



May 12, 2023

TO: CADA Board of Directors

**SUBJECT: May 19, 2023 Board Meeting
AGENDA ITEM 6**

CAPITAL IMPROVEMENTS PROGRAM (CIP) STATUS REPORT & FIVE-YEAR NEEDS ASSESSMENT

CONTACTS: Russ Juneau, 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 Five-Year Needs Assessment and presents it to the Board. This timing allows the Board to take into consideration the physical needs of CADA's building stock when reviewing staff's June and December budget proposals.

The CIP Program Status Report and Needs Assessment reports on 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 that CADA staff's field assessments and CADA strategic planning have identified as being necessary.

The report can be found in **Attachment 1 - CIP Status Report - May 2023**. The report is summarized below.

Status of Budgeted CIP Projects

Budgeted projects are shown in the first three shaded columns of Attachment 1, labeled "Current Budget C21 FY 2020/21, Current Budget C22 FY 2021/22, and Current Budget C23 FY 2022/23." CADA's multi-year capital budgeting process provides for fiscal year budgets to remain open for 3 years, so at any given time, the CIP Status Report includes fiscal year budgets for 3 years. The CIP Status Report is a working tool that enables staff to keep track of the status of the various projects and is presented to the Board to report on project status and to show the level of investment in individual buildings during those three fiscal years.

Completed projects for each fiscal year starting in FY20/21 are shown in the columns marked "Completed," with the 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, repairing dry-rot, electrical service upgrades, exterior painting and general carpentry. These repair priorities reflect the continued aging of CADA's 51 apartment buildings and 21 commercial spaces and CADA's efforts to modernize building systems and make them more energy and water efficient. As has been reported previously, the boilers at 1317 O Street and 1521 12th Street are among CADA's three least energy-efficient, largest carbon footprint, boilers.

As illustrated in **Table 1** below, to date CADA has completed \$705,588.52 in CIP projects budgeted within fiscal years 20/21 through 22/23 out of a budget of \$4,524,920.00, leaving \$3,819,331.48 in open projects. Of the open projects, the largest include the following, which will be completed in the 23-24 fiscal year and should eliminate the FY 21/21 and FY 21/22 remaining balance:

• 1228 O	New windows, window molding, sills and paint	\$ 69,915
• 1228 O	Rear stairwell replacement	\$200,000
• 1521 12 th	Boiler and roof replacement	\$201,415
• 1500 15 th	Site work, dry rot, lighting, stairway and decks	\$ 46,670
• 1512 13 th	Stucco replacement, window replacement and paint	\$301,000
• 1317/1327 O	Boiler and building main door replacement	\$155,525
• 1522 N	Windows, floors, interior paint, stairs and decks	\$161,700
• 1500 N	Floors, interior paint, and awnings	\$119,000
• 1506 O	Wood dry rot, paint and stairway/deck replacement \$193,000	
• 1330 O	Roof replacement	\$220,000
		\$1,668,225

Table 1 – Budgeted_CIP Projects Status Report Summary for FY 20/21 through FY 22/23*

	FY 20/21 CIP Budget		FY 21/22 CIP Budget		FY 22/23 CIP Budget		Grand Total
	Completed	Open	Completed	Open	Completed	Open	
General Fund	485,227.47	704,832.53	189,633.05	834,866.95	11,806.00	\$1,625,695.00	3,852,061.00
Special Mgt.	-	-	-	-	18,922.00	653,937.00	672,859.00
TOTAL COMPLETED	485,227.47		189,633.05		30,728.00		705,588.52
TOTAL OPEN	-	704,832.53	-	834,866.95	-	2,279,632.00	3,819,331.48
GRAND TOTAL (COMPLETED AND OPEN)	1,190,060.00		1,024,500.00		2,310,360.00		4,524,920.00

**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, his manager, Russ Juneau, CADA's Facility Maintenance Manager, and the Maintenance Department are focusing on routine maintenance, time-critical CIP projects such as the inspection and repairs/upgrades of the balconies of CADA's buildings; identifying buildings where dry rot has become an issue; and replacement of several roofs. Tremco Roofing performed a survey to help us identify and prioritize roofs that should be replaced/repared in the next 5 years. In this current fiscal year, a total of 7 roofs will have been replaced. Water and energy conservation upgrades are being made when apartments turn.

Utility Monitoring

Staff continues to use a utility tracking and benchmarking software package known as WegoWise which has done the following:

- 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, we have been able to closely monitor utility usage and improve CADA's conservation efforts by quickly identifying spikes in 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. During first half of FY 23/24, staff will prepare and submit to the Board a report showing CADA's overall energy and water consumption and trends over time, which will place CADA's utility monitoring program into context. In the meantime, we can report that CADA's overall progress in reducing consumption in these three areas has been good.

Other Projects

The Maintenance Department's Computerized Maintenance Management System (CMMS) continues to streamline management of maintenance work orders and simplify the process of monitoring the status of open work orders. Most maintenance staff members are using their smartphone to access and manage their work orders. Maintenance Staff has loaded preventative maintenance tasks into the system to generate reminders to Maintenance Department management staff concerning when preventative maintenance of building systems needs to be performed. Tasks will continue to be added. The Resident Services Representatives (RSRs) are all currently submitting work orders via their smartphones. This saves time and frees up our office staff from constantly answering phone calls. Invites have been sent to allow residents to sign up for access to the system to submit work orders to Maintenance via the web-based Maintenance Connection portal (work currently in progress as of May 1, 2023). Currently, CADA is implementing CMMS system upgrades that will allow CADA residents to submit work orders via smart phone and the CADA website, starting with an email invitation the week of May 1 to all CADA residents with email addresses on file inviting them to sign up for to use the service. Of the approximately 800 invitations sent, to date, we have received 112 sign-ups and 378 bounce-backs. Staff is working to procure working email addresses and will re-issue the invitation once our email list has been updated.

In FY 23/24 Maintenance 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. We will do this after CADA begins leasing additional warehouse space at 712 R Street, in July, has

culled unusable items from its existing stock of parts and appliances from its several scattered-site storage spaces, and has moved the remaining items into the new warehouse. 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 Russ Juneau is continuing to perform exterior inspections of CADA residential properties in 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 – Five-Year CIP Needs Assessment (2024 – 2028)**.

Table 2 below summarizes the Five-Year Needs Assessment for CADA's 51 apartment buildings/complexes and projected future Capital Improvement Program (CIP) spending the buildings will require. It reflects proposed spending of \$9,089,489.00 over the next five years, starting with FY 23/24 which begins on July 1, 2023 and running through FY 27/28. The majority of this need (\$7,207,240.00 of the \$9, 089,489.0) is for General Fund buildings. The remaining \$1,882,249.00, 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 – Five-Year CIP Needs Assessment (2024 – 2028)**.

Table 2 – Five-Year CIP Needs Assessment Summary of Proposed Expenditures

	FIVE YEAR CIP NEEDS ASSESSMENT					
	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	Total
General Fund	\$1,807,949.00	\$2,358,823.00	\$1,252,091.00	\$639,320.00	\$1,149,057.00	\$7,207,240.00
Special Mgt.	\$702,034.00	\$226,513.00	\$224,617.00	\$309,617.00	\$419,468.00	\$1,882,249.00
GRAND TOTAL	2,509,983.00	2,585,336.00	1,476,708.00	948,937.00	1,568,525.00	9,089,489.00

Similar to the priorities reflected in **Attachment 1 – CIP Status Report - May 2023**, **Attachment 2 – Five-Year CIP Needs Assessment (2024 – 2028)**, reflects a focus on upgrading aging building systems.

The projected five years' needs will become the basis for budget preparation in 2023 and each year thereafter. The FY 23/24 numbers shown above reflect the budget that staff will be asking the Board to approve at the June 2023 Board meeting. Projects may be added or removed based on the needs at the time of the new budget proposal.

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 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. CIP Status Report - May 2023
2. Five-Year CIP Needs Assessment (2024 – 2028)

PROPERTY CODE	CONSTR CODE	Project Address Building Name * = Future Development Site	WORK TYPE	SCOPE OF WORK	Current Budget C21 FY 20/21		Current Budget C22 FY 21/22		Current Budget C23 FY 22/23	
GL Acct 5820					Completed	Open	Completed	Open	Completed	Open
C172-15A	007.00	1317 - 15th St., Lombard	Res	Thermal & Moisture Protection - Roof	50,900.77	-				
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	75,584.37	63,915.63				
C222-20A	002.10	1209 P St., Wing Manor	Res	Sitework-Fences, Gates		14,000.00				
C222-23	007.3	1521 12th St	Res	Shingles, Roof Tiles, etc	38,780.00	2,910.00				
C222-23	013.3	1521 12th St	Res	Sp Constr - Boilers		159,725.66				
C223-09B	008.00	1329/1331 O St, Mud Pie Stand	Com	Door & Windows		20,000.00				
C223-10	002.5	1327 O St., Capri	Res	Sitework-Utilities	17,208.86	1,791.14				
C223-12	007.3	1327/1317 O St	Res	Shingles, Roof Tiles, etc	10,600.00	(600.00)				
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				
C226-07	010.10	1420 O St	Res	Awnings	13,209.38	0.62				
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				
C226-10	006.3	1514 15th St	Res	Wood-Dry Rot	1,392.57	18,607.43				
C226-24	010.30	1400-04 O St, Greentree/Carr Path	Res	Stairways/Decking/Walkways		16,500.00				
C229-07	002.9	1316 O St	Res	Site-Planting/Rehab, etc.		25,000.00				
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	193,573.57	-				
C231-24	002.7	1500 N St., Brannan Court	Res	Sitework-Pavement, Bases, etc	18,029.86	(2,529.86)				
C232-01	010.30	1501 15th, Douger	Res	Stairways/Decking/Walkways		36,900.00				
C232-18D	006.3	1510 O St., Don Carlos (2 units)	Res	Wood-Dry Rot	2,635.04	16,164.96				
C233-06	010.30	1616 N St, Grantwood	Res	Stairways/Decking/Walkways		24,900.00				
C233-27	002.8	1401 16th St	Com	Sitework-Improvements/Amenities		15,000.00				
C233-27	019.5	1401 16th St	Com	Commercial Tenant Improvements	12,800.00	(300.00)				
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	545.37	(545.37)				
C281-06	002.9	1216-18 P St	Res	Sitework-Planting/Rehab, etc.		11,735.00				
C293-18	006.3	1619 Q-Rooming House	Res	Wood-Dry Rot	899.33	-				
C222-09	010.30	1228 O St, Gibson Arms	Res	Stairways/Decking/Walkways			8,700.25	165,799.75		
C222-09	008.5	1228 O St, Gibson Arms	Res	Structural Rehabilitation				17,500.00		
C222-11	008.5	1512 13th St	Res	Windows				8,000.00		
C222-11	008.5	1512 13th St	Res	Structural Rehabilitation				175,000.00		
C222-22	006.3	1201 P St, Del Capri	Res	Wood-Dry Rot			49,900.00	-		
C222-22	008.5	1201 P St, Del Capri	Res	Windows			6,278.00	22,722.00		
C223-12	008.2	1327/1317 O St	Res	Wood & Plastic Doors				25,500.00		
C173-15A	013.3	1317 O St	Res	Sp Constr - Boiler				130,000.00		
C226-08	008.5	1500 15th St-Auslander	Res	Windows				76,500.00		
C232-18B	006.3	1506 O St, Johnston House	Res	Wood-Dry Rot				25,000.00		
C232-18B	010.30	1506 O St, Johnston House	Res	Stairways/Decking/Walkways				10,000.00		
C233-07	010.30	1622 N St, Shelly Arms	Res	Stairways/Decking/Walkways				20,000.00		
C233-14	006.3	1625 O St	Res	Wood-Dry Rot				12,500.00		
C234-24	009.9	1615 P St, Lanai	Res	Finishes-Paint/Coatings				24,000.00		
C234-24	019.6	1615 P St, Lanai	Res	Structural Rehabilitation				4,000.00		
C281-07	008.5	1220 P St, Deus	Res	Windows				26,000.00		
C330-07	019.5	Bagel Time - 1607 10th St.	Com	Commercial Tenant Improvements			109,246.84	(24,246.84)		
C330-14	019.5	OB 2000 - 1603 10th St.	Com	Commercial Tenant Improvements				17,000.00		

C172-14	002.8	1325 - 15th St., Park Mansion	Res	Sitework-Improvements/Amenities							4,000.00
C172-15A	002.8	1317 - 15th St., Lombard	Res	Sitework-Improvements/Amenities							8,000.00
C172-15A	009.6	1317 - 15th St., Lombard	Res	Finishes-Flooring							6,000.00
C222-09	019.6	1228 O St, Gibson Arms	Res	Structural Rehabilitation							7,000.00
C222-20A	002.9	1209 P St., Wing Manor	Res	Sitework-Planting/Rehab, etc.							8,000.00
C222-23	008.5	1521 12th St	Res	Windows							45,000.00
	010.10	1521 12th St	Res	Awnings							12,000.00
	013.3	1521 12th St	Res	Sp Constr - Boilers							61,000.00
C223-02	007.3	1316 N. St., Le Chateau	Res	Shingles, Roof Tiles, etc							40,000.00
C223-09B	002.1	1329/1331 O St, Mud Pie Stand	Com	Sitework - Site remediation					2,635.00		59,365.00
C223-10	009.9	1327 O St., Capri	Res	Finishes-Paint/Coatings							30,000.00
C226-09	002.1	1420 O St	Res	Sitework - Site remediation							50,000.00
C226-08	009.6	1500 15th St-Auslander	Res	Finishes-Flooring							10,000.00
C226-09	010.30	1510 15th St.	Res	Stairways/Decking/Walkways							6,000.00
C226-24	010.30	1400-04 O St, Greentree/Carr Path	Res	Stairways/Decking/Walkways							7,000.00
C231-07	008.5	1522 N St, Judith Manor	Res	Windows							90,000.00
	009.6	1522 N St, Judith Manor	Res	Finishes-Flooring							27,000.00
	009.9	1522 N St, Judith Manor	Res	Finishes-Paint/Coatings							21,000.00
C231-19	012.4	1421 15th St., Biele Place	Res	Furnishings-Flooring							(3,687.00)
C231-23B	002.1	1414 16th St., Luna's	Com	Sitework - Site remediation					3,687.00		62,000.00
C231-23C	019.6	1412 16th St., Urban Yoga	Com	Structural Rehabilitation							20,000.00
C231-24	009.6	1500 N St., Brannan Court	Res	Finishes-Flooring							10,000.00
	009.9	1500 N St., Brannan Court	Res	Finishes-Paint/Coatings							52,000.00
	010.10	1500 N St., Brannan Court	Res	Awnings							57,000.00
C232-16	002.9	16th Street Commerical	Com	Sitework-Planting/Rehab, etc.					3,668.00		37,333.00
C232-18B	006.3	1506 O, Johnston House	Res	Wood-Dry Rot							127,000.00
	009.9	1506 O, Johnston House	Res	Finishes-Paint/Coatings							56,000.00
	010.30	1506 O, Johnston House	Res	Stairways/Decking/Walkways							10,000.00
C233-27	002.10	1401 16th St., Enterprise	Com	Sitework - Site remediation							15,000.00
C234-24	006.3	1615 P St, Lanai	Res	Wood-Dry Rot							17,000.00
	007.3	1615 P St, Lanai	Res	Shingles, Roof Tiles, etc							75,000.00
	010.10	1615 P St, Lanai	Res	Awnings							12,000.00
C234-27	007.3	17th Street Commons	Res	Shingles, Roof Tiles, etc							15,000.00
	010.30	17th Street Commons	Res	Stairways/Decking/Walkways							11,000.00
C281-07	007.3	1220 P St, Deus	Res	Shingles, Roof Tiles, etc							27,000.00
	008.5	1220 P St, Deus	Res	Windows							26,000.00
	010.30	1220 P St, Deus	Res	Stairways/Decking/Walkways							17,500.00
C284-10	007.3	1330 P St, Palm Manor	Res	Shingles, Roof Tiles, etc							220,000.00
C293-18	007.3	1619 Q-Rooming House	Res	Shingles, Roof Tiles, etc							74,000.00
	009.9	1619 Q-Rooming House	Res	Finishes-Paint/Coatings							21,000.00
C330-07	002.1	1607 10th St., Bagel Time	Com	Sitework - Site remediation							30,000.00
C333-11	002.1	1036 P St., Le Croissant	Com	Sitework - Site remediation							5,000.00
Various Address Budget Line Items		C888-88	General Major Construction		Completed	Open	Completed	Open	Completed	Open	
Various	001.6	Various		Energy Reduction/Sustainability	-	-	-	15,000.00	-	15,000.00	
Various	002.7	Various		Sitework-Pavement, Bases, etc	-	27,500.00	-	20,000.00	-	20,000.00	
Various	019.1	Various		Contingency	-	34,465.67	-	42,100.00	-	50,000.00	
Various	019.2	Various		Accessibility	-	10,000.00	-	10,000.00	-	10,000.00	
Various	019.3	Various		Fire & Safety	11,400.00	200.00	-	8,000.00	-	8,000.00	
Various	019.4	Various		Toxic Abatement	18,053.09	1,946.91	15,507.96	4,492.04	-	20,000.00	
Various	019.5	Various		Commercial Tenant Improvements	19,615.26	384.74	-	-	1,816.00	18,184.00	
GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND:					\$ 485,227.47	\$ 704,832.53	\$ 189,633.05	\$ 834,866.95	\$ 11,806.00	\$ 1,625,695.00	
					C21 GF Total	\$ 1,190,060.00	C22 GF Total	\$ 1,024,500.00	C23 GF Total	\$ 1,637,501.00	

Special Management Properties									C23 - FY 22/23	
									Completed	Open
36 Somerset Parkside										
Special Management Account										
C330-00	010.8	Somerset	Res	Bath, kitchen & Laundry					9,657.00	57,343.00
	015.4	Somerset	Res	Plumbing						100,000.00
SUBTOTAL:									9,657.00	157,343.00
37 Biele Place										
Special Management Account										
C231-19	003.9	Biele Place	Res	Concrete-Restorartion/Cleaning						42,000.00
	012.4	Biele Place	Res	Furnishing & Accessories					1,553.00	6,447.00
SUBTOTAL:									1,553.00	48,447.00
38 17th Street Commons										
Special Management Account										
C234-27	006.3	17th Street Commons	Res	Wood-Dry Rot						
	001.30	17th Street Commons	Res	Stairways/Decking/Walkways						72,759.00
SUBTOTAL:										72,759.00
41 Fremont/Wilshire Apts										
Special Management Account										
C-286-00	002.9	Fremont/Wilshire Apts	Res	Sitework-Planting/Rehab, etc.						4,000.00
	008.5	Fremont/Wilshire Apts	Res	Windows						67,600.00
	001.30	Fremont/Wilshire Apts	Res	Stairways/Decking/Walkways					2,912.00	22,088.00
	006.3	Fremont/Wilshire Apts	Res	Wood-Dry Rot						31,000.00
	010.8	Fremont/Wilshire Apts	Res	Bath, Kitchen & Laundry					4,800.00	250,700.00
SUBTOTAL:									7,712.00	375,388.00
TOTAL SPECIAL MANAGEMENT FUNDS:									18,922.00	653,937.00
GRAND TOTAL ALL FUNDS (GENERAL + SPECIAL MGMT)*:					485,227.47	704,832.53	189,633.05	834,866.95	30,728.00	2,279,632.00

Completed	1,190,060.00 41%	Completed	1,024,500.00 19%	Completed	2,310,360.00 1%
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Project Address Building Name * = Future Development Site	SCOPE OF WORK	Future Budget C24 FY 23/24	Future Budget C25 FY 24/25	Future Budget C26 FY 25/26	Future Budget C27 FY 26/27	Future Budget C28 FY 27/28
GL Acct 5820		Contractor Cost	Contractor Cost	Contractor Cost	Contractor Cost	Contractor Cost
701 S St., Maintenance Warehouse	Fencing / black top	123,500.00				
1201 P St, Del Capri	Carpet/flooring	23,000.00				
1201 P St, Del Capri	Landscape	135,000.00				
1228 O St, Gibson Arms	Paint	85,000.00				
1317 O St - The Valencia	Lobby Ceiling	16,680.00				
1325 15th St-Park Mansion	Mail Boxes	53,985.00				
1400 N St, The Dean	Awnings	11,600.00				
1420 O St., The Statesman	Windows	105,950.00				
1420 O St., The Statesman	Landscape	95,000.00				
1424 P St., The Wilshire	Paint (Exterior)	32,160.00				
1500 15th St-Auslander	Dry rot, windows, paint	155,000.00				
1500 N St, Brannon Court	Awnings (metal)	12,500.00				
1506 13th St, McCaferty Manor	Windows	185,520.00				
1506 13th St, McCaferty Manor	Carpet/flooring	22,494.00				
1510 15 St., The Victorian	Fencing	23,420.00				
1510 O St., Don Carlos	Walkways	101,708.00				
1512 13th St, Southwark	Stucco repair	174,832.00				
1512 13th St, Southwark	Windows	94,300.00				
1514 15 St., The Victorian	Stairs	11,600.00				
1521 12th St,	Boiler replace	159,725.00				
1625 O St.	Windows	157,975.00				
1216-18 P St	Landscape	27,000.00				
1521 12th St	HVAC		34,560.00			
1521 12th St	Windows		58,400.00			
1521 12th St	Rewire		220,375.00			
1512 13th St	Awnings		20,604.00			
1500 15th St-Auslander	Paint (Interior)		15,852.00			
1501 15th St., Dager Manor	Carpet/flooring		16,700.00			
1501 15th St., Dager Manor	Stucco repair		28,150.00			
1501 15th St., Dager Manor	Windows		42,975.00			
1501 15th St., Dager Manor	Dry rot/windows		78,900.00			
1317 15th St., The Lombard	Paint (interior)		21,627.00			
1514 15th St. The Victorian	Dry rot & paint		85,393.00			
1510 15 St., The Victorian	Siding		17,060.00			
1400 N St, The Dean	Paint (Interior)		17,947.00			

1510 O St., Don Carlos	Windows		55,340.00			
1510 O St., Don Carlos	Electrical		182,515.00			
1228 O St, Gibson Arms	Awnings		47,556.00			
1228 O St, Gibson Arms	Paint (Exterior)		44,335.00			
1228 O St, Gibson Arms	Stucco repair		34,690.00			
1228 O St, Gibson Arms	Windows		36,239.00			
1506 O St, Johnston House	Front Porch		12,871.00			
1515 O St, Morgenson Manor	Dry Rot		38,970.00			
1420 O St., The Statesman	Stucco repair		11,445.00			
1420 O St., The Statesman	Dry rot		24,420.00			
1317 O St - The Valencia	HVAC		362,946.00			
1317 O St - The Valencia	electrical		323,540.00			
1215 P St., Gibbs Arms	Overhang		3,265.00			
1215 P St., Gibbs Arms	Stucco repair		16,850.00			
1615-23 P St., Lanai Apts	Fencing		10,000.00			
1615-23 P St., Lanai Apts	Paint (Exterior)		30,138.00			
1615-23 P St., Lanai Apts	Decking		23,520.00			
1615-23 P St., Lanai Apts	Fencing		10,000.00			
1330 P St., Palm Mansion	siding/gutters		384,210.00			
1330 P St., Palm Mansion	Windows		31,330.00			
1330 P St., Palm Mansion	Decking		16,100.00			
1500 15th St-Auslander	Roof			175,000.00		
1510 15th St. The Victorian	Paint (Exterior)			44,650.00		
1616 N St, Grantwood	Awnings			59,250.00		
1616 N St, Grantwood	Windows			49,854.00		
1622 N St, Shelly Arms	Windows			306,065.00		
1622 N St, Shelly Arms	Dry rot/windows			69,750.00		
1228 O St, Gibson Arms	Carpet/flooring			19,639.00		
1515 O St, Morgenson Manor	Windows			245,610.00		
1317 O St - The Valencia	Fencing			3,119.00		
1317 O St - The Valencia	Paint			60,532.00		
1317 O St - The Valencia	Stucco repair			36,365.00		
1317 O St - The Valencia	Dry rot/windows			86,475.00		
1316 O St.	Paint (Exterior)			32,151.00		
1316 O St.	Dry Rot			12,431.00		
1623 P St. Lanai Apts	Fencing			51,200.00		

1517 12th St	Paint				37,435.00	
1517 12th St	Stucco repair				18,115.00	
1228 O St, Gibson Arms	Balcony				37,440.00	
1317 O St - The Valencia	Awnings				37,319.00	
1201 P St, Gibbs Arms	Doors				15,088.00	
1201 P St, Gibbs Arms	Paint (Exterior)				28,503.00	
1201 P St, Gibbs Arms	Windows				106,201.00	
1617 P St. Lanai Apts	Roof				59,700.00	
1209 P St., Wing Manor	Paint (Exterior)				28,084.00	
1209 P St., Wing Manor	Windows				106,201.00	
1209 P St., Wing Manor	Dry rot				48,200.00	
1212-14 P St	Walkways/stairs				61,700.00	
1326 P St	Brick (Entryway)				21,970.00	
1321 Q St.	Paint (Exterior)				19,564.00	
1321 Q St.	Dry rot				13,800.00	
1501 15th St., Dauger Manor	Paint (Exterior)					77,307.00
1327 O St, Capri	Doors (Exterior)					17,222.00
1414 O St, Moor Manor	Dry Rot/Windows					74,900.00
1400 N St, The Dean	Garage Doors					37,333.00
1400 N St, The Dean	Paint (Exterior)					5,539.00
1500 N St, Brannon Court	Lighting					23,790.00
1220 P St, Deus	Paint (Exterior)					39,219.00
1506 13th St, McCaferty Manor	Paint (Exterior)					72,471.00
1506 13th St, McCaferty Manor	Windows					175,423.00
1615 P St, Lanai Apts	Paint (Exterior)					31,311.00
1617 P St. Lanai Apts	Paint (Exterior)					35,677.00
1617 P St. Lanai Apts	Awnings					17,940.00
1201 P St, Del Capri	Windows					40,839.00
1201 P St, Del Capri	Paint (Exterior)					29,994.00
1201 P St, Del Capri	Awnings					26,112.00
1209 P St., Wing Manor	Roof					141,500.00
1215 P St., Gibbs Arms	Roof					134,000.00
1228 O St, Gibson Arms	Roof					71,781.00
1316 O St,	Windows					96,699.00
		\$ 1,807,949.00	\$ 2,358,823.00	\$ 1,252,091.00	\$ 639,320.00	\$ 1,149,057.00
General Fund 5 YearTotal						\$ 7,207,240.00

Special Management Properties						
Somerset	Walkways					6,222.00
	Remodel/Rebuild Bathrooms & Kitchen Cabinets	117,309.00				
	Plumbing (Cast Iron)	136,213.00				
SUBTOTAL:		253,522.00	-			6,222.00
Biele Place	Elevator				85,000.00	
	Roof					135,315.00
SUBTOTAL:		-	-	-	85,000.00	135,315.00
17th Street Commons	Stairs	37,059.00				13,076.00
	Decking		118140	118,140.00	17,689.00	49,530.00
	Meter Roof					17,340.00
	Awnings (metal)	94,151.00				
	Remodel/Rebuild (Post)	5,652.00				
	Paint (Exterior)		58,879.00	62,973.00	38,050.00	
	Dry rot/windows			58,860.00		
	Roofs		49,494.00		80,073.00	197,985.00
	Windows	155,750.00			88,805.00	
SUBTOTAL:		292,612.00	226,513.00	224,617.00	224,617.00	277,931.00
Fremont/Wilshire Apts	Stairs	155,900.00				
SUBTOTAL:		155,900.00	-			
		702,034.00	226,513.00	224,617.00	309,617.00	419,468.00
Special Management Properties 5 Year Total						1,882,249.00
		2,509,983.00	2,585,336.00	1,476,708.00	948,937.00	1,568,525.00

5 Year Needs Assessment Total 9,089,489.00