



May 10, 2024

TO: CADA Board of Directors

**SUBJECT: May 17, 2024 Board Meeting
Agenda Item 6**

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

CONTACT PERSON: Russ Juneau, Facilities Manager
Frank Czajka, Construction Manager

RECOMMENDED ACTION:

For review and information only.

BACKGROUND

Twice each year, in May and October, CADA staff prepares a Capital Improvement Program (CIP) Status Report and 5-Year Needs Assessment Report and presents them to the Board. This timing allows the Board to consider staff's June and December budget proposals while taking into consideration the physical needs of CADA's building stock.

The CIP Program Status Report and Needs Assessment Report 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 buildings, commercial buildings, 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 2024**. 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 C22 FY 2021/2022, Current Budget C23 FY 2022/2023, and Current Budget C24 FY 2023/2024." CADA's multi-year capital budgeting process provides for fiscal year budgets to remain open for 3 years so the CIP Status Report includes fiscal year budgets for 3 years at any given time. 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.

In the columns marked "Completed," the completed projects for each fiscal year starting in FY 2021/2022 are shown 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 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 \$1,116,605 in CIP projects budgeted within fiscal years 2021/2022 through 2023/2024 out of a budget of \$4,909,487, leaving \$3,792,882 in open projects. As Attachment 1 shows, the three largest projects completed using FY 2021/2022 funds included an HVAC project at Park Mansion, dry rot repairs at 1201 P Street, and upgrades to the commercial space at 1607th Street.

The largest projects using FY 2022/2023 funds included tenant improvements at the forthcoming Society Bistro space at 1329 O Street, tenant improvements at the Silver Lining space and the adjacent Anchor & Tree Coffee Collective space. Silver Lining and Anchor & Tree Coffee have since opened for business. Society Bistro is due to open in June 2024. Prioritizing these commercial projects had to be prioritized because the spaces became vacant and needed to be upgraded and modified for the new commercial tenants so that CADA could lease them as soon as possible and resume collecting commercial rental income. Other projects that have been completed were flooring and painting at Brannan Court, a new roof at 1615 P Street and 1220 P Street and a new roof at 1619 Q Street.

The largest project using FY 2023/2024 funding was asbestos abatement at various apartments as part of CADA's new effort to upgrade flooring in CADA apartments as part of the turn process. The new flooring ensures that the apartments are more sustainable, have a longer life on their finishes, and are more competitive in the current rental market.

Table 1 – Budgeted CIP Projects Status Report Summary for FY 2021/2022 through FY 2023/2024*

	FY 21/22 CIP Budget		FY 22/23 CIP Budget		FY 23/24 CIP Budget		Grand Total
	Completed	Open	Completed	Open	Completed	Open	
General Fund	\$528,664	\$495,836	\$461,166	\$1,176,334	\$114,571	\$1,594,029	\$4,370,600
Special Mgt.	-	-	-	-	\$12,203	\$526,684	\$538,887
TOTAL COMPLETED	\$528,664		\$461,166		\$126,774		\$1,116,605
TOTAL OPEN	-	\$495,836	-	\$1,176,334	-	\$2,120,713	\$3,792,882
GRAND TOTAL (COMPLETED AND OPEN)	\$1,024,500		\$1,637,500		\$2,247,487		\$4,909,487

**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 and time-critical CIP projects.

In addition, staff continues to work with Tremco Roofing, who have helped us identify many leaking or aging roofs and to prioritize roofs that should be replaced in the next 5 years. CADA's top priority roofing projects currently include 1330 P, 1316 N, 1212-1214 P and 1506 13th Street, which will require approximately \$500,000 to complete. This will help reduce the Table 1 open items balances in a meaningful way. To date, a total of 11 roofs have been replaced. Staff is also planning a roof replacement at 525 S Street, the future home of CADA's Maintenance warehouse and office.

Another area of focus is replacing all single-pane windows with modern dual-pane glass windows that also have UV blocking. These efforts will reduce our carbon footprint by increasing heating and cooling efficiency. The current four priority window replacement projects include: 1201 P Street, 1521 12th Street, 1517 12th Street, and 1420 O Street. These will cost approximately \$165,000 to complete, further reducing the open items balance shown in Table 1. The contract is in place and this work is due to commence in May 2024.

CADA staff is also focusing on exterior painting projects in the upcoming season. The 1228 O Street exterior painting project began the first week of May. Other buildings CADA staff is evaluating for exterior paint are 1317 O Street, 1501 15th Street, and 1614 O Street. The winning 1228 O Street repainting project bid came in at a lower cost than budget, so staff will be able to apply the unspent balance to the repainting of 1317 O Street.

CADA staff is also working to identify boilers that are nearing the end of their useful lives and/or are grossly energy inefficient. The recently completed project at 1317 O Street addressed this by installing energy-efficient ductless mini split HVAC heat pumps which will both heat and cool the apartments, eliminating the need for the inefficient boiler system. CADA has applied to receive a SMUD rebate for a portion of its work at 1317 O Street. Other HVAC projects to be undertaken in FY 2023/2024 include 1400 N Street and 1521 12th Street.

In addition to the usual water and energy conservation upgrades that are made when units are vacated and turned, CADA is also utilizing this time to modernize our portfolio by installing Laminated Vinyl Plank (LVP) flooring, upgraded Shaker-style cabinetry, quartz countertops and 5 1/2" baseboards. To do this work in the current fiscal year, staff reprioritized selected budgeted projects to direct approximately \$400,000 to these efforts. A similar amount will be spent in the upcoming fiscal year.

5-Year CIP Needs Assessment

CADA staff continues to perform routine 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 and are used to adjust the 5-year CIP assessment. See Attachment 2, **5-Year CIP Needs Assessment (Calendar Years 2025 – 2029)**. Currently, CADA's consultant Artemis Construction Management is preparing project needs assessments and 5-year replacement budgets for all 52 of CADA's buildings. When the assessment work is complete this summer, the information from the reports will inform the preparation of the Mid-Year Budget Revision and future CIP budgets.

Table 2 below this paragraph, summarizes the 5-Year Needs Assessment for CADA's 52 apartment buildings and projected future Capital Improvement Program (CIP) spending the buildings will require. It reflects proposed spending of \$7,219,322 over the next five years, starting with FY 2024/2025 which begins on July 1, 2024 and running through FY 2028/2029. The majority of this need (\$5,839,107 of the \$7,219,322) is for General Fund buildings. The remaining \$1,380,215 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 - 5 Year CIP Needs Assessment (Calendar Years 2025 – 2029)**.

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

	FIVE YEAR CIP NEEDS ASSESSMENT					
	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Total
General Fund	\$2,421,778	\$1,344,900	\$495,679	\$1,141,750	\$435,000	\$5,839,107
Special Mgt.	\$226,513	\$224,617	\$224,617	\$277,931	\$200,000	\$1,380,215
GRAND TOTAL	\$2,648,291	\$1,569,517	\$805,708	\$1,561,218	\$635,000	\$7, 219,322

Similar to the priorities reflected in Attachment 1 – **May 2024 CIP - Status Report**, the **5-Year CIP Needs Assessment (Calendar Years 2025 – 2029)** reflects a focus on upgrading aging building systems.

The projected five years’ needs will be updated soon with the current building assessments underway and will become the basis for budget preparation in 2024 and each year thereafter. The FY 2024/2025 numbers shown above reflect the budget that staff will be asking the Board to approve at the June 2024 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 three 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 meets the Strategic Plan Objective to “Deliver Community Development Leadership” by allowing CADA to develop a comprehensive and detailed strategy to meet the capital improvement needs of its buildings,

which will result in buildings that are more livable for tenants, more energy efficient, more resilient in the face of expected climate change impacts over the coming decades, and with systems that are better-prepared to continue to serve CADA's tenants. This report and assessments will also inform our responsible use of resources, including with preventative maintenance that will lower long-term costs and the overall effective management of CADA's assets.

Attachments:

1. CIP Status Report - May 2024
2. 5-Year CIP Needs Assessment (Calendar Years 2025 – 2029)

PROPERTY CODE	CONSTR CODE	Project Address Building Name * = Future Development Site	PROP TYPE	SCOPE OF WORK	Current Budget C22 FY 21/22		Current Budget C23 FY 22/23		Current Budget C24 FY 23/24	
					Completed	Open	Completed	Open	Completed	Open
GL Acct 5820										
C172-14	015.7	1325 15th St, Park Mansion	Res	HVAC Equipment	19,960.12	5,039.88				
C222-09	010.30	1228 O St, Gibson Arms	Res	Stairways/Decking/Walkways	8,700.25	-				
C222-10	015.7	1506 13th St, McCafferty	Res	HVAC Equipment	19,000.00	-				
C222-22	006.3	1201 P St, Del Capri	Res	Wood-Dry Rot	49,900.00	-				
C223-09A	019.6	1428 - 14th St., Metropol	Res	Structural Rehabilitation	21,900.00	3,600.00				
C223-12	008.5	1327/1317 O St	Res	Windows	-	26,000.00				
C223-12	015.7	1327/1317 O St	Res	HVAC Equipment	88,940.00	60.00				
C223-12	016.00	1327/1317 O St	Res	Electrical	12,876.00	2,124.00				
C226-07	008.5	1420 O St	Res	Windows	38,000.00	-				
C232-18B	006.3	1506 O St, Johnston House	Res	Wood-Dry Rot	1,818.31	(1,818.31)				
C232-18B	010.30	1506 O St, Johnston House	Res	Stairways/Decking/Walkways	-	10,000.00				
C233-06	010.10	1616 N St, Grantwood	Res	Awnings	7,400.00	(3,700.00)				
C233-14	006.3	1625 O St	Res	Wood-Dry Rot	591.44	10,208.56				
C330-07	019.5	Bagel Time - 1607 10th St.	Com	Commercial Tenant Improvements	110,876.22	-				
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-Improvemts/Amenities				4,000.00		
C172-15A	002.8	1317 - 15th St., Lombard	Res	Sitework-Improvemts/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.			287.54	7,712.46		
C222-22	008.5	1201 P St., Del Capri	Res	Windows			6,278.00	(6,278.00)		
C222-23	008.5	1521 12th St	Res	Windows				45,000.00		
C222-23	010.10	1521 12th St	Res	Awnings				12,000.00		
C222-24	008.50	1517 - 12th St.	Res	Windows				80,000.00		
C223-02	002.1	1316 N. St., Le Chateau	Res	Sitework - Site remediation			13,056.32	(13,056.32)		
C223-02	007.3	1316 N. St., Le Chateau	Res	Shingles, Roof Tiles, etc				40,000.00		
C223-09B	002.1	Mud Pie Stand - 1329/1331 O St	Res	Sitework - Site remediation			57,319.74	4,680.26		
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				32,000.00		
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		
C231-07	009.6	1522 N St, Judith Manor	Res	Finishes-Flooring				27,000.00		
C231-07	009.9	1522 N St, Judith Manor	Res	Finishes-Paint/Coatings				21,000.00		
C231-23B	002.1	Luna's - 1414 16th St.	Com	Sitework - Site remediation			65,692.47	5,000.00		
C231-23C	019.6	1412 16th - Urban Yoga	Com	Structural Rehabilitation			31,030.00	-		
C231-24	009.6	1500 N St., Brannan Court	Res	Finishes-Flooring			48,375.00	23,625.00		
C231-24	009.9	1500 N St., Brannan Court	Res	Finishes-Paint/Coatings			9,700.00	1,300.00		
C231-24		1500 N St., Brannan Court	Res	HVAC Equipment			34,757.99	242.01		
C232-16	002.9	16th Street Commerical	Com	Sitework-Planting/Rehab, etc.			3,667.50	37,332.50		
C232-16	009.5	16th Street Commerical	Com	Finishes-Ceilings				23,000.00		
C232-18B	006.3	1506 O, Johnston House	Res	Wood-Dry Rot				127,000.00		
C232-18B	009.9	1506 O, Johnston House	Res	Finishes-Paint/Coatings				56,000.00		
C232-18B	010.30	1506 O, Johnston House	Res	Stairways/Decking/Walkways				10,000.00		
C233-27	002.10	Enterprise 1401 16th	Com	Sitework - Site remediation			391.46	14,608.54		
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			72,882.61	2,117.39		
	010.10	1615 P St, Lanai	Res	Awnings				12,000.00		
C281-07	007.3	1220 P St, Deus	Res	Shingles, Roof Tiles, etc			9,500.00	17,500.00		
	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			61,998.78	12,001.22		
	009.9	1619 Q-Rooming House	Res	Finishes-Paint/Coatings				21,000.00		
C333-11	002.1	Le Croissant - 1036 P St.	Com	Sitework - Site remediation				5,000.00		
C172-14	002.8	1325 - 15th St., Park Mansion	Res	Sitework-Improvemts/Amenities					-	55,000.00
C222-09	009.9	1228 O St, Gibson Arms	Res	Finishes-Paint/Coatings					-	85,000.00
C222-10	008.50	1506 13th St, McCafferty	Res	Windows					-	186,000.00
	009.6	1506 13th St, McCafferty	Res	Finishes-Flooring					-	22,500.00
C222-22	002.9	1201 P St., Del Capri	Res	Sitework-Planting/Rehab, etc.					-	135,000.00
	009.6	1201 P St., Del Capri	Res	Finishes-Flooring					-	23,000.00
C222-23	013.3	1521 12th St	Res	Sp Constr - Boilers					-	160,000.00
C223-10	008.50	1327 O St., Capri	Res	Windows					-	106,000.00
C225-01	010.1	1400 N St, The Dean	Res	Awnings					-	12,000.00
C226-07	002.9	1420 O St	Res	Sitework-Planting/Rehab, etc.					-	95,000.00
	008.5	1420 O St	Res	Windows					8,035.00	97,965.00
C226-08	002.1	1500 15th St-Auslander	Res	Sitework-Fences, Gates					8,800.00	4,200.00
C226-08	008.3	1500 15th St-Auslander	Res	Specialty Doors						25,000.00
C226-08	008.5	1500 15th St-Auslander	Res	Windows					-	117,000.00
C226-10	010.3	1514 - 15th St.	Res	Stairways/Decking/Walkways					-	11,600.00
C232-18C	007.3	1510 O St, Don Carlos Apts	Res	Shingles, Roof Tiles, etc						1,800.00
C232-18C	010.30	1510 O St, Don Carlos Apts	Res	Stairways/Decking/Walkways					-	80,000.00
C232-18C	019.2	1510 O St, Don Carlos Apts	Res	Accessibility						(1,800.00)
C233-14	008.50	1625 O St	Res	Windows					-	158,000.00
C233-27	007.0	Enterprise 1401 16th	Com	Thermal & Moisture Protection - Roof					-	25,000.00
C281-06	002.9	1216-18 P St.	Res	Sitework-Planting/Rehab, etc.					-	27,000.00
C360-01	002.1	701 S Street - Maintenance		Sitework - Site remediation					4,925.00	118,575.00
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	-	15,000.00
Various	002.7	Various		Sitework-Pavement, Bases, etc	-	20,000.00	-	20,000.00	-	20,000.00
Various	006.6	Various		Plastic-Fabrications		(408,000.00)				-
Various	009.6	Various		Finishes-Flooring		408,000.00				-
Various	010.9	Various		Unit Rehabilitation	115,300.21	292,699.79				-
Various	019.1	Various		Contingency	-	3,023.53	-	86,277.53	-	50,000.00
Various	019.2	Various		Accessability	-	10,000.00	-	10,000.00	-	10,000.00
Various	019.3	Various		Fire & Safety	-	-	16,480.00	4,520.00	-	8,000.00
Various	019.4	Various		Toxic Abatement	19,992.74	100,007.26	19,729.86	270.14	92,811.00	(72,811.00)
Various	019.5	Various		Commercial Tenant Improvements	13,409.00	(13,409.00)	10,019.01	9,980.99	-	20,000.00
GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND:					\$ 528,664.29	\$ 495,835.71	\$ 461,166.28	\$ 1,176,333.72	\$ 114,571.00	\$ 1,594,029.00
					C21 GF Total	\$ 1,024,500.00	C22 GF Total	\$ 1,637,500.00	C23 GF Total	\$ 1,708,600.00

Special Management Properties										
									C23 - FY 22/23	
									Completed	Open
36 Somerset Parkside										
Special Management Account										
C330-00	010.8	Somerset	Res	Bath, kitchen & Laundry						66,500.00
SUBTOTAL:									-	66,500.00
37 Biele Place										
Special Management Account										
C231-19	002.9	Biele Place	Res	Sitework-Planting/Rehab, etc.					12,203.00	38,797.00
SUBTOTAL:									12,203.00	38,797.00
38 17th Street Commons										
Special Management Account										
C234-27	006.3	17th Street Commons	Res	Awnings						50,000.00
SUBTOTAL:									-	50,000.00
41 Fremont/Wilshire Apts										
Special Management Account										
C-286-00	007.3	Fremont/Wilshire Apts	Res	Shingles, Roof Tiles, etc					-	104,227.00
C-286-00	009.9	Fremont/Wilshire Apts	Res	Finishes-Paint/Coatings					-	82,160.00
C-286-00	001.30	Fremont/Wilshire Apts	Res	Stairways/Decking/Walkways					-	185,000.00
SUBTOTAL:									-	371,387.00
TOTAL SPECIAL MANAGEMENT FUNDS:									12,203.00	526,684.00
GRAND TOTAL ALL FUNDS (GENERAL + SPECIAL MGMT)*:					528,664.29	495,835.71	461,166.28	1,176,333.72	126,774.00	2,120,713.00

4,909,487.00

Completed1,024,500.0052%

Completed1,637,500.0028%

Completed2,247,487.006%

Project Address Building Name * = Future Development Site	SCOPE OF WORK	Future Budget C25 FY 24/25	Future Budget C26 FY 25/26	Future Budget C27 FY 26/27	Future Budget C28 FY 27/28	Future Budget C29 FY 28/29
GL Acct 5820		Contractor Cost	Contractor Cost	Contractor Cost	Contractor Cost	Contractor Cost
1317 O St - The Valencia	Windows	85,000.00				
1317 O St - The Valencia	Paint (exterior)	75,000.00				
1317 O St - The Valencia	Dry Rot (windows)	50,000.00				
1400 N St, The Dean	Boiler/Hotwater Heaterr	185,000.00				
1501 15th St., Dauger Manor	Paint (exterior)	75,000.00				
1506 13th, McCafferty Manor	Roof	150,000.00				
1614 O St., The Tower	Windows	95,000.00				
1614 O St., The Tower	Paint (exterior)	40,000.00				
1614 O St., The Tower	Dry Rot (windows)	20,750.00				
1614 O St., The Tower	Awning	6,028.00				
1615 P St., Lanai	Windows	95,000.00				
1617 P St., Lanai	Windows	95,000.00				
1623 P St., Lanai	Windows	110,000.00				
Various Locations	Flooring (Rehab)	815,000.00				
Various Locations	Cabinets (Rehab)	350,000.00				
Various Locations	Countertops (Rehab)	175,000.00				
1500 15th St-Auslander	Roof		175,000.00			
1510 15th St. The Victorian	Paint (Exterior)		44,650.00			
1512 13th St., Southwark	Stucco Repair		65,000.00			
1512 13th St., Southwark	Windows		94,300.00			
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	HVAC		120,000.00			
1228 O St, Gibson Arms	Carpet/flooring		19,639.00			
1515 O St, Morgenson Manor	Windows		245,610.00			
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		
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		
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		
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)				75,539.00	
1500 N St, Brannon Coourt	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	
1228 O St, Gibson Arms	Roof					72,000.00
1512 13th St., Southwark	Roof					70,000.00
1215 P St., Gibbs Arms	Roof					75,000.00
1209 P St.,, Wing Manor	Paint (exterior)					35,000.00
1212-14 P St	Paint (exterior)					25,000.00
1220 P St, Deus	Paint (exterior)					28,000.00
1321 Q St.	Roof					75,000.00
1316 N St., Le Chateau	Paint (exterior)					55,000.00
		\$ 2,421,778.00	\$ 1,344,900.00	\$ 495,679.00	\$ 1,141,750.00	\$ 435,000.00
General Fund 5 YearTotal						\$ 5,839,107.00

Special Management Properties						
Somerset	Walkways				6,222.00	
	Remodel/Rebuild Bathrooms & Kitchen Cabinets					
	Plumbing (Cast Iron)					
SUBTOTAL:		-			6,222.00	-
Biele Place	Elevator			85,000.00		
	Roof				135,315.00	
SUBTOTAL:		-	-	85,000.00	135,315.00	-
17th Street Commons	Stairs				13,076.00	
	Decking	118140	118,140.00	17,689.00	49,530.00	
	Meter Roof				17,340.00	
	Awnings (metal)					
	Remodel/Rebuild (Post)					
	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	200,000.00
	Windows			88,805.00		
SUBTOTAL:		226,513.00	224,617.00	224,617.00	277,931.00	200,000.00
Fremont/Wilshire Apts	Stairs					
SUBTOTAL:		-				
		226,513.00	224,617.00	309,617.00	419,468.00	200,000.00
Special Management Properties 5 Year Total						1,380,215.00
		2,648,291.00	1,569,517.00	805,296.00	1,561,218.00	635,000.00
5 Year Needs Assessment Total						7,219,322.00