

Monthly Ombudsman Report

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Monthly Ombudsman Report			
	MONTH:	July 2022	
<u>Date</u>	<u>Resident Contact Info</u>	<u>Problem/Outcome/Staff Involved</u>	<u>Case Minutes</u>
July 1, 2022	1600 15th Street	Tenant called again regarding her concern about receiving an invoice from CADA regarding damage to stairs which they said had been caused by the tenant.	45
		According to the tenant she had fallen because the stairs were rotten. She had been considering getting legal advice but did not believe she should be charged for anything. I told her I would contact CADA.	
		I sent email to Merri and copied to Marc regarding her concern.	15
		Spoke to Merri and she said the form had not been returned and her claim could not be discussed until she did so.	30
		Marc also responded and the stairs are old but had been inspected by CADA and although they are going to be replaced, they are still in good condition. Also, Jill has sent the required accident form to the tenant, and they had not head back from the tenant. Additionally, another tenant had taken a video of the incident and in the video the tenant appeared to be doing damage to the stairs etc.	15
July 13, 2022		Spoke to Merri and the CADA form had still not been received.	15
		Told Merri I would re-contact the tenant and ask her to return the form. Tried to send email to tenant and it was unable to be delivered for some reason so I left a text message for the tenant and explained again that she had to fill out the form before any solution could be reached.	30
July 19, 2022		Tenant contacted me and she has filled out the form and will deliver it to CADA. Later tenant left message that she had given the form to Jill at CADA.	30
July 20, 2022		Sent email to Merri and to Marc that tenant had given Jill the completed form.	15
		Case Subtotal Minutes	195
		Write up of Issues (Minutes)	45
		Total Minutes	240
		Total Hours	4
		4 Hours X \$150 (15 minute increments)	\$600.00

APARTMENT STATUS REPORT (Month-ending JUNE 30, 2022)	Current Month-End	Previous Month- End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	6/30/22	5/27/22	6/25/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
Total Units	721	721	721	721	721	720
Occupied (formula)	672	680	665	672	665	685
Percentage Occupied* (formula)	93%	94%	95%	93%	92%	96%
Percentage Leased* (formula)	96%	97%	97%	96%	96%	97%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	6/30/22	5/27/22	6/25/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
Vacant	49	41	56	50	56	35
Vacant: Pre-leased Units	8	8	16	8	12	6
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	15	11	17	11	12	9
Vacant: Units Available to Rent (formula)	26	22	23	31	32	20
CURRENT MONTH STATUS - ON NOTICE UNITS	6/30/22	5/27/22	6/25/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
On-Notice: Units to vacate within 30 days	7	11	10	9	9	7
On-Notice: Pre-leased Units	0	0	0	0	0	1
On-Notice: Unrentable Units (repairs, etc.)	1	6	0	2	1	1
On Notice: Units Available to Rent (formula)	6	5	10	8	8	6
Total Units Available to rent (Vacant & On Notice) (formula)	32	27	33	38	41	26
CURRENT MONTH ACTIVITY - TOTAL	6/30/22	5/27/22	6/25/21	2022 YTD	2021 YTD	2020 YTD
# of Move-Outs / % of Total Units	16	5	9	7%	19%	16%
# of Move-Ins / % of Total Units	8	13	13	9%	18%	12%
# of New Rentals	10	17	22	91	168	98
# of 30-Day Notices Received / % of Total Units	13	6	10	8%	19%	17%
# of Units brought to market / % of Move-Outs	9	8	8	106%	85%	85%
# of Rentals Canceled or Denied / % of Rentals	3	5	2	41%	30%	44%
# of Notices Canceled / % of Notices Received	1	0	0	3%	6%	4%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	6/30/22	5/27/22	6/25/21	2022 YTD %	2021 YTD %	2020 YTD %
Asked to move by CADA	0	2	0	13%	2%	6%
Bought a house	0	0	0	4%	7%	9%
Deceased	7	0	2	15%	3%	3%
Dissatisfied (unable to resolve)	1	0	1	2%	6%	5%
Employment/education related	0	0	1	2%	15%	5%
Financial	2	0	0	4%	11%	2%
Illness/ health/ personal	2	0	0	8%	6%	10%
Moving out of the area	2	0	0	17%	14%	8%
Desire larger/smaller apt or house (incl. change in hh size)	1	1	0	9%	9%	3%
Need amenity not offered / not currently available	0	0	0	0%	2%	0%
Moved with no notice/Unknown	0	2	2	15%	1%	23%
Transferred to another CADA apartment	1	0	2	11%	21%	17%
Other / ("Covid-related" as of Aug 2020)	0	0	1	0%	2%	11%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
TOTAL	16	5	9	100%	100%	100%
Average length (years) of Occupancy (YTD):				5.6	4.9	5.0

APARTMENT STATUS REPORT (Month-ending JULY 31, 2022)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	7/29/22	6/30/22	7/30/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
Total Units	720	721	721	721	721	720
Occupied (formula)	670	672	658	671	665	685
Percentage Occupied* (formula)	93%	93%	93%	93%	92%	96%
Percentage Leased* (formula)	97%	96%	94%	96%	96%	97%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	7/29/22	6/30/22	7/30/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
Vacant	50	49	63	50	56	35
Vacant: Pre-leased Units	14	8	14	9	12	6
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	12	15	9	11	12	9
Vacant: Units Available to Rent (formula)	24	26	40	30	32	20
CURRENT MONTH STATUS - ON NOTICE UNITS	7/29/22	6/30/22	7/30/21	2022 Monthly Average	2021 Monthly Average	2020 Monthly Average
On-Notice: Units to vacate within 30 days	16	7	6	10	9	7
On-Notice: Pre-leased Units	0	0	0	0	0	1
On-Notice: Unrentable Units (repairs, etc.)	2	1	0	2	1	1
On Notice: Units Available to Rent (formula)	14	6	6	8	8	6
Total Units Available to rent (Vacant & On Notice) (formula)	38	32	46	38	41	26
CURRENT MONTH ACTIVITY - TOTAL	7/29/22	6/30/22	7/30/21	2022 YTD	2021 YTD	2020 YTD
# of Move-Outs / % of Total Units	5	16	22	8%	19%	16%
# of Move-Ins / % of Total Units	4	8	15	10%	18%	12%
# of New Rentals	17	10	17	108	168	98
# of 30-Day Notices Received / % of Total Units	14	13	18	10%	19%	17%
# of Units brought to market / % of Move-Outs	10	9	10	114%	85%	85%
# of Rentals Canceled or Denied / % of Rentals	7	3	4	41%	30%	44%
# of Notices Canceled / % of Notices Received	0	1	0	3%	6%	4%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	7/29/22	6/30/22	7/30/21	2022 YTD %	2021 YTD %	2020 YTD %
Asked to move by CADA	0	0	0	12%	2%	6%
Bought a house	0	0	6	3%	7%	9%
Deceased	1	7	0	16%	3%	3%
Dissatisfied (unable to resolve)	0	1	0	2%	6%	5%
Employment/education related	0	0	0	2%	15%	5%
Financial	0	2	0	3%	11%	2%
Illness/ health/ personal	1	2	2	9%	6%	10%
Moving out of the area	2	2	1	19%	14%	8%
Desire larger/smaller apt or house (incl. change in hh size)	0	1	1	9%	9%	3%
Need amenity not offered / not currently available	0	0	0	0%	2%	0%
Moved with no notice/Unknown	0	0	7	14%	1%	23%
Transferred to another CADA apartment	1	1	4	12%	21%	17%
Other / ("Covid-related" as of Aug 2020)	0	0	1	0%	2%	11%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
TOTAL	5	16	22	100%	100%	100%
Average length (years) of Occupancy (YTD):				5.7	4.9	5.0

CADA AFFORDABLE HOUSING STATISTICS: June 30, 2022	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	44	45	89	494	583
Undersubscribed:			9	-9	
Special Management Units:	99	0	99	39	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	15	0	15	1	16
Undersubscribed:					
TOTAL CADA-MANAGED UNITS:	143	45	188	533	721
MANAGED AFFORDABLE/MARKET %:			26%		
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	0	0	7	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	49	0	49	70	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:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	143	45	188	533	721
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	192	213	405	1248	1653
TOTAL AFFORDABLE/MARKET%			24.50%	75%	100%

CADA AFFORDABLE HOUSING STATISTICS: July 31, 2022	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	44	45	89	494	583
Undersubscribed:			9	-9	
Special Management Units:	99	0	99	39	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	15	0	15	1	16
Undersubscribed:					
TOTAL CADA-MANAGED UNITS:	143	45	188	533	721
MANAGED AFFORDABLE/MARKET %:			26%		
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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	0	0	7	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	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
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TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
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CADA-MANAGED UNITS:	143	45	188	533	721
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	192	213	405	1248	1653
TOTAL AFFORDABLE/MARKET%			24.50%	75%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

New Commercial Leases (New Rentals)

June – July 2022

None.

Commercial Listings (Current Vacancies)

June – July 2022

1603 10th Street and 1607 10th Street, two commercial spaces located at the Somerset Condominium complex, both came vacant on September 1, 2021.

CADA executed a contract with Colliers Broker, Dave Herrera, and his Associate Broker, Trevor Jackson, to lease both spaces.

Address:	1603 10th Street
Former Tenant:	OB 2000
Square Feet:	1,754

Colliers submitted a Letter of Intent from another broker representing an individual wishing to operate a Moroccan restaurant in this space. We negotiated terms and were anticipating beginning lease negotiations when the broker informed us that the tenant had found another space. Colliers will continue to market this space.

Address:	1607 10th Street
Former Tenant:	Bagel Time
Square Feet:	880

Colliers submitted a Letter of Intent from an individual it represents wishing to operate a café and commercial chocolate operation. The tenant operates a café and chocolate retail and wholesale operation in Nevada City and manufactures its chocolates in Santa Cruz. It will move its shipping and receiving operation from Nevada city to Sacramento and will retail a large selection of chocolate bars. The café will serve chocolate and coffee drinks, teas, pastries and sandwiches. We have reached agreement on the terms of a Letter of Intent and have drafted a lease which the tenant is reviewing. CADA will be constructing tenant improvements resulting in a "white shell" which the tenant will then build out. We have reached preliminary agreement on all the tenant improvements CADA will be responsible for, the monthly rental amount, annual rent increases, a three-year term and an option for a second three-year term. We are awaiting the prospective tenant's review of the draft lease. The rental amount will be higher than what the former tenant was paying.

Address:	1331 O Street
Current Tenant:	Mud Pie Stand
Square Feet:	1,842

Mud Pie Stand has given notice of its intent to cease operations by September 18 and vacate the premises by October 1. The tenants cite unpredictable foot traffic, increasing costs, and a looming recession as their reasons for needing to terminate their lease.

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**Capitol Area Development Authority
CADA Neighborhood Incident Report
June, 2022:**

Residential break-ins, vandalism, theft, disturbances:

- **6/02/22:** 701 S St: Courtesy patrol was making rounds when they saw a man near the CADA warehouse. As the man walked by he hit the window and broke it then took off. Courtesy patrol phoned the police who responded to the address. Patrol also phoned on-call staff to report the damage.
- **6/02/22:** 1521 12th St: Courtesy patrol noticed smoke coming from the building and checked around the building and inside. Fire department arrived and cleared the building but did not find any smoke or fire. Requested fire watch patrols for the weekend.
- **6/7/22:** 1616 N St: Courtesy patrol received a call regarding an individual at the entrance who was trying to get into the building. Patrol arrived and spoke with the individual who stated they were looking for their keys, then left the area without incident.
- **6/13/22:** 1330 N St: Courtesy patrol received a call regarding an individual inside the construction site. Patrol arrived and found an individual in the site, in the dumpster. Patrol advised the individual to leave the property which he did without incident.
- **6/14/22:** 1400 N St: Courtesy patrol received a call regarding a smell of skunk-like smoke in the building. Patrol arrived and checked the entire building and did not smell anything.
- **6/20/22:** 1421 15th St: Courtesy patrol received a call regarding an individual inside the property that was trespassing. Patrol arrived and searched the property but did not find anyone.
- **6/22/22:** 1421 15th St: Phoned courtesy patrol regarding individuals who were trying to get onto an apartment balcony by standing on a table. Patrol arrived and spoke with the individuals who were parked across the street. They stated they wanted their stuff from a resident. Patrol advised them they were trespassing and they went back across the street. Conducted additional patrols at the property. Eventually they left the area.
- **6/28/22:** 1622 N St: Courtesy patrol received a call regarding someone entering and exiting the building that was not a resident. Patrol searched the entire building but did not find anyone.
- **6/28/22:** 1325 15th St: Courtesy patrol received a call regarding bicycles being stolen in the garage. Patrol will perform additional patrols each night in the building.

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

Recap of Phone Calls to Lyons Security Service during the month of June, 2022:

There were 20 calls during the month of June. 5 calls were to report a noise disturbance, 3 calls were to report an unauthorized individual on a property, 1 call was to report car vandalism, 1 call was to report someone loitering on a property, 1 call was to request an escort, 1 call was to report a break in to a vacant unit, 1 call was to report stolen bicycles from a building, 1 call was to report someone trying to gain access to an apartment balcony, 1 call was to report a broken window, 1 call was to report smoke coming from a building, 2 calls were to report marijuana smoke smell, 1 call was to report someone jumping the fence at a construction site, and 1 call was to report a car accident in front of a building.

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**Capitol Area Development Authority
CADA Neighborhood Incident Report
July, 2022:**

Residential break-ins, vandalism, theft, disturbances:

- **7/01/22:** 1317 O St: Courtesy patrol received a call regarding individuals setting up a campsite on the sidewalk near the building and that they had been roaming around the building. Patrol checked the entire building and did not find anyone. They did note the campsite set up on the sidewalk.
- **7/11/22:** 1320 N St: Courtesy patrol found an individual inside the construction site. They informed the individual he needed to leave and not return which he did without incident. Guard found the gate on the site broken. Reported to foreman on site.
- **7/14/22:** 1606 15th St: Courtesy patrol found large tree branch had fallen on stairs and a car parked on the street. Maintenance advised.
- **7/17/22:** 1522 14th St: Courtesy patrol found an individual going through dumpsters near the administration office. The individual left the area when he saw courtesy patrol.
- **7/23/22:** 1316 O St: Courtesy patrol found an individual on the property agitated and screaming. He eventually left the area after patrol requested he leave several times.
- **7/23/22:** 1322 O St: Courtesy patrol found an individual loitering in the area. He requested the individual leave the property which eventually he did without incident.
- **7/24/22:** 1424 P St: Courtesy patrol found a vehicle that was broken into. The vehicle was a Ford F150, gray, with a camper shell. The back driver side window was broken and the back passenger side tail light was broken.
- **7/30/22:** 1214 P St: Courtesy patrol found a vehicle with an individual going through the trunk. Police were called but the man left the area before they arrived.
- **7/31/22:** 17th St Commons: Resident phoned in that someone was going through the dumpster. Patrol arrived and found an individual in the dumpster. The man left as soon as he saw the guard.

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

- **7/04/22:** 1413 16th St: Simon's Restaurant: Courtesy patrol received a call from Simon regarding strange banging noises on security camera system. Patrol walked the entire area around the building but did not find anyone or anything.

Recap of Phone Calls to Lyons Security Service during the month of July, 2022:

There were 14 calls during the month of July. 6 calls were to report a noise disturbance, 2 calls were to report car vandalism, 2 calls were to report someone loitering on a property, 2 calls were to report someone going through the dumpster, 1 call was to report someone inside the construction site, and 1 call was to report someone in a reserved parking space.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2021 - 2022
Contract Log as of 8/12/2022

Item 12 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
6/28/2022	C22-100	Consulting	Jolene Rose Russell	CNRA Temporary Chalk Art	715 P Street	\$5,600.00	10-D23-4775-D700-00
6/30/2022	C22-101	Maintenance	Irish Iron VOID	Fabricate & Install Iron Fence, Gate, & Safety Rails	1510 15th St (Fence & Gate) & 1321 Q St (Safety Rails)	\$3,500.00	10-C21-5820-C888-88-019.3
6/30/2022	C22-102	Maintenance	Elite Service Experts	Sidewalk Replacement	1421 15th Street	\$5,500.00	37-C22-5820-C231-19-003.9
6/30/2022	C22-103	Maintenance	JC Window Solutions	Window Film Install	701 S Street	\$500.00	10-001-4498
6/30/2022	C22-050.1	Major Const	Elite Service Experts	Dean Electrical Upgrade Part 2	1400 N Street #3-8	\$7,245.00	10-D20-5820-D225-01
6/30/2022	C22-050.2	Major Const	Elite Service Experts	Dean Electrical Upgrade Part 2	1400 N Street #3-8	\$13,100.00	10-D20-5820-D225-01
6/30/2022	C22-050.3	Major Const	Elite Service Experts	Dean Electrical Upgrade Part 2	1400 N Street #3-8	\$5,765.00	10-D20-5820-D225-01
7/21/2022	C22-104	Maintenance	Industrial Door	Emergency Door Repair	1317 15th Street	\$635.00	10-003-5240-R533-07

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2021 - 2022

Contract Log as of 8/12/2022

Item 12 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2022	C20-014	Maintenance	Elite Service Experts	FY Landscape & Lawn Care Service - Extn	Various Locations	\$114,000.00	10-003-5294
7/1/2022	C20-016	Maintenance	2-Go Building Maintenance	FY Vacant Apartment Cleaning & Emergency Water Extraction - Extn	Various Locations	\$90,000.00	10-003-5287
7/1/2022	C22-001	Maintenance	California Renovations dba RCO Flooring	FY Floor Covering Repair/Replacement - Extn	Various Locations	\$189,008.00	10-003-5291
7/1/2022	C22-002	Maintenance	2-Go Building Maintenance	FY Janitorial Services - 701 S St - Extn	701 S Street	\$14,640.00	10-001-4497
7/1/2022	C22-003	Maintenance	Advanced Integrated Pest Management	FY Bed Bug Heat Treatment - Extn	Various Locations	\$14,500.00	10-003-5295
7/1/2022	C22-008	Maintenance	Buskirk Construction	FY General Contractor - Extn	Various Locations	\$49,500.00	10-001-5240
7/1/2022	C22-013	Maintenance	Ecotech Pest Management	FY Pest Control Services - Extn	Various Locations	\$14,500.00	10-003-5295
7/1/2022	C22-014	Maintenance	Elevator Technology, Inc.	FY Elevator Maintenance - Extn	Various Locations	\$30,000.00	10-003-5287
7/1/2022	C22-017	Maintenance	Goodwin-Cole	FY Awning Replacement & Repair - Extn	Various Locations	\$20,000.00	10-003-5240
7/1/2022	C22-021	Maintenance	McKenry Drapery Service, Inc.	FY Window Covering Cleaning & Repair - Extn	Various Locations	\$40,000.00	10-003-5287
7/1/2022	C22-022	Maintenance	Miracle Method	FY Bathtub & Sink Refinishing - Extn	Various Locations	\$14,000.00	10-003-5240
7/1/2022	C22-029	Maintenance	R.F. MacDonald Co.	FY Boilers Repair & Replace - Extn	Various Locations	\$45,000.00	10-003-5240 (Repairs) 10-003-5287 (Maintenance)
7/1/2022	C22-033	Maintenance	Southgate Glass & Screen, Inc.	FY Glass & Screen Repairs - Extn	Various Locations	\$14,500.00	10-003-5287
7/1/2022	C22-035	Maintenance	Statewide Restoration	FY Asbestos Abatement - Extn	Various Locations	\$14,500.00	10-C22-5820-C888-88-019.4
7/1/2022	C23-015	Admin-Misc	2-Go Building Maintenance	FY Admin Janitorial Services	1522 14th Street	\$23,040.00	10-001-4495
7/1/2022	C23-020	Property Mgmt	Lyon's Security Service, Inc.	FY Security Patrol Service	Various Locations	\$164,800.00	10-002-4285
7/1/2022	C23-029	Misc	Bostonpost Technology (MRI Software)	FY Property Management Software	1522 14th Street	\$20,000.00	10-001-4415
7/1/2022	C23-030	Property Mgmt	Central Valley Towing	FY Primary Towing Services	Various Locations	\$2,000.00	10-002-4240
7/1/2022	C23-031	Property Mgmt	Coinmach	FY Provide Wash/Dry Machines	Various Locations	\$900.00	10-003-5233
7/1/2022	C23-032	Misc	Design with Florae	FY Indoor Plant Care	1522 14th Street	\$2,400.00	10-001-4495

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2021 - 2022

Contract Log as of 8/12/2022



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2022	C23-033	Property Mgmt	FastPost	FY Install and Maintain Signage for Leasing	1522 14th Street	\$2,500.00	10-002-4212
7/1/2022	C23-034	Consulting	KMTG	FY Legal Consulting	1522 14th Street	\$212,000.00	10-var-4751
7/1/2022	C23-035	Misc	Pacific Storage Company (Pacific Shredding)	FY Document Destruction	1522 14th St & 701 S St	\$1,800.00	10-001-4259
7/1/2022	C23-036	Misc	Pitney Bowes	FY Postage Meter Rental & Maintenance	1522 14th Street	\$1,901.00	10-001-4233
7/1/2022	C23-037	Misc	Ray Morgan	FY Copier Maintenance & Repair	1522 14th Street	\$18,000.00	10-001-4442
7/1/2022	C23-038	Misc	Sonitrol	FY Security and Alarm System	1522 14th St & 701 S St	\$8,500.00	10-001-4495 & 10-001-4498
7/1/2022	C23-039	Property Mgmt	Tenant Guarantors	FY Credit Checks for Leasing	1522 14th Street	\$8,000.00	10-002-4266
7/1/2022	C23-040	Property Mgmt	TransUnion	FY Credit Checks for Leasing & Pre-Employment	1522 14th Street	\$8,000.00	10-002-4266 & 10-001-4215
7/1/2022	C23-041	Property Mgmt	WegoWise	FY Utility Tracking	Various Locations	\$7,560.00	10-003-4267
7/7/2022	C23-043	Maintenance	B&M Builders, Inc.	R Street Bollard Repairs	R Street Between 15th & 16th Streets	\$8,080.00	10-D05-4703-D901-00
7/8/2022	C21-098.2	Consulting	Miridae (Restoration Landscaping Company)	Dean Courtyard Landscape Design	1400 N Street	\$700.00	10-D20-4703-D225-01
7/8/2022	C23-044	Consulting	Miridae (Restoration Landscaping Company)	On-Call Landscape Design Services	Various Locations	\$25,000.00	10-003-5294 & 10-D09-4758-D801-00
6/30/2022	C23-045	Maintenance	Irish Iron	Fabricate & Install Iron Fence, Gate, & Safety Rails	1510 15th St (Fence & Gate) & 1321 Q St (Safety Rails)	\$3,500.00	10-C21-5820-C888-88-019.3
7/21/2021	C23-046	Maintenance	Custom Fireside, Inc.	Electric Fireplace Inserts & Installation	1400 N Street	\$10,550.00	10-D20-5820-D225-01
7/21/2021	C23-047	Maintenance	Rod's Electric	Electrical Services	Various Locations	\$14,500.00	10-003-5287
7/21/2022	C21-090.3	Major Const	Buskirk Construction	Dean Electrical Rewire	1400 N Street	\$3,317.00	10-D20-4703-D225-01
7/21/2022	C23-048	Admin-Misc	Design with Florae	Plant Delivery and Installation	1522 14th Street	\$1,830.00	10-001-4263
8/2/2022	C23-049	Maintenance	LB Construction, Inc.	Fabrication and Installation of Lunch Counters	10th Street Between P & Q Streets	\$43,600.00	10-D19-4703-D810-00
8/2/2022	C23-050	Maintenance	Overhead Door	Emergency Garage Door Rapair	Various Locations	\$14,500.00	10-003-5240
8/2/2022	C23-051	Consulting	Atlas Lab	Urban Design Services	14th & O Streets	\$28,840.00	10-D09-4758-D801-00

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2021 - 2022
Contract Log as of 8/12/2022



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
8/2/2022	C23-052	Consulting	Cartwright Nor Cal, Inc.	Urban Design Services	1322 O Street	\$45,300.00	10-D09-D801-00-4758
8/2/2022	C23-053	Maintenance	2-Go Building Maintenance	Admin Office Carpet Cleaning	1522 14th Street	\$4,200.00	10-001-4495
8/4/2022	C23-015.1	Admin-Misc	2-Go Building Maintenance	FY Admin Janitorial Services - Emergency COVID Sanitization	1522 14th Street	\$1,289.00	10-001-4431

Due to COVID and staffing issues there are twenty-eight contracts that are pending at this time.