routine maintenance, and time-critical CIP projects such as inspection and repairs/upgrades to balconies in CADA buildings, identifying buildings where dry rot has become an issue; and roof repairs. Several roofs have already been replaced, while others that have been identified to be replaced are currently going out to bid. The major roof leak issues that arose over the winter have nearly all been addressed as most of the problem roofs have been repaired/replaced. Water and energy conservation upgrades are also being made when apartments turn.

### **Utility Monitoring**

Staff is currently using a utility tracking and benchmarking software package known as WegoWise that has:

- Helped reduce costs through managing utility usage
- Reduced the labor costs of collecting and managing utility bill information by shifting to electronic invoicing and bill payments

- Prioritized retrofit savings opportunities through assessing which buildings will realize the strongest return on investment from conservation measures and retrofits
- Identified spikes in usage and cost, equipment failure, and utility billing errors

Since proceeding with WegoWise, CADA has been able to closely monitor utility usage and improve CADA's conservation efforts by quickly identifying spikes usage and cost of utilities. This capacity has helped CADA to identify faulty equipment, leaks, etc. which has resulted in significant reductions in water usage, for example, in buildings with broken irrigation systems. Currently, staff are reviewing draft energy audits being prepared by Partner Energy, a consultant recommended by our WegoWise team. The audits present likely energy savings to be achieved by undertaking a range of CIP projects of varying types and costs. The first six reports focus on the six CADA buildings with the greatest gas consumption rates (and carbon footprints). Staff will use the reports to help plan the next CADA 10-Year Financial Forecast and the FY 22-23 budget, based on cost-effectiveness coupled with anticipated carbon footprint reductions as the policy drivers.

### **Other Projects**

The Maintenance Department's new Computerized Maintenance Management System (CMMS) has streamlined management of maintenance work orders and simplified the process of monitoring the status of open work orders. Most maintenance staff members are using their smartphones to access and manage their work orders. Going forward, staff is working toward loading preventative maintenance tasks into the system to generate reminders to Maintenance Department staff concerning when preventative maintenance of building systems needs to be performed. Staff is also exploring how to use the system to allow residents to submit work orders to Maintenance via the web-based Maintenance Connection portal. Currently a few Resident Services Representatives are participating in a "pilot program" where they use this portal to submit work orders in an effort to give Maintenance office staff the opportunity to become acclimated to and troubleshoot receiving work orders this way. Maintenance also plans to use the system to maintain an inventory of parts, equipment and building materials the Maintenance Department has in stock and needs to purchase. Overall, the system will help staff make good data-driven business maintenance and equipment purchasing decisions. CADA's Construction Manager, Frank Czajka, is continuing to oversee the evolution of the new system.

### **Five-Year CIP Needs Assessment**

Facilities Manager Tom Van Syoc is continuing to perform exterior inspections of CADA residential properties. The continuing inspections are an effort to more proactively identify and correct deficiencies and improve the appearance of CADA's properties. The inspections are used to adjust the Five Year CIP assessment. See **Attachment 2, CIP Needs Assessment 2021 & Beyond**.

**Table 2** below summarizes the Five-Year Needs Assessment for CADA's 50 apartment buildings and projected future Capital Improvement Program (CIP) spending the buildings will require. It reflects proposed spending of \$8,432,949.00 over the next five years, starting with FY 21/22 which begins on July 1, 2021 and running through FY 25/26. The majority of this need (\$7,011,962.00 of the \$8,432,949.00) is for General Fund buildings. The remaining \$1,420,987.00, is for Special Management Program buildings, which are buildings CADA operates under affordable housing regulatory agreements with various state and local public agencies. CIP projects for the succeeding five years provide the basis for future budgetary planning and consideration. Details of the future projects are shown in the **Attachment 2, CIP Needs Assessment - 2021 & Beyond**.

**Table 2 – Five-Year CIP Needs Assessment Summary of Proposed Expenditures Utilizing Outside Contractors**

	FIVE YEAR CIP NEEDS ASSESSMENT -					
	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Total
General Fund	1,879,147.00	2,351,320.00	1,332,750.00	1,040,008.00	408,737.00	7,011,962.00
Special Mgt.	369,622.00	574,622.00	130,358.00	248,843.00	67,542.00	1,420,987.00
<b>GRAND TOTAL</b>	<b>2,248,769.00</b>	<b>2,925,942.00</b>	<b>1,463,108.00</b>	<b>1,288,851.00</b>	<b>476,279.00</b>	<b>8,432,949.00</b>

Similar to the priorities reflected in **Attachment 1 - May 2021 CIP Status Report** the CIP Needs Assessment reflects a focus on upgrading aging building systems.

The projected five years' needs will become the basis for budget preparation in 2021 and each year thereafter. The FY 21/22 numbers shown above reflect the budget that staff will be asking the Board to approve at the June 2021 Board meeting. Projects may be added or removed based on the needs at the time of the new budget proposal.

Until recently, CADA's in-house renovation specialist crew were assigned to CIP projects. This in-house crew of journey-level carpenters and helpers has helped CADA save money by completing many of the CIP projects without the need to hire outside contractors. Recently, one of the two crew members unexpectedly relocated to another state and the Executive Director determined that the second crew member's employment needed to be terminated. CADA will fill these positions as soon as possible, using outside contractors as needed until then using CADA's public bidding procedures to keep the projects moving forward, possibly faster than would otherwise have been possible, but at greater cost, which is reflected in **Table 2** above. **Table 3** below assumes the same projects shown in **Table 2** will be completed by an in-house renovation specialist crew, resulting in a reduction from \$8.4 million in projected costs to \$6.3 million

**Table 3 – Five-Year CIP Needs Assessment Summary of Proposed Expenditures Utilizing the Renovation Specialist Crew**

	FIVE YEAR CIP NEEDS ASSESSMENT					
	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Total
General Fund	1,384,099.00	1,619,330.00	1,035,234.00	585,520.00	181,273	4,805,456.00
Special Mgt.	547,227.00	531,371.00	214,861.00	144,755.00	57,701.00	1,495,915.00
<b>GRAND TOTAL</b>	<b>1,931,326.00</b>	<b>2,150,701.00</b>	<b>1,250,096.00</b>	<b>730,275.00</b>	<b>238,974.00</b>	<b>6,301,371.00</b>

## **POLICY**

Staff presents the Five-Year CIP Needs Assessment to the Board bi-annually for information and discussion to ensure that these needs are appropriately and adequately addressed during the annual and mid-year budgeting processes. The Board approves the CIP budget for the upcoming fiscal year in June. This budget remains open for 3 years to allow sufficient time to prepare scopes of work, prepare and issue bid packages, obtain bids and complete the work.

The overarching CIP strategy is to preserve, maintain and enhance existing structures unless building obsolescence or development strategies dictate otherwise. Reinvestment decisions should be consistent with the State Capitol Area Plan and the CADA Strategic Plan.

Preventative maintenance and preservation of existing structures through appropriate maintenance are also consistent with state and general public policy regarding sustainable development. To the extent possible, this type of preservation of materials and avoidance of demolition of structures reduces landfill and material waste. All CIP projects are designed and constructed in compliance with current building codes and regulations, including California energy efficiency standards and regulations.

### **FINANCIAL IMPACTS**

Current and estimated future financial impacts are shown in Tables 1, 2, & 3 above.

### **STRATEGIC PLAN**

Preparation of the CIP Status Report and the CIP Needs Assessment advances the Strategic Plan goal of “Providing Mixed-Income housing with Superior Property Management” and the Key Priorities of Improving Environmentally Sustainable Practices, Community Stewardship and Fiscal Responsibility

Attachments:

1. May 2021 CIP Status Report
2. CIP Needs Assessment – 2021 & Beyond

## Attachment 1

PROPERTY CODE	CONSTR CODE	Project Address   Building Name * = Future Development Site	WORK TYPE	SCOPE OF WORK	Current Budget C19 FY 18/19		Current Budget C20 FY 19/20		Current Budget C21 FY 20/21	
GL Acct 5820					Completed	Open	Completed	Open	Completed	Open
C172-14	009.0	1325 - 15th St., Park Mansion	Res	Finishes	16,521.59	25,478.41				
C172-14	013.7	1325 - 15th St., Park Mansion	Res	Security/Access/Surveillance	927.41	(927.41)				
C172-14	019.6	1325 - 15th St., Park Mansion	Res	Structual Rehabilitation	22,291.03	5,708.97				
C222-09	010.2	1228 O St, Gibson Arms	Res	Vents/Grills/Pest Control etc	6,117.85	-				
C222-24	019.6	1517 - 12th St.	Res	Structural Rehabilitation	14,342.51	-				
C225-01	003.00	1400 N St, The Dean	Res	Concrete		60,000.00				
C226-07	002.5	1420 O St	Res	Sitework-Utilities	135,900.00	-				
C226-24	002.5	1400-04 O St Greentree/Carr Path	Res	Sitework-Utilities	32,136.56	(32,136.56)				
C231-17	008.5	1515 O St	Res	Windows	3,010.19	16,989.81				
C233-16	006.3	1623 P St., Lanai	Res	Wood-Dry Rot	-	46,000.00			-	
C234-24	006.3	1615 P St, Lanai	Res	Wood-Dry Rot	-	4,500.00				
C234-24	009.9	1615 P St, Lanai	Res	Finishes-Paint/Coatings	-	46,300.00				
C234-27	002.9	17th Street Commons	Res	Sitework-Planting/Rehab., etc.		22,000.00				
C234-27	010.8	17th Street Commons	Res	Bath, kitchen & Laundry	30,682.73	-				
C234-27	019.6	17th Street Commons	Res	Structural Rehabilitation	12,591.78	26,408.22				
C281-05A	006.3	1214 P St.	Res	Wood-Dry Rot	-	17,200.00				
C284-10	010.2	1330 P St, Palm Manor	Res	Vents/Grills/Pest Control etc		25,000.00				
	007.4	1520-30 16th St - Karma Brew/UofBeer	Com	Roofing & Siding Panels	46,000.00	-				
C360-01	013.7	701 S Street - Maintenance		Security/Access/Surveillance	13,340.14	-				
C360-01	019.6	701 S Street - Maintenance		Structural Rehabilitation	-	10,000.00				
C172-14	007.4	1325 - 15th St., Park Mansion	Res	Roofing & Siding Panels			154,958.00	(432.00)		
C172-14	010.7	1325 - 15th St., Park Mansion	Res	Exterior Protection/Telephone			-	11,000.00		
C222-11	008.5	1512 13th St	Res	Windows			-	5,000.00		
C222-11	019.6	1512 13th St	Res	Structural Rehabilitation			-	175,000.00		
C223-12	007.4	1327/1317 O St	Res	Roofing & Siding Panels			7,871.00	-		
C223-12	019.6	1327/1317 O St	Res	Structural Rehabilitation			20,300.22	59,699.78		
C225-01	007.3	1400 N St, The Dean	Res	Shingles, Roof Tiles, etc			27,675.00	-		
C226-06	016.5	1414 O St.	Res	Lighting			-	6,200.00		
C226-07	002.5	1420 O St.	Res	Sitework-Utilities			-	47,000.00		
C226-07	007.4	1420 O St.	Res	Roofing & Siding Panels			194,309.39	-		
C226-07	009.6	1420 O St.	Res	Finishes-Flooring			14,487.60	512.40		
C226-09	019.6	1510 15th St.	Res	Structural Rehabilitation			-	11,000.00		
C226-10	010.3	1514 - 15th St.	Res	Stairways/Decking/Walkways			-	4,000.00		
C226-24	010.3	1400-04 O St, Greentree/Carr Path	Res	Stairways/Decking/Walkways			-	14,100.00		
C229-07	006.3	1316 O St	Res	Wood-Dry Rot			-	18,000.00		
C231-07	010.7	1522 N St, Judith Manor	Res	Exterior Protection/Telephone			-	11,000.00		
C231-07	013.2	1522 N St, Judith Manor	Res	Sp Constr-Tanks/Haz Matl Remed			15,430.36	24,569.64		
C231-07	016.5	1522 N St, Judith Manor	Res	Lighting			-	3,100.00		
C231-23C	002.2	Golden Gate Cleaners-1412 16th	Com	Sitework-Site Prep			57,505.17	-		
C231-24	002.9	1500 N St., Brannan Court	Res	Sitework-Planting/Rehab. etc.			-	80,000.00		
C231-24	008.0	1500 N St., Brannan Court	Res	Doors & Windows			-	10,000.00		
C231-24	010.7	1500 N St., Brannan Court	Res	Exterior Protection/Telephone			-	11,500.00		
C231-24	016.5	1500 N St., Brannan Court	Res	Lighting			2,791.09	33,208.91		
C232-01	010.2	1501 15th, Douger	Res	Vents/Grills/Pest Control etc			30,685.53	(8,556.53)		
C232-16	002.9	16th Street Commerical	Com	Sitework-Planting/Rehab. etc.			79,049.25	10,950.75		
C232-18C	010.3	1510 O St, Don Carlos Apts	Res	Stairways/Decking/Walkways			-	51,000.00		
C233-14	006.3	1625 O St	Res	Wood-Dry Rot			-	11,700.00		
C281-05B	002.2	RMB Enterprises - 1212 P St.	Res	Sitework-Site Prep			34,949.61	-		
C281-06	006.3	1216-18 P St.	Res	Wood-Dry Rot			-	8,500.00		
C281-07	008.5	1220 P St, Deus	Res	Windows			-	24,500.00		

C284-10	006.3	1330 P St, Palm Manor	Res	Wood-Dry Rot			-	44,000.00		
C330-00	000.0	Somerset	Res	Non Type			411.28	(411.28)		
C172-15A	007.00	1317 - 15th St., Lombard	Res	Thermal & Moisture Protection - Roof						141,200.00
C172-15A	009.6	1317 - 15th St., Lombard	Res	Finishes-Flooring						6,000.00
C172-15A	009.9	1317 - 15th St., Lombard	Res	Finishes-Paint/Coatings						6,000.00
C172-15A	010.3	1317 - 15th St., Lombard	Res	Fireplaces/Stoves/Ext Spec etc						9,500.00
C172-15A	010.30	1317 - 15th St., Lombard	Res	Stairways/Decking/Walkways						23,600.00
C172-15A	019.6	1317 - 15th St., Lombard	Res	Structural Rehabilitation						7,000.00
C222-09	008.5	1228 O St, Gibson Arms	Res	Windows						139,500.00
C222-11	008.5	1512 13th St	Res	Windows						54,900.00
C222-20A	002.10	1209 P St., Wing Manor	Res	Sitework-Fences, Gates						14,000.00
C223-02	010.30	1316 N. St., Le Chateau	Res	Stairways/Decking/Walkways						31,200.00
C223-09A	010.30	1428 - 14th St., Metropol	Res	Stairways/Decking/Walkways						18,800.00
C223-10	002.5	1327 O St., Capri	Res	Sitework-Utilities					17,209.00	1,791.00
C225-01	010.30	1400 N St, The Dean	Res	Stairways/Decking/Walkways						27,700.00
C226-07	006.3	1420 O St	Res	Wood-Dry Rot						10,500.00
C226-08	002.2	1500 15th St-Auslander	Res	Sitework-Site Prep						10,000.00
C226-08	010.30	1500 15th St-Auslander	Res	Stairways/Decking/Walkways						31,700.00
C226-08	016.5	1500 15th St-Auslander	Res	Lighting						14,960.00
C226-24	010.30	1400-04 O St, Greentree/Carr Path	Res	Stairways/Decking/Walkways						16,500.00
C231-07	010.30	1522 N St, Judith Manor	Res	Stairways/Decking/Walkways						23,700.00
C231-24	007.00	1500 N St., Brannan Court	Res	Thermal & Moisture Protection - Roof						263,000.00
C232-01	010.30	1501 15th, Douger	Res	Stairways/Decking/Walkways						36,900.00
C233-06	010.30	1616 N St, Grantwood	Res	Stairways/Decking/Walkways						24,900.00
C234-24	009.9	1615 P St, Lanai	Res	Finishes-Paint/Coatings						25,000.00
C234-24	010.10	1615 P St, Lanai	Res	Awnings						11,500.00
C234-27	006.3	17th Street Commons	Res	Wood-Dry Rot					545.00	(545.00)
C293-18	009.9	1619 Q-Rooming House	Res	Finishes-Paint/Coatings						60,000.00
Various Addresses Budget Line		C888-88		General Major Construction						
Various	001.6	Various		Energy Reduction/Sustainability		15,000.00		15,000.00	-	15,000.00
Various	002.7	Various		Sitework-Pavement, Bases, etc	18,994.72	1,005.28	-	20,000	-	40,000.00
Various	002.9	Various		Sitework-Planting/Rehab, etc.	25,979.28	-	-	-	-	-
Various	013.3	Various		Sp Constr-Boilers		45,000.00				
Various	019.1	Various		Contingency	-	251,337.49	-	45,627.35	-	50,000.00
Various	019.2	Various		Accessibility	-	10,000.00	-	10,000.00	-	10,000.00
Various	019.3	Various		Fire & Safety	2,840.84	5,159.16	3,800.00	4,200.00	-	8,000.00
Various	019.4	Various		Toxic Abatement	75,071.39	14,928.61		20,000.00	7,829.00	12,171.00
Various	019.5	Various		Commercial Tenant Improvements	16,351.04	3,648.96	2,445.17	17,554.83	-	20,000.00
GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND:					\$ 473,099.06	\$ 618,600.94	\$ 646,668.67	\$ 798,523.85	\$ 25,583.00	\$ 1,164,477.00
					C19 GF Total	\$ 1,091,700.00	C20 GF Total	\$ 1,445,192.52	C21 GF Total	\$ 1,190,060.00

Special Management Properties					C19 - FY 18/19		C20 - FY 19/20		C21 - FY 20/21	
					Completed	Open	Completed	Open	Completed	Open
36 Somerset Parkside Special Management Account										
C330-00	000.00	Somerset	Res	Non Type					1,604.00	8,396.00
C330-00	002.10	Somerset	Res	Sitework-Fences, Gates					16,752.00	73,248.00
R536-01	000.00	Somerset	Res	Non Type					1,228.00	(1,228.00)
SUBTOTAL:					-	-	-	-	19,584.00	80,416.00
37 Biele Place Special Management Account										
C231-19	003.9	Biele Place	Res	Concrete-Restorartion/Cleaning					-	81,000.00
SUBTOTAL:					-	-	-	-	-	81,000.00

<b>38 17th Street Commons</b>										
<b>Special Management Account</b>										
C234-27	001.10	17th Street Commons	Res	Awnings					-	30,000.00
C234-27	006.3	17th Street Commons	Res	Wood-Dry Rot					9,685.00	48,315.00
<b>SUBTOTAL:</b>					-	-	-	-	9,685.00	78,315.00
<b>41 Fremont/Wilshire Apts</b>										
<b>Special Management Account</b>										
C-286-00	008.5	Fremont/Wilshire Apts	Res	Windows					-	67,600.00
<b>SUBTOTAL:</b>					-	-	-	-	-	67,600.00
<b>TOTAL SPECIAL MANAGEMENT FUNDS:</b>					-	-	-	-	29,269.00	307,331.00
<b>GRAND TOTAL ALL FUNDS (GENERAL + SPECIAL MGMT)*:</b>					473,099.06	618,600.94	646,668.67	798,523.85	54,852.00	1,471,808.00

Completed

1,091,700.00

43%

Completed

1,445,192.52

45%

Completed

1,526,660.00

4%

4,063,552.52

Projected Year	Address #	Address Street	Building Name	Job / Project	Hired Contractor w/Uplift	Job / Project in house with Contractor
2021/2022	1201	P St	Del Capri	awnings	28,586	25,996
				Dry rot	18,593	8,476
				windows	50,129	28,829
	1209	P St	Wing Manor	Stucco repair	16,467	7,755
				windows	10,456	5,885
					38,158	21,783
	1220	P St	Deus	windows	50,482	25,729
	1228	O St	Gibson Arms	Paint	37,027	19,164
				Stucco repair	37,907	17,308
				windows	21,881	10,705
					84,812	72,128
				CA's Balcony Law compliance	-	174,500
	1316	O St	(blank)	Dry rot	9,666	4,858
				Dry rot (garage)	11,047	4,256
				Paint (garage)	9,260	4,421
				CA's Balcony Law compliance	-	53,878
	1317	O St	The Valencia	Stucco repair	34,273	15,342
				windows/dry rot	94,494	47,990
				CA's Balcony Law compliance	-	27,140
	1325	15th St	Park Mansion	Paint	39,921	25,411
	1327	O St	Capri	doors	38,609	25,184
	1330	O St	(blank)	CA's Balcony Law compliance	-	30,993
	1400	N St	The Dean	carpet	7,045	-
				courtyard wall	69,923	37,756
				garage doors	25,185	19,035
				garage roof	30,900	-
				paint	18,485	15,842
	1420	O St	The Statesman	elevator	82,400	-
				CA's Balcony Law compliance	-	26,220
	1500	15th St	Auslander Apts	Dry rot/window glazing/paint	154,250	76,591
		N St	Brannan Court	elevator	82,400	-
	1501	15th St	Dauger Manor	Dry rot/window glazing/paint	86,216	47,642
				Stucco repair	30,760	13,732
				windows	46,960	24,559
	1506				32,504	17,080
	1510	15th St	The Victorian	CA's Balcony Law compliance	-	31,223
		O St	Don Carlos Apts	Electrical	187,990	106,605
				windows	60,472	27,298
				CA's Balcony Law compliance	-	57,224
	1512	13th St	(blank)	Stucco repair	180,077	99,195
				windows	8,271	5,064
	1514	15th St	The Victorian	CA's Balcony Law compliance	-	31,223
	1517	12th St	(blank)	concrete	25,619	11,341
	1521	12th St	(blank)	awnings	13,371	9,547
	1606	15th St	Fremont Apts	Dry rot	41,088	30,708
				CA's Balcony Law compliance	-	284,500
	1615	P St	Lanai Apts	Paint	46,275	23,903
				Stucco repair	9,141	3,942
	1617	P St	Lanai Apts	awning	4,191	2,691
	1622	N St	Shelly Arms	CA's Balcony Law compliance	-	18,688
	1625	O St	(blank)	Dry rot	31,379	12,289
	1216-18	P St	(blank)	stairs	2,338	1,009
	1631/1524	P/17th St	17th St Commons	Tuck Point	10,840	3,764
	1518-22	17th St	17th St Commons	awnings	11,991	10,983
				stairs	9,308	5,515
	1001-35	Q St	Somerset Parkside	cast iron	140,299	84,708
				kitchen cabinets	51,931	42,353
				rebuild bathrooms	68,898	56,860
	1512-16	17th St	17th St Commons	fences	35,268	27,836

	1400-04	O St	Greentree Commons	decks	11,228	6,671
<b>2021/2022 Total</b>					<b>2,248,769</b>	<b>1,931,326</b>
<b>2022/2023</b>	1209	P St	Wing Manor	railing	31,695	17,131
				stairs	44,805	27,244
				CA's Balcony Law compliance	-	39,273
	1228	O St	Gibson Arms	rebuild rear stairs	41,000	22,972
	1316	N St	Le Chateau	Dry rot	41,914	19,620
				windows	63,473	27,939
	1317	O St	The Valencia	Electrical	353,541	206,200
				HVAC	396,601	154,459
	1325	15th St	Park Mansion	mailboxes	4,050	3,116
	1326	P St	Mi Casa	CA's Balcony Law compliance	-	17,825
	1327	O St	Capri	Paint	69,433	29,927
			The Capri	CA's Balcony Law compliance	-	53,878
	1330	P St	Palm Mansion	concrete	11,469	4,717
				Dry rot	68,020	32,813
				gutters	4,434	
				roof	76,760	60,506
				windows	35,262	15,577
				CA's Balcony Law compliance	-	37,548
	1400	N St	The Dean	rewire	185,031	172,629
	1500	15th St	Auslander Apts	carpet	10,219	-
				HVAC	122,992	109,714
	1506				-	83,375
	1521	12th St	(blank)	concrete	10,411	5,295
				windows	51,548	28,259
				CA's Balcony Law compliance	-	30,475
	1522	N St	Judith Manor	windows/dry rot	111,982	50,228
					14,333	6,419
					13,545	6,267
					58,904	25,706
	1606	15th St	Fremont Apts	walkways	60,468	42,195
	1614	O St	17th St Commons	decks	55,746	32,446
				Reglaze Windows	102,988	51,434
	1615	P St	Lanai Apts	CA's Balcony Law compliance	-	12,190
	1616	N St	Grantwood Manor	Reglaze Windows	228,991	95,482
	1617	P St	Lanai Apts	CA's Balcony Law compliance	-	12,190
	1622	N St	Shelly Arms	Reglaze Windows	286,764	142,315
	1625	O St	(blank)	CA's Balcony Law compliance	-	35,708
	1216-18	P St	(blank)	Dry rot (and glaze as needed)	7,159	3,689
				Paint	4,525	3,856
				Wall repair	2,460	3,286
	1001-35	Q St	Somerset Parkside	cast iron	140,299	86,812
				kitchen cabinets	46,160	42,724
				rebuild bathrooms	62,718	57,901
				CA's Balcony Law compliance	-	79,178
	1616-22	O St	17th St Commons	awnings	6,500	4,631
				deck	42,679	21,638
					57,063	30,532
				CA's Balcony Law compliance	-	81,880
	1400-04	O St	Greentree Commons	CA's Balcony Law compliance	-	21,505
<b>2022/2023 Total</b>					<b>2,925,942</b>	<b>2,150,701</b>
<b>2023/2024</b>	1215	P St	Gibbs Arms	CA's Balcony Law compliance	-	19,895
	1220	P St	Deus	CA's Balcony Law compliance	-	45,080
	1321	Q St	(blank)	windows	20,501	10,569
				CA's Balcony Law compliance	-	31,338
	1400	N St	The Dean	garage paint	7,404	4,236
				hot water line	437,157	303,173
				rewire	185,031	175,688
	1424	P St	Wilshire	CA's Balcony Law compliance	-	5,750
	1506				453,746	235,484

	1515	O St	Morgenson Manor	Dry rot	45,177	12,192
				CA's Balcony Law compliance	-	24,783
	1517	12th St	(blank)	Stucco repair	21,000	9,144
	1614	O St	17th St Commons	windows	102,949	57,725
				CA's Balcony Law compliance	-	68,828
	1623	p	Lanai Apts	CA's Balcony Law compliance	-	25,818
	1625	O St	(blank)	Reglaze Windows	162,714	94,768
	1216-18	P St	(blank)	CA's Balcony Law compliance	-	12,938
	1631/1524	P/17th St	17th St Commons	CA's Balcony Law compliance	-	64,573
	1212-14				-	24,380
	1512-16	17th St	17th St Commons	awnings	27,409	23,737
<b>2023/2024 Total</b>					<b>1,463,088</b>	<b>1,250,096</b>
<b>2024/2025</b>	1215	P St	Gibbs Arms	overhang	3,899	1,238
				Stucco repair	20,120	8,226
				windows	57,605	22,758
	1321	Q St	(blank)	Paint	33,214	19,319
	1400	N St	The Dean	rewire	185,031	178,838
	1424	P St	Wilshire	rear stairs	17,389	11,741
	1500	15th St	Auslander Apts	Paint	16,817	9,926
		N St	Brannan Court	exterior paint	113,336	59,273
	1506				13,655	7,372
	1510	15th St	The Victorian	Dry rot	43,804	19,790
				Paint	53,314	23,586
	1514	15th St	The Victorian	Dry rot	43,290	18,085
				Paint	53,176	23,586
	1517	12th St	(blank)	decks	58,536	31,004
	1521	12th St	(blank)	Paint	49,729	22,582
	1614	O St	17th St Commons	deck repair/replace	65,186	37,529
	1615	P St	Lanai Apts	metal fences & gates	10,927	-
	1616	N St	Grantwood Manor	windows	100,730	50,977
	1617	P St	Lanai Apts	Rebuild Decks	24,952	12,542
				metal fences & gates	10,927	-
	1623	P St	Lanai Apts	Paint	34,890	19,139
				metal fences & gates	10,927	-
	1631/1524	P/17th St	17th St Commons	Paint	64,339	35,019
	1212-14				83,738	45,539
	1630-40	O St	17th St Commons	Paint	34,268	21,214
	1506-10	17th St	17th St Commons	roof	50,979	32,535
	1512-16	17th St	17th St Commons	Paint	34,071	18,458
<b>2024/2025 Total</b>					<b>1,288,851</b>	<b>730,275</b>
<b>2025/2026</b>	1201	P St	Del Capri	Paint	29,423	15,143
	1317	O St	The Valencia	fence	3,408	2,023
				Paint	66,145	33,395
	1414	O St	Moore Manor	windows/dry rot	92,118	46,078
	1424	P St	Wilshire	Paint	42,203	23,058
	1622	N St	Shelly Arms	Dry rot	85,784	40,196
				windows	89,658	44,437
	1518-22	17th St	17th St Commons	Paint	26,573	16,768
	1616-22	O St	17th St Commons	Paint	40,969	17,875
<b>2025/2026 Total</b>					<b>476,279</b>	<b>238,974</b>
<b>Grand Total</b>					<b>8,402,929</b>	<b>6,301,371</b>