

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.

	FY 18/19 C	IP Budget	FY 19/20 C	IP Budget	FY 20/21	CIP Budget	Grand
	Completed	Open	Completed	Open	Completed	Open	Total
General Fund	473,099.06	618,600.94	646,668.67	798,523.85	25,583.00	1,164,477.00	3,726,952.52
Special Mgt.	-	-	-	-	29,269.00	307,331.00	336,600.00
TOTAL COMPLETED	473.099.06		646,668.67		54,852.00		1,174,619.73
TOTAL OPEN	-	618,600.94	-	798,523.85	-	1,471,808.00	2,888,932.79
GRAND TOTAL (COMPLETED AND OPEN)	1,091,	700.00	1,445,	192.52	1,526	,660.00	4,063,552.52

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

*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				
GRAND TOTAL	2,248,769.00	2,925,942.00	1,463,108.00	1,288,851.00	476,279.00	8,432,949.00				

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				
GRAND TOTAL	1,931,326.00	2,150,701.00	1,250,096.00	730,275.00	238,974.00	6,301,371.00				

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

			WOR							
PROPERTY	ROPERTY Project Address Building Name		к		Current	Pudget	Current	Budget	Current Budget	
CODE	CONSTR CODE			U U		(19/20	C21 FY 20/21			
CODE	CONSTRUCTED	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		open		open
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	5,708.97				
C222-03	019.6	1517 - 12th St.	Res	Structural Rehabilitation	14.342.51					
C225-01	003.00	1400 N St, The Dean	Res	Concrete	14,042.01	60,000.00				
C226-07	002.5	1420 O St	Res	Sitework-Utilities	135,900.00	-				
C226-24	002.5	1400-04 O St Greetree/Carr Path	Res	Sitework-Utilities	32,136.56	(32,136.56)				
C231-17	002.5	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			-	
C233-10	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				
C234-24 C234-27	009.9	17th Street Commons	Res	Sitework-Planting/Rehab, etc.	-	22,000.00				
C234-27	002.9	17th Street Commons	Res	Bath, kitchen & Laundry	30,682.73	22,000.00				
	019.6	17th Street Commons	Res	Structural Rehabilitation	12,591.78	- 26,408.22				
C234-27 C281-05A	019.6	1214 P St.	Res	Wood-Dry Rot	12,391.70	26,408.22				
C284-10	010.2	1330 P St, Palm Manor	Res	Vents/Grills/Pest Control etc		25,000.00				
6264-10	010.2			Roofing & Siding Panels	40,000,00	25,000.00				
0000.04	007.4	1520-30 16th St - Karma Brew/UofBeer	Com	Security/Access/Surveillance	46,000.00	-				
C360-01		701 S Street - Maintenance		Security/Access/Surveillance Structural Rehabilitation	13,340.14					
C360-01	019.6	701 S Street - Maintenance	_		-	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		

G330-00 Bornard Res Nor Typic 411.20 411.2	C284-10	006.3	1330 P St, Palm Manor	Res	Wood-Dry Rot				44,000.00		1
C172-55A 007/0 137 - 159 % Londead Res Protection-Roof 1<					-			411.28			
C172-154 ODA 131 - 109 R. Londead Neal Produce/Book Status					51			411.20	(411.20)		141 200 00
C1721-80 00.9 1317 - 1508 SL, Londaud Res. Fillosocial Special Spec			,								
C172 140 D10.3 137 - 190 B, Lonnaud Res Pregleme/Bowe/Streepe etc. D <thd< th=""> D</thd<>				_	÷						,
C1721-5A [10.30] 137 - 1598 SL, Londard Res Statumps/Deskry/Walkays Image: Statumps/Deskry/Walkays <t< td=""><td></td><td></td><td>,</td><td></td><td>Ŭ</td><td></td><td></td><td></td><td></td><td></td><td>,</td></t<>			,		Ŭ						,
C17214b Ote 6 137 This B. Lumbard Res Nucleir Relation Nucleir Relation Nucleir Relation C222-00 00.5 1/22 S0 S. Ober A. Mindow Nucleir Relation Nucleir Relation Nucleir Relation Nucleir Relation C222-10 00.5 1/22 S0 S. Ober A. Mindow Nucleir Relation Nucleir Relation Nucleir Relation C222-10 01.30 1/22 S10 S0. Nucleir Relation											
C222-00 D05.5 11/28-0 St, Glavon Arma Ros Windows Image: Constraint of the standard strainty of the standard strainty of the standard strainty of the strainty of											
C222-11 ODE 5 1171 3181 B Reg Mendows C222-204 OU 20 120 PS, Vorg Manor Reg Stework-Fraces, Gates Image: Construction of the co			,								,
C222-240 002.10 1200 P SL, Wing Manor Reg. Silworst-Renew, Gales 1 1 1 1 1 0 1 1 0 1 1 0 1 1 0 1 1 0 1 0 1 1 0 1 1 0 1 1 0 1 1 0 1 1 0 1											,
C222-02 01-0.0 1370 N. St. Lo Chattau Res SimmayyDocking/Walkaysy 31.200 C222-50 MO (0.0) 1470 - 14 HS, Metryo Red SimmayyDocking/Walkaysy 18.200 C222-51 00 (0.2) 1327 O St, Capit Res SimmayyDocking/Walkaysy 19.200 17.209.00 17.											
C222-00 01:0.00 1463-146 St. Metropol Res BiamwysDodingWalkwys 180000 C222-01 01:0.00 1400 N St. The Dean Res StamwysDodingWalkwys 17.2000 1463.500 C225-68 05.02 1500 15h S-Lusiander Res StamwysDodingWalkwys 16.500 0.600 16.500 0.623.400 0.601 5h S-Lusiander Res StamwysDodingWalkwys 16.200 0.600 16.500 0.623.400 0.601 5h S-Lusiander Res StamwysDodingWalkwys 2.2000 1.610.000 0.600.000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td></t<>											,
C222-10 002.5 137.7 OS. Capr. Res. Biterway/Decking/Walkwaya 12200.0 17200.0 1770.00 1770.00 C222-61 010.30 1420.0 Sit. The Bare Res. Nood-Dy Rd. 1 1 1000.00 1770.00 1770.00 C222-650 010.30 1500 15ht St-Audancier Res. Nood-Dy Rd. 1 1 1000.00 1000.00 1770.00 1000.00 C226-68 010.30 1500 15ht St-Audancier Res. Starway/Decking/Walkwaya 1 1 1000.00 1770.00											,
c222-61 010.30 1400 NS, The Dean Res Starway/Decking/Walkwaya 227.00 0000 127.00 10000 227.00 10000 227.00 10000 1000000 100000 100000										17 209 00	
C226-07 06.3 1420 0 81 Res Wood-Op Not 10.900 C226-08 00.22 1600 1698 15-Aulainder Res Slavoor, Slavos 1 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>11,209.00</td> <td>,</td>										11,209.00	,
C228-08 D02 1500 1595 S-Auslander Res Starway/Dechny/Wilkways Image											
C228-08 010.30 1150 1150 1150 117000 C228-08 01155 1150					3						
C228-08 Off-5 1500 15N :Avuiander Res Liphing Image Liphing Image Liphing											,
1222-24 101.30 1400-40 SL Greentee/Car Path Res ShiurwaysDecking/Wakways Image: Carlor of the state of th											
C231-07 010.30 1522 NS, Ludith Manor Res Thema Res <				-							
C231-24 007.00 1500 NSL, Brannan Court Res Thermal & Molsture Protection - Roof 223.00 101.30 1501 15h, Douger Res Statiways/Decking/Walkways C232-06 010.30 1618 NSL, Grantwood Res Statiways/Decking/Walkways 223.00 101.00 1618 PSL, Lanai Res Minings 223.00 101.01 1618 PSL, Lanai Res Minings 223.00 101.01 1618 PSL, Lanai Res Minings 223.00 101.00 1618 PSL, Lanai Res Minings 213.00 100.00 545.00 (645.00) 645.00 <td< td=""><td></td><td></td><td></td><td></td><td>, , ,</td><td></td><td></td><td></td><td></td><td></td><td>,</td></td<>					, , ,						,
c223-01 010.30 1001 f161 h51, Douger Res StainwaydDecking/Walkways 68 9000 24 4000 68 9000 24 4000 24 4000 24 4000 24 4000					, ,						
c223.06 010.30 1616 N St. Gramwood Res Stalways/Dexking/Walkways 24.24 000.9 1616 P St. Lanai Res Filmse-Pairt/Coatings 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 22.800.00 56.00 (645.00 60.00.000 56.00 66.000.00 56.00 60.00.000 56.00 60.00.000 50.000.00 56.00 60.00.000 50.000.00 50.000.00 50.000.00 50.000.00 60.00.000 60.00.000 60.00.000 60.00.000 60.00.000 60.00.000 60.00.000 60.00.000											
C224-24 09.9 1615 P SL Lanai Res Finishes-Paint/Coatings 25.000 C234-24 010.10 1615 P SL Lanai Res Annings 11.500.00 C234-27 006.3 17th Street Commons Res Window Advector 546.00 546.00 645.00 C234-27 006.3 17th Street Commons Res Finishes-Paint/Coatings 546.00 546.00 60.000.00 C234-27 006.3 1619 C-Rooming House Res Finishes-Paint/Coatings 556.00 60.000.00 Various 001.6 Various Energy Reduction/Statianability 15.000.00 15.000.00 - 450.000 - 450.000 - 450.000 - 450.000 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 450.000.00 - 10.000.00 - 10.000.00 - 10.000.00 - 10.000.00 - <					, , ,						,
C224-24 010.10 1616 P St, Lanal Res Awrings 11800.0 C234-27 006.3 17th Street Commons Res Wood-Dry Rot 646.00 <td></td> <td>,</td>											,
C224-27 006.3 17th Street Commons Res Wood-Dry Rot 545.00 (645.00 C293-18 009.9 1619 Q-Rooming House Res Finishes-Phaint/Coatings 0 600.00 600.00 600.00 600.00 600.00 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 600.00 0 15.000.00 15.000.00 15.000.00 15.000.00 0 15.000.00 0 16.000.00 0 16.000.00 0 16.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00 0 10.000.00			,		-						,
C293-18 Ope 1619 Q-Rooming House Res Finishes-Paint/Coatings Control 60,000 Various OD1.6 Various General Major Construction - - - - - 15,000.00 - 15,000.00 - 15,000.00 - 15,000.00 - 15,000.00 - 15,000.00 - 15,000.00 -<			,		e e					E4E 00	
Various Addresses Budget Line C888-88 General Major Construction Image: Consecon			-							545.00	
Various O01.6 Various Energy Reduction/Sustainability 15,000.00 15,000.00 . 15,000.00 Various 002.7 Various Sitework-Pavement, Bases, etc. .	1.793-18			IRes							60 000 00
Various 002.7 Various Sitework-Pavement, Bases, etc. 18,994.72 1,005.28 2 20,000 - 40,000.0 Various 002.9 Various Sitework-Plarting/Reha, etc. 25,972.8 -			*	Res	ÿ						60,000.00
Various 002.9 Various Sitework-Planting/Rehab, etc. 25,979.28 -	Various Addr	esses Budget Line	C888-88	Res	General Major Construction		15.000.00		15.000.00		
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 - 20,000.00 7,829.00 12,171.0 - 24,451.71 17,554.83 - 20,000.00 - 21,67 total \$ 1,46,477.00 221 GF total \$ 1,46,477.00 221 GF total \$ 1,454,192.52 221 GF total \$ 1,164,477.00 221 GF total \$ 1,454,192.52 221 GF total \$ 1,454,192.52	Various Addre Various	oot.6	C888-88 Various	Res	General Major Construction Energy Reduction/Sustainability	- 18.994.72					15,000.00
Various 019.1 Various Contingency - 251,337.49 - 45,627.35 - 50,000.0 Various 019.2 Various Accessibility - 10,000.00 - <td>Various Addro Various Various</td> <td>001.6 002.7</td> <td>C888-88 Various Various</td> <td>Res</td> <td>General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc</td> <td></td> <td>1,005.28</td> <td></td> <td>20,000</td> <td></td> <td></td>	Various Addro Various Various	001.6 002.7	C888-88 Various Various	Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc		1,005.28		20,000		
Various 019.2 Various Accessibility - 10,000.00	Various Addre Various Various Various	esses Budget Line 001.6 002.7 002.9	C888-88 Various Various Various	Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc.		1,005.28		20,000		15,000.00
Various 019.3 Various Fire & Safety 2,840.84 5,159.16 3,800.00 4,200.00 - 8,000.0 Various 019.4 Various Toxic Abatement 75,071.39 14,928.61 20,000.00 2,445.17 17,554.83 - 20,000.00 Various OPA Commercial Tenant Improvements 5 646,668.67 \$ 798,523.85 \$ 25,583.00 \$ 1,164,477.00 Special Management Properties Completed Open Completed Open Special Management Account C330-00 000.00 Somerset Res Non Type SUBTOTAL: C19 FF 18/19 C20 FF 19/20 Call Frame 16,752.00 73,248.00 Call Frame 1,280.00 1,282.00 1,228.00 C19 FF 18/19 Completed Open 1,672.00 73,248.00 C230-00 000.00 Somerset Res Non Type 1,228.00 1,228.00 1,228.00	Various Addro Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3	C888-88 Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers	25,979.28	1,005.28	-	20,000		15,000.00 40,000.00 -
Various 019.4 Various Toxic Abatement 75,071.39 14,928.61 20,000.00 7,829.00 12,171.0 Various 019.5 Various Commercial Tenant Improvements 16,351.04 3,648.96 2,445.17 17,524.83 - 20,000.00 GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND: Special Management Properties \$ 473,099.06 \$ 618,600.94 \$ 646,668.67 \$ 798,523.85 \$ 25,583.00 \$ 1,164,477.00 Special Management Properties \$ 20,000.00 \$ 216 F Total \$ 1,091,700.00 \$ 216 F Total \$ 1,190,060.00 Care FY 18/19 Care FY 18/19 Care FY 19/20 Care FY 20/21 Completed Open Special Management Account C330-00 000.00 Somerset Res Sitework-Fences, Gates	Various Addro Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1	C888-88 Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency	25,979.28	1,005.28 - 45,000.00 251,337.49	-	20,000 - 45,627.35	-	15,000.00 40,000.00 - 50,000.00
Various 019.5 Various Commercial Tenant Improvements 16,351.04 3,648.96 2,445.17 17,554.83 - 20,000.0 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 Special Management Properties 201 GF Total \$ 1,091,700.00 C00 FF Total \$ 1,091,700.00 C00 FF Total \$ 1,445,192.52 C21 GF Total \$ 1,604.00 8,396.00 Special Management Account Res Non Type SubtroTAL: - - - - 2,248.00 1,604.00 8,396.00 C330-00 000.00 Somerset Res Non Type SubtroTAL: -	Various Addre Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2	C888-88 Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility	25,979.28 - -	1,005.28 - 45,000.00 251,337.49 10,000.00	-	20,000 - - 45,627.35 10,000.00	-	15,000.00 40,000.00 - 50,000.00 10,000.00
GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND: \$ 473,099.06 \$ 646,668.67 \$ 798,523.85 \$ 25,583.00 \$ 1,164,477.00 Special Management Properties \$ 000.00 \$ 1,445,192.52 \$ 220 GF Total \$ 1,445,192.52 \$ 22,583.00 \$ 1,164,477.00 C19 GF Total \$ 1,445,192.52 \$ 22,583.00 \$ 1,164,477.00 \$ 21,67 Total \$ 1,190,060.00 Special Management Properties \$ 1,445,192.52 \$ 22,6F Total \$ 1,445,192.52 \$ 22,6F Total \$ 1,190,060.00 36 Somerset Parkside \$ 1,000.00 \$ 1,604.00 8,396.00 C330-00 000.00 Somerset Res Sitework-Fences, Gates \$ 1,280.00 1,604.00 8,396.00 C330-00 000.00 Somerset Res Non Type \$ 1,280.00 1,228.00 <t< td=""><td>Various Addro Various Various Various Various Various Various Various</td><td>esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3</td><td>C888-88 Various Various Various Various Various Various Various</td><td>Kes</td><td>General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety</td><td>25,979.28 - - 2,840.84</td><td>1,005.28 45,000.00 251,337.49 10,000.00 5,159.16</td><td>-</td><td>20,000 45,627.35 10,000.00 4,200.00</td><td>-</td><td>15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00</td></t<>	Various Addro Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3	C888-88 Various Various Various Various Various Various Various	Kes	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety	25,979.28 - - 2,840.84	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16	-	20,000 45,627.35 10,000.00 4,200.00	-	15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00
C19 GF Total \$ 1,091,700.00 C20 GF Total \$ 1,445,192.52 C21 GF Total \$ 1,145,192.52 Special Management Properties C19 GF Total \$ 1,091,700.00 C20 GF Total \$ 1,445,192.52 C21 GF Total \$ 1,190,060.00 Special Management Account C330-00 OD0.00 Somerset Res Non Type C330-00 OD0.00 Somerset Res Sitework-Fences, Gates SUBTOTAL: - - - - - 81,000.00 Subtrotal Subtrotal - <th< td=""><td>Various Addro Various Various Various Various Various Various Various Various</td><td>esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4</td><td>C888-88 Various Various Various Various Various Various Various Various</td><td>Kes</td><td>General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement</td><td>25,979.28 - - 2,840.84 75,071.39</td><td>1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61</td><td>- - - 3,800.00</td><td>20,000 </td><td>-</td><td>15,000.00 40,000.00 - 50,000.00 10,000.00</td></th<>	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various	Kes	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement	25,979.28 - - 2,840.84 75,071.39	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61	- - - 3,800.00	20,000 	-	15,000.00 40,000.00 - 50,000.00 10,000.00
C19 GF Total \$ 1,091,700.00 C20 GF Total \$ 1,445,192.52 C21 GF Total \$ 1,145,192.52 Special Management Properties C19 GF Total \$ 1,091,700.00 C20 GF Total \$ 1,445,192.52 C21 GF Total \$ 1,190,060.00 Special Management Account C330-00 OD0.00 Somerset Res Non Type C330-00 OD0.00 Somerset Res Sitework-Fences, Gates SUBTOTAL: - - - - - 81,000.00 Subtrotal Subtrotal - <th< td=""><td>Various Addro Various Various Various Various Various Various Various Various</td><td>esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4</td><td>C888-88 Various Various Various Various Various Various Various Various</td><td>Kes</td><td>General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement</td><td>25,979.28 - - 2,840.84 75,071.39</td><td>1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61</td><td>- - - 3,800.00</td><td>20,000 </td><td>-</td><td>15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00 12,171.00</td></th<>	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various	Kes	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement	25,979.28 - - 2,840.84 75,071.39	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61	- - - 3,800.00	20,000 	-	15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00 12,171.00
Special Management Properties C19 - FY 18/19 C20 - FY 19/20 C21 - FY 20/21 36 Somerset Parkside Special Management Account Campleted Open Completed Completed Completed Open Completed<	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements	25,979.28 - - 2,840.84 75,071.39 16,351.04	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96		20,000 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83	- - - - 7,829.00 -	15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00
Somerset Parkside C19 - FY 18/19 C20 - FY 19/20 C21 - FY 20/21 36 Somerset Parkside Completed Open Completed Completed Completed Completed	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements	25,979.28 - - 2,840.84 75,071.39 16,351.04 \$ 473,099.06	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94	- - - 3,800.00 2,445.17 \$ 646,668.67	20,000 	- - - 7,829.00 - \$ 25,583.00	15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00
Somerset Parkside Completed Open Completed O	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - - 2,840.84 75,071.39 16,351.04 \$ 473,099.06	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94	- - - 3,800.00 2,445.17 \$ 646,668.67	20,000 	- - - 7,829.00 - \$ 25,583.00	15,000.00 40,000.00 - - 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00
36 Somerset Parkside Special Management Account C330-00 000.00 Somerset Res Non Type Image: Comparison of the comparison o	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00
Special Management Account Image: Constraint of the state of the stat	Various Addro Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4	C888-88 Various Various Various Various Various Various Various Various Various Various		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FY 20/21
C330-00 000.00 Somerset Res Non Type 1.604.00 8.396.00 C330-00 002.10 Somerset Res Sitework-Fences, Gates 1.604.00 8.396.00 R536-01 000.00 Somerset Res Non Type 1.604.00 8.396.00 Substrate - - - - - 16.04.00 8.396.00 Substrate 0.00.00 Somerset Res Non Type - - - 16.04.00 8.396.00 16.752.00 7.3248.00 1.228.00	Various Addrd Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5	C888-88 Various Various Various Various Various Various Various Various GRAND TOTAL M Special Management Pro		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FY 20/21
C330-00 002.10 Somerset Res Sitework-Fences, Gates Image: Constraint of the second	Various Addrd Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks	C888-88 Various Various Various Various Various Various Various Various GRAND TOTAL M Special Management Pro		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FY 20/21
R536-01 000.00 Somerset Res Non Type Image: Constraint of the state of the stat	Various Addro Various Various Various Various Various Various Various Various Various	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana	C888-88 Various Various Various Various Various Various Various Various Various GRAND TOTAL N Special Management Pro side agement Account		General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND:	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FY 20/21 Open
SUBTOTAL: - - 19,584.00 80,416.00 37 Biele Place Special Management Account - - - - 19,584.00 80,416.00 C231-19 003.9 Biele Place Res Concrete-Restorartion/Cleaning - - 81,000.00	Various Addro Various Various Various Various Various Various Various Various Various Various Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00	C888-88 Various GRAND TOTAL M Special Management Pro side agement Account Somerset	A construction of the second s	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FY 20/21 Open 8,396.00
37 Biele Place Special Management Account Image: Special Management Account C231-19 003.9 Biele Place Res Concrete-Restorartion/Cleaning Image: Special Management Account Image: Special Management Account	Various Addro Various Various Various Various Various Various Various Various Various Various Carious Carious Carious Carious Carious Carious Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00 002.10	C888-88 Various Caronal GRAND TOTAL M Special Management Pro Side Somerset Somerset Somerset	IAJOR Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates	25,979.28 - 2,840.84 75,071.39 16,351.04 \$ 473,099.06 C19 GF Total	1,005.28 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 - 45,627.35 10,000.00 4,200.00 20,000.00 17,554.83 \$ 798,523.85 \$ 1,445,192.52		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00
Special Management Account Image: Concrete-Restoration/Cleaning Image: Concrete-Restoration/Cleanin	Various Addro Various Various Various Various Various Various Various Various Various Various Carious Carious Carious Carious Carious Carious Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00 002.10	C888-88 Various Caronal GRAND TOTAL M Special Management Pro Side Somerset Somerset Somerset	IAJOR Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates Non Type	25,979.28 	1,005.28 - 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00 γ 18/19 Open	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00 (1,228.00)
C231-19 003.9 Biele Place Res Concrete-Restorartion/Cleaning - 81,000.00	Various Addro Various Various Various Various Various Various Various Various Various Various Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00 002.10 000.00	C888-88 Various Caronal GRAND TOTAL M Special Management Pro Side Somerset Somerset Somerset	IAJOR Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates Non Type	25,979.28 	1,005.28 - 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00 γ 18/19 Open	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00
	Various Addro Various Various Various Various Various Various Various Various Various Various Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00 002.10 000.00 Biele Place	C888-88 Various CRAND TOTAL N Special Management Pro Side Somerset Somerset Somerset Somerset	IAJOR Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates Non Type	25,979.28 	1,005.28 - 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00 γ 18/19 Open	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00 (1,228.00)
	Various Addro Various Various Various Various Various Various Various Various Various Various Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Somerset Parks Special Mana 000.00 002.10 000.00 Biele Place	C888-88 Various CRAND TOTAL N Special Management Pro Side Somerset Somerset Somerset Somerset	IAJOR Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates Non Type	25,979.28 	1,005.28 - 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00 γ 18/19 Open	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00 (1,228.00)
SUBTOTAL: 81,000.00	Various Addro Various Various Various Various Various Various Various Various Various Various Carious	esses Budget Line 001.6 002.7 002.9 013.3 019.1 019.2 019.3 019.4 019.5 Special Mana 000.00 Biele Place Special Mana	C888-88 Various Carlous Carlou	Res Res Res Res	General Major Construction Energy Reduction/Sustainability Sitework-Pavement, Bases, etc Sitework-Planting/Rehab, etc. Sp Constr-Boilers Contingency Accessibility Fire & Safety Toxic Abatement Commercial Tenant Improvements CONSTRUCTION - GENERAL FUND: S Non Type Sitework-Fences, Gates Non Type SUBTOTAL:	25,979.28 	1,005.28 - 45,000.00 251,337.49 10,000.00 5,159.16 14,928.61 3,648.96 \$ 618,600.94 \$ 1,091,700.00 γ 18/19 Open	- - 3,800.00 2,445.17 \$ 646,668.67 C20 GF Total	20,000 		15,000.00 40,000.00 50,000.00 10,000.00 8,000.00 12,171.00 20,000.00 \$ 1,164,477.00 \$ 1,190,060.00 FV 20/21 Open 8,396.00 73,248.00 (1,228.00)

38	17th Street	Commons								
	Special	Management Account								
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
				SUBTOTAL:	-	-	-	-	9,685.00	78,315.00
41	Fremont/W	ilshire Apts								
	Special	Management Account								
C-286-00	008.5	Fremont/Wilshire Apts	Res	Windows					-	67,600.00
				SUBTOTAL:	-	-	-	-	-	67,600.00
			TOTA	L SPECIAL MANAGEMENT FUNDS:	-	-	-	-	29,269.00	307,331.00
		GRAND TO	TAL ALL FU	NDS (GENERAL + SPECIAL MGMT)*:	473,099.06	618,600.94	646,668.67	798,523.85	54,852.00	1,471,808.00
1										
						1,091,700.00		1,445,192.52		1,526,660.00
					Completed	43%	Completed	45%	Completed	4%

4,063,552.52

Attachment 2

Dural 1		A .1.2		Allacimen			
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	
			0	windows	10,456	5,885	
					38,158	21,783	
	1220	D C+	Deus	windows	50,482	25,729	
	1220						
	1228	0 51	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	
	1517	0.51		windows/dry rot	94,494	47,990	
				CA's Balcony Law compliance	-	27,140	
		15th St	Park Mansion	Paint	39,921	25,411	
	1327		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	0.6+	The Statesman	elevator	82,400	15,042	
	1420	0.31				-	
	4500	15.1 0.		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	12+6 6+	(blook)		180,077		
	1512	13th St	(blank)	Stucco repair	,	99,195	
		4511.0	T I <i>NC C</i>	windows	8,271	5,064	
		15th St	The Victorian	CA's Balcony Law compliance	-	31,223	
		12th St	(blank)	concrete	25,619	11,341	
		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		Shelly Arms	CA's Balcony Law compliance	-	18,688	
				, ,			
	1625		(blank)	Dry rot	31,379	12,289	
	1216-18	P St	(blank)	stairs	2,338	1,009	
			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	
	1			rebuild bathrooms	68,898	56,860	

	1400-04	O St	Greentree Commons	decks	11,228	6,671
2021/2022 Total					2,248,769	1,931,326
2022/2023	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		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
		15th St	Auslander Apts	carpet	10,219	-
	1500	1511151		HVAC	122,992	109,714
	1506				122,552	83,375
		12th St	(blank)	concrete	10,411	5,295
	1521	1211131		windows	51,548	28,259
				CA's Balcony Law compliance	-	30,475
	1522	N St	Judith Manor			50,228
	1522	IN SL		windows/dry rot	111,982	6,419
					14,333	
					13,545	6,267
	1000	15th St	Eromont Anto		58,904 60,468	25,706 42,195
		O St	Fremont Apts 17th St Commons	walkways decks	55,746	32,446
	1014	0.51				
	1615	D Ct	Laural Austa	Reglaze Windows	102,988	51,434
	1615		Lanai Apts	CA's Balcony Law compliance	-	12,190
		N St	Grantwood Manor	Reglaze Windows	228,991	95,482
	1617		Lanai Apts	CA's Balcony Law compliance	-	12,190
		N St	Shelly Arms	Reglaze Windows	286,764	142,315
		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
2022/2023 Total					2,925,942	2,150,701
2023/2024	1215		Gibbs Arms	CA's Balcony Law compliance	-	19,895
	1220		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	Margancan Manar	Dry rot	45,177	12,192
	1515	0.51	Morgenson Manor	Dry rot	45,177	
	4547		(1.1	CA's Balcony Law compliance	-	24,783
		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		Lanai Apts	CA's Balcony Law compliance	-	25,818
		O St	(blank)	Reglaze Windows	162,714	94,768
	1216-18	P St	(blank)	CA's Balcony Law compliance	-	12,938
		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
2023/2024 Tota					1,463,088	1,250,096
2024/2025	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
		2011.01		Paint	53,176	23,586
	1517	12th St	(blank)	decks	58,536	31,004
		12th St	(blank)	Paint	49,729	22,582
		O St	17th St Commons	deck repair/replace	65,186	37,529
	1615		Lanai Apts	metal fences & gates	10,927	-
		N St	Grantwood Manor	windows	100,730	50,977
		P St	Lanai Apts	Rebuild Decks	24,952	12,542
	1017	1 50		metal fences & gates	10,927	12,542
	1622	P St	Lanai Apts	Paint	34,890	19,139
	1025	r Ji		metal fences & gates	10,927	19,139
	1021/1024	D/17+h C+	17th St Commons		,	-
	,	P/1/th St	17th St Commons	Paint	64,339	35,019
	1212-14	0.6+	17th St Commons	Doint	83,738	45,539
	1630-40	O St		Paint	34,268	21,214
	1506-10	17th St	17th St Commons	roof	50,979	32,535
2024/2025 7	1512-16	17th St	17th St Commons	Paint	34,071	18,458
2024/2025 Tota					1,288,851	730,275
2025/2026	1201		Del Capri	Paint	29,423	15,143
	1317	O St	The Valencia	fence	3,408	2,023
				Paint	66,145	33,395
		O St	Moore Manor	windows/dry rot	92,118	46,078
		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
2025/2026 Tota	al	1			476,279	238,974
Grand Total					8,402,929	6,301,371