



May 15, 2025

<b>TO:</b>	Capitol Area Development Authority (CADA) Board of Directors
<b>SUBJECT:</b>	<b>May 23, 2025 Board Meeting Agenda Item 6 CAPITAL IMPROVEMENTS PROGRAM (CIP) STATUS REPORT &amp; FIVE-YEAR NEEDS ASSESSMENT REPORT</b>
<b>CONTACT:</b>	Josh Palmer, Deputy Director

**RECOMMENDATION:**

Informational 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 provide information 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 the 2024 Capital Needs Assessment, 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 2025). 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 C23 FY 2022/2023, Current Budget C24 FY 2023/2024, and Current Budget C25 FY 2024/2025." 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 2022/2023 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 52 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 \$4,395,674 in CIP projects budgeted within fiscal years 2022/2023 through 2024/2025 out of a budget of \$7,638,468, leaving \$2,524,131 in open projects. As Attachment 1 shows, the three largest projects completed using FY 2022/2023 funds included window projects located at 1201 P Street, 1521 12<sup>th</sup> Street, and 1517 12<sup>th</sup> Street. There is also a window project scheduled for 1522 N Street. CADA staff has completed a roofing project located at 1506 13<sup>th</sup> Street, as well as dry rot repair.

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.

The largest projects using FY 2024/2025 funds included unit renovations at the Dean, located at 1400 N Street, as well as a roof replacement at 1506 13<sup>th</sup> Street. Additionally, CADA completed a structural rehabilitation project at 1500 15<sup>th</sup> Street and recently, CADA completed a window project at 1228 O Street and 1517 12<sup>th</sup> Street. CADA staff has actively been working on the unit turns throughout the CADA portfolio, which have received a positive reaction from tenants. In commercial spaces, CADA recently completed a tenant improvement (TI) project to the former CLTRE CLUB space, which is now a gym operating under the name Iron Roots Fitness, which has been open since the beginning of April. CADA has also completed work in the former Simon's space, which is scheduled to be open by July 1<sup>st</sup> under the new name Meza California which is a Persian fusion restaurant. The increased foot traffic in the area directly supports our other commercial tenants and residents in the area. CADA also completed TI work for the Capital YMCA to include a new boiler, significant electrical upgrades and a large HVAC project which is to commence immediately. Capital YMCA is currently open and operating.

**Table 1 – Budgeted\_CIP Projects Status Report Summary for FY 2022/2023 through FY 2024/2025\***

	FY 22/23 CIP Budget		FY 23/24 CIP Budget		FY 24/25 CIP Budget		Grand Total
	Completed	Open	Completed	Open	Completed	Open	
General Fund	\$528,664	\$495,836	\$461,166	\$1,176,334	\$2,053,350	\$2,723,624	<b>\$7,438,974</b>
Special Mgt.	-	-	-	-	\$199,494	-	<b>\$199,494</b>
<b>TOTAL COMPLETED</b>	<b>\$528,664</b>		<b>\$461,166</b>		<b>\$2,252,844</b>		\$4,395,674
<b>TOTAL OPEN</b>	-	<b>\$495,836</b>	-	<b>\$1,176,334</b>	-	<b>\$2,524,131</b>	<b>\$3,242,674</b>
<b>GRAND TOTAL (COMPLETED AND OPEN)</b>	\$1,024,500		\$1,637,500		\$4,976,468		<b>\$7,638,468</b>

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

CADA's Interim Facility Maintenance Superintendent, John Dodson, his manager, Josh Palmer, CADA's Deputy Director, and the Maintenance Department are currently focusing on routine maintenance and time-critical CIP projects. Artemis Construction Management (CM) has completed a Capital Needs Assessment on CADA properties that supports project planning and identifies critical issues related to deferred maintenance, structural integrity, roofing and window projects, as well as any other less pressing issues identified by Artemis CM and projects to reduce water and energy usage.

In addition, staff continues to work with Tremco Roofing, who have helped identify many leaking or aging roofs and assists in prioritizing roofs that should be replaced in the next five years. CADA's top priority roofing projects currently include 1330 P, 1316 N, and 1212-1214 P, which will require approximately \$400,000 in total to complete. This will help reduce the Table 1 open items balances in a meaningful way. To date, a total of 14 roofs have been replaced. Staff also completed 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: 1317 15<sup>th</sup> Street, 1327 O Street, 1501 15<sup>th</sup> Street, 1506 13<sup>th</sup> Street, 1512 13<sup>th</sup> Street, and 1623 P Street. These projects are currently being reviewed with the hopes that CADA can complete these projects with a single contractor in order to reduce overall costs. The estimated cost of this project is still with the contract estimator.

In conjunction with Artemis Construction Management, CADA staff is identifying additional projects to address deferred maintenance to include structural repairs, windows and waterproofing, exterior paint, and HVAC projects. CADA currently has a window project under contract at 1522 N Street and a roofing project at 1330 P Street. Staff is focused on an HVAC project at 1325 15<sup>th</sup> Street to replace the aging boiler, which is past its useful life. CADA has identified an additional 25 projects for the next fiscal year which will extend the life of our buildings.

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 \$800,000 to these efforts. Again, this ongoing project has resulted in an improved leasing rate and a favorable response from tenants.

### **5-Year CIP Needs Assessment**

- **Inspections**
- **Future needs**

CADA staff continues to perform routine exterior inspections of CADA residential properties and uses the Capital Needs Assessment from Artemis Construction to plan for future property needs. The continuing inspections are an effort to more proactively identify and correct deficiencies, 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).

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 \$ \$9,564,574 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 (\$9,564,574 of the \$9,822,568) is for General Fund buildings. The remaining \$257,994 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**

	<b>FIVE YEAR CIP NEEDS ASSESSMENT</b>					
	<b>FY 24/25</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>Total</b>
General Fund	\$4,776,974	\$2,534,000	\$661,200	\$757,800	\$834,600	\$9,564,574
Special Mgt.	\$199,494	\$15,500	\$0	\$0	\$43,000	\$257,994
<b>GRAND TOTAL</b>	<b>\$4,976,468</b>	<b>\$2,549,500</b>	<b>\$661,200</b>	<b>\$757,800</b>	<b>\$877,600</b>	<b>\$9,822,568</b>

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 2025 and each year thereafter. The FY 2025/2026 numbers shown above reflect the budget that staff will be asking the Board to approve at the June 2025 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.

### **ENVIRONMENTAL ISSUES**

This item does not require CEQA review or certification. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private

structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

### **CADA 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. 5-Year CIP Needs Assessment (Calendar Years 2025 – 2029)

Attachment 1

	A	B	C	D	E	F	I	J	K	L	M	N	T	W	X	Y	Z	AA	AG
1	<div></div>													Balances Remaining	\$ 4,307,936	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790
2														Budget Added	\$ 701,500	\$ 736,575	\$ 773,404	\$ 812,074	\$ 852,678
3														Extra Funds Requested	\$ 1,501,940	\$ -	\$ -	\$ -	\$ -
4														Amount Remaining	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790	\$ 78,176
5	Priority	Within Larger Project	Address #	Address Street	Building Name	Job / Project Type	Project Description	Acct FY	Acct Code	Acct Number	Projected Year	Project Completed (*) row blue	Hired Contractor	2025/2026 uplift	2026/2027 uplift	2027/2028 uplift	2028/2029 uplift	2029/2030 uplift	Hired Contractor w/uplift
6	0	SS#1	1330	P St	Palm Mansion	Roof	Shingle and Roofing	C23	C284-10	007.3	2025/2026		\$ 128,000.00	\$ 128,000					\$ 128,000.00
7	2	SS#1	1510	15th St	The Victorian	Exterior Paint	Exterior Siding Replacement as needed; Exterior Paint (3,120 SF)	C23	C226-09	010.30	2025/2026		\$ 43,995.60	\$ 43,996					\$ 43,995.60
8	2		1506	O St	Johnston House	Windows	Replace Windows: Double Hung Vinyl (150 SF) / Exterior Paint (including wood stairs) Window Sills	C23	C232-18B	006.3	2025/2026	x	\$ 127,000.00	\$ 127,000					\$ 127,000.00
9	2		1506	O St	Johnston House	Finishes	Gutter Replacement /Dry Rot /repair damage at substrate	C23	C232-18B	009.9	2025/2026	x	\$ 141,620.00	\$ 141,620					\$ 141,620.00
10	1-4		1036	P St	LeCroissant	Sitework	Site Remediation	C23	C333-11	002.1	2025/2026		\$ 5,000.00	\$ 5,000					\$ 5,000.00
11	1-4		Varies	Varies	16th Street Commercial	Sitework	Planting and Rehab	C23	C232-16	002.9	2025/2026		\$ 37,332.50	\$ 37,333					\$ 37,332.50
12	1-4		Varies	Varies	16th Street Commercial	Interior Paint	Interior Paint	C23	C232-16	009.5	2025/2026		\$ 23,000.00	\$ 23,000					\$ 23,000.00
13	0		1510	O St	Don Carlos	Structural Repair	Stairways/Decking/Walkways	C24	C232-18C	010.30	2025/2026		\$ 78,200.00	\$ 78,200					\$ 78,200.00
14	1		1506	13th St	McCafferty Manor	Flooring	Replace Carpet with LVT - tripping hazards (3,636 SF)/Paint Interiors (32,724 SF)	C24	C222-10	009.6	2025/2026		\$ 85,070.00	\$ 85,070					\$ 85,070.00
15	2	SS#1	1327	O St	Capri	Windows / HVAC	Replace Windows: Sliding Vinyl (1890 SF) /Upgrade to Mini-Split / Exterior paint (5,800 SF)	C24	C223-10	008.5	2025/2026		\$ 95,400.00	\$ 95,400					\$ 95,400.00
16	2	SS#1	1506	13th St	McCafferty Manor	Windows / Waterproofing	Install 97 windows; Paint Exterior and Stucco Repair; Remove stucco up to 8" to avoid contact with ground and add weep screed per structural report	C24	C222-10	008.5	2025/2026		\$ 225,926.10	\$ 225,926					\$ 225,926.10
17	2		1625	O St		Windows	Replace Windows: Casement Vinyl (2330 SF); Exterior Paint (9,320 SF)	C24	C233-14	008.4	2025/2026		\$ 236,262.00	\$ 236,262					\$ 236,262.00
18	1-4		1401	16th St	Enterprise	Roof	Replace Roof	C24	C233-27	007.00	2025/2026		\$ 25,000.00	\$ 25,000					\$ 25,000.00
19	1-4		Varies	Varies	Varies	General	Commercial Tenant Improvements	C24	C888-88	019.5	2025/2026		\$ 6,384.92	\$ 6,385					\$ 6,384.92
20	1-4		Varies	Varies	Varies	General	Contingency (5%)	C24	C888-88	019.1	2025/2026		\$ 22,784.49	\$ 22,784					\$ 22,784.49
21	1-4		Varies	Varies	Varies	General	Fire and Life Safety	C24	C888-88	019.3	2025/2026		\$ 8,000.00	\$ 8,000					\$ 8,000.00
22	3	SS#4	Varies	P St		Sitework	123 lf of Landscaping Parkway Strip (1212-14, 1216-18, & 1220 P Str)	C24	C281-06	002.9	2026/2027		\$ 19,926.00		\$ 20,922				\$ 20,922.30
23	3		1521	12th St		Plumbing	Replacement Boiler	C24	C222-23	13.3	2028/2029		\$ 150,000.00				\$ 172,500		\$ 172,500.00
24	3	SS#4	1201	P St	Del Capri	Sitework	162 lf of Landscaping at Parkway Strip (including 1215 P)	C24	C222-22	002.9	2026/2027		\$ 26,244.00		\$ 27,556				\$ 27,556.20
25	3	SS#4	1201	P St	Del Capri	Sitework	Landscape improvements in courtyard	C24	C222-22	002.9	2026/2027		\$ 70,920.00		\$ 74,466				\$ 74,466.00
26	2	SS#1	1327	O St	Capri	Windows / HVAC	Replace Windows: Sliding Vinyl (1890 SF) /Upgrade to Mini-Split / Exterior paint (5,800 SF)	C25	C223-12	008.5	2025/2026		\$ 106,719.30	\$ 106,719					\$ 106,719.30
27	2	SS#1	1623	P St	Lanai Apts	Windows	Replace Windows: Casement (818 SF); Exterior Paint (6,320 SF)	C25	C233-16	008.5	2025/2026		\$ 88,641.00	\$ 88,641					\$ 88,641.00
28	1-4		525	S St	Maintenance Office	Sitework	Improvements/Amenities	C25	C555-01	002.8	2025/2026		\$ 1,945,150.00	\$ 1,945,150					\$ 2,345,150.00
29	1-4		1515	8th St	Capitol Athletic Club	HVAC	HVAC Equipment	C25	C515-01	015.7	2025/2026		\$ 427,150.00	\$ 427,150					\$ 427,150.00

	A	B	C	D	E	F	I	J	K	L	M	N	T	W	X	Y	Z	AA	AG
1														Balances Remaining	\$ 4,307,936	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790
2														Budget Added	\$ 701,500	\$ 736,575	\$ 773,404	\$ 812,074	\$ 852,678
3														Extra Funds Requested	\$ 1,501,940	\$ -	\$ -	\$ -	\$ -
4														Amount Remaining	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790	\$ 78,176
5	Priority	Within Larger Project	Address #	Address Street	Building Name	Job / Project Type	Project Description	Acct FY	Acct Code	Acct Number	Projected Year	Project Completed (*) row blue	Hired Contractor	2025/2026 uplift	2026/2027 uplift	2027/2028 uplift	2028/2029 uplift	2029/2030 uplift	Hired Contractor w/uplift
30	1-4		1515	8th St	Capitol Athletic Club	TI	Tenant Improvements	C25	C515-01	019.5	2025/2026		\$ 115,749.00	\$ 115,749					\$ 115,749.00
31	1-4		1520-D	16th St		TI	Tenant Improvements	C25	C233-02	019.5	2025/2026		\$ 30,000.00	\$ 30,000					\$ 30,000.00
32	1-4		Varies	Varies	Varies	General	Common Area Paint	C25	C000-00	009.9	2025/2026		\$ 20,000.00	\$ 20,000					\$ 20,000.00
33	1-4	SS#2	Varies	Varies	Varies	Unit Turn	Annual Scattered Sites Contract with General Contracting for Unit Upgrades at Turn	C25	C888-88	010.9	2025/2026		\$ 177,829.80	\$ 177,830					\$ 177,829.80
34	2		Varies	Varies	Varies	General	Toxic Abatement	C25	C888-88	019.4	2026/2027		\$ 20,000.00		\$ 22,000				\$ 22,000.00
35	1-4		Varies	Varies	Varies	General	Commercial Tenant Improvements	C25	C888-88	019.5	2026/2027		\$ 18,182.00		\$ 20,000				\$ 20,000.20
36	1-4		Varies	Varies	Varies	General	Contingency (5%)	C25	C888-88	019.4	2026/2027		\$ 32,929.00		\$ 34,575				\$ 34,575.45
37	1-4	SS#2	Varies	Varies	Varies	Unit Turn	Annual Scattered Sites Contract with General Contracting for Unit Upgrades at Turn	C25	C888-88	020.1	2026/2027		\$ 177,829.80		\$ 186,721				\$ 186,721.29
38	3	SS#1	1615-17	P St	Lanai Apts	Windows	Replace Windows: Casement Vinyl (1,636 SF); Exterior Paint (12,364 SF)	C25	C234-24	008.5	2027/2028		\$ 176,014.80			\$ 193,616			\$ 193,616.28
39	0		1325	15th St	Park Mansion	Plumbing	Add 12 to 15 Tankless WH				2025/2026		\$ 75,000.00	\$ 75,000					\$ 75,000.00
40	0		1400	O St	TableVine	Plumbing	Sewer Repair				2025/2026		\$ 50,000.00	\$ 50,000					\$ 50,000.00
41	1	SS#1	1317	O St	The Valencia	Structural Repair	Remove and reconstruct masonry wall				2025/2026		\$ 20,214.00	\$ 20,214					\$ 20,214.00
42	1		1400	N St	The Dean	Structural Repair	Replace water damaged wood framing in attic				2025/2026		\$ 9,200.00	\$ 9,200					\$ 9,200.00
43	1		1501	15th St	Dauger Manor	Structural Repair	Repair floor joist bearing on concrete				2025/2026		\$ 11,500.00	\$ 11,500					\$ 11,500.00
44	1	SS#1	1506	13th St	McCafferty Manor	Structural Repair	Repair exterior stair tread				2025/2026		\$ 6,750.00	\$ 6,750					\$ 6,750.00
45	1		1506-22	17th St	17th St Commons	Structural Repair	Replace wood members				2025/2026		\$ 15,525.00	\$ 15,525					\$ 15,525.00
46	2	SS#1	1201	P St	Del Capri	Exterior Paint	Exterior paint (3960 SF)				2025/2026		\$ 18,176.40	\$ 18,176					\$ 18,176.40
47	2	SS#1	1317	15th St	The Lombard	Windows / Waterproofing	Replace Windows: Steel Windows / Glass Block (1,754 SF); Add expansion joint to stucco/wood transition, Exterior paint (9,632 SF)				2025/2026		\$ 293,312.70	\$ 293,313					\$ 423,312.70
48	2	SS#1	1317	O St	The Valencia	Exterior Paint	Exterior paint (6,520 SF) and repair cracks / Repair and extend gutter to divert water from foundation				2025/2026		\$ 30,826.80	\$ 30,827					\$ 30,826.80
49	2	SS#1	1325	15th St	Park Mansion	Exterior	Tuck point exterior/ Paint Exterior (9,250 SF)				2025/2026		\$ 293,626.80	\$ 293,627					\$ 423,626.80
50	2		1400	N St	The Dean	Waterproofing	Remove stucco up to 8" to avoid contact with ground per structural report				2025/2026		\$ 14,550.00	\$ 14,550					\$ 14,550.00
51	2	SS#1	1420	O St	The Statesman	HVAC / Waterproofing	Upgrade to Mini-Split / Add weep screed and expansion joints to stucco; replace architectural plywood sheathing /Exterior Paint, including gas lines (9,900 SF)				2025/2026		\$ 248,763.60	\$ 248,764					\$ 248,763.60

	A	B	C	D	E	F	I	J	K	L	M	N	T	W	X	Y	Z	AA	AG						
1														Balances Remaining	\$	4,307,936	\$	172,985	\$	103,408	\$	119,000	\$	53,790	
2														Budget Added	\$	701,500	\$	736,575	\$	773,404	\$	812,074	\$	852,678	
3														Extra Funds Requested	\$	1,501,940	\$	-	\$	-	\$	-	\$	-	
4														Amount Remaining	\$	172,985	\$	103,408	\$	119,000	\$	53,790	\$	78,176	
5	Priority	Within Larger Project	Address #	Address Street	Building Name	Job / Project Type	Project Description	Acct FY	Acct Code	Acct Number	Projected Year	Project Completed (*) row blue	Hired Contractor	2025/2026 uplift	2026/2027 uplift	2027/2028 uplift	2028/2029 uplift	2029/2030 uplift	Hired Contractor w/uplift						
52	2	SS#1	1501	15th St	Dauger Manor	Windows	Replace windows: Casement Vinyl (2,085 SF) / Wood sills replacement Repair Stucco Cracks/ Exterior paint (10,060 SF)				2025/2026		\$ 196,713.90	\$ 196,714					\$ 196,713.90						
53	2	SS#1	1506	13th St	McCafferty Manor	Roof	Replace Roof				2025/2026		\$ 59,004.00	\$ 59,004					\$ 59,004.00						
54	2	SS#1	1506	13th St	McCafferty Manor	Security	Add Cameras at Parking				2025/2026		\$ 15,120.00	\$ 15,120					\$ 15,120.00						
55	2	SS#1	1506	13th St	McCafferty Manor	Waterproofing	Repair and extend gutter to divert water from foundation				2025/2026		\$ 900.00	\$ 900					\$ 900.00						
56	2	SS#1	1506	13th St	McCafferty Manor	Waterproofing	Repair concrete corner per structural recommendations				2025/2026		\$ 6,750.00	\$ 6,750					\$ 6,750.00						
57	2	SS#1	1506	O St	Johnston House	Deck	Repair Damage Deck Board, Repaint and Seal, Repair Splitting Wood at Stairs				2025/2026		\$ 1,800.00	\$ 1,800					\$ 1,800.00						
58	2	SS#1	1512	13th St		Structural Repair	Epoxy concrete crack in basement foundation wall				2025/2026		\$ 3,573.00	\$ 3,573					\$ 3,573.00						
59	2	SS#1	1512	13th St		Waterproofing	Remove stucco up to 8" to avoid contact with ground and add weep screed per structural report				2025/2026		\$ 3,850.20	\$ 3,850					\$ 3,850.20						
60	2	SS#1	1512	13th St		Waterproofing	Repair and extend gutter to divert water from foundation				2025/2026		\$ 900.00	\$ 900					\$ 900.00						
61	2	SS#1	1512	13th St		Windows	Replace Windows: Casement Vinyl (810 SF), Exterior Paint (4,280 SF)				2025/2026		\$ 78,694.20	\$ 78,694					\$ 78,694.20						
62	2	SS#1	1517	12th St		HVAC	Upgrade to Mini-Split / Exterior Paint (6,600 SF)				2025/2026		\$ 64,775.70	\$ 64,776					\$ 64,775.70						
63	2	SS#1	1517	12th St		Security	Add Cameras at Parking				2025/2026		\$ 1,719.00	\$ 1,719					\$ 1,719.00						
64	2	SS#1	1522	N St	Judith House	Windows	Replace Windows: Sliding Vinyl (813 SF) /Upgrade to Mini-Split / Exterior paint (7,365 SF)				2025/2026		\$ 241,838.10	\$ 241,838					\$ 241,838.10						
65	2	SS#1	1522	N St		Waterproofing	Remove stucco up to 8" to avoid contact with ground per structural report, add weep screed and replace decayed mudsill areas				2025/2026		\$ 5,836.50	\$ 5,837					\$ 5,836.50						
66	1-4	SS#1	Varies	Varies	Varies	Exterior	General Contractor Fees for Scattered Sites #1				2025/2026		\$ 369,256.00	\$ 369,256					\$ 369,256.00						
67	2		1330	P St	Palm Mansion	Windows / Waterproofing	Replace Windows: Vinyl (1175 SF) / Dry rot Throughout Exterior, Repair/Splitting Wood at Stairs/ Repair Stair Railing in Front and Back of Building / Exterior Paint (3678 SF)				2026/2027		\$ 320,599.00		\$ 336,629				\$ 336,628.95						
68	2		Varies	Varies	Varies	General	Tree Trimming				2026/2027		\$ 16,150.00		\$ 16,958				\$ 16,957.50						
69	3	SS#4	Varies	Varies	Varies	Sitework	Contractor Fees for Scattered Sites #4				2026/2027		\$ 31,194.00		\$ 24,589				\$ 24,589.00						
70	3		Varies	Varies	Varies	General	Roof Cleaning				2026/2027		\$ -		\$ -				\$ -						
71	1-4		Varies	Varies	Varies	General	Additional Unit Turns				2026/2027		\$ 10,850.00		\$ 11,935				\$ 11,935.00						
72	1-4		Varies	Varies	Varies	General	Common Area Paint				2026/2027		\$ 20,000.00		\$ 21,000				\$ 21,000.00						
73	1-4		Varies	Varies	Varies	General	Fire and Life Safety				2026/2027		\$ 8,000.00		\$ 8,800				\$ 8,800.00						



	A	B	C	D	E	F	I	J	K	L	M	N	T	W	X	Y	Z	AA	AG
1	<div></div>													Balances Remaining	\$ 4,307,936	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790
2														Budget Added	\$ 701,500	\$ 736,575	\$ 773,404	\$ 812,074	\$ 852,678
3														Extra Funds Requested	\$ 1,501,940	\$ -	\$ -	\$ -	\$ -
4														Amount Remaining	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790	\$ 78,176
5	Priority	Within Larger Project	Address #	Address Street	Building Name	Job / Project Type	Project Description	Acct FY	Acct Code	Acct Number	Projected Year	Project Completed (*) row blue	Hired Contractor	2025/2026 uplift	2026/2027 uplift	2027/2028 uplift	2028/2029 uplift	2029/2030 uplift	Hired Contractor w/uplift
74	2		Varies	Varies	Varies	General	Toxic Abatement				2027/2028		\$ 20,000.00			\$ 22,000			\$ 22,000.00
75	3	SS#3	Varies	Varies	Varies	Fobs	Conversion to Fob Entry				2027/2028		\$ 195,075.00			\$ 214,583			\$ 214,582.50
76	3		Varies	Varies	Varies	General	Roof Cleaning				2027/2028		\$ 22,840.35			\$ 25,124			\$ 25,124.39
77	1-4		Varies	Varies	Varies	General	Additional Unit Turns				2027/2028		\$ 19,160.00			\$ 21,076			\$ 21,076.00
78	1-4		Varies	Varies	Varies	General	Commercial Tenant Improvements				2027/2028		\$ 20,000.00			\$ 22,000			\$ 22,000.00
79	1-4		Varies	Varies	Varies	General	Common Area Paint				2027/2028		\$ 20,000.00			\$ 22,000			\$ 22,000.00
80	1-4		Varies	Varies	Varies	General	Contingency (5%)				2027/2028		\$ 30,000.00			\$ 33,000			\$ 33,000.00
81	1-4		Varies	Varies	Varies	General	Fire and Life Safety				2027/2028		\$ 8,000.00			\$ 8,800			\$ 8,800.00
82	1-4	SS#2	Varies	Varies	Varies	Unit Turn	Annual Scattered Sites Contract with General Contracting for Unit Upgrades at Turn				2027/2028		\$ 177,829.80			\$ 195,613			\$ 195,612.78
83	2		Varies	Varies	Varies	General	Toxic Abatement				2028/2029		\$ 20,000.00				\$ 23,000		\$ 23,000.00
84	3		1317	15th St	The Lombard	Plumbing	Water Heater Upgrade				2028/2029		\$ 24,472.00				\$ 28,143		\$ 28,142.80
85	3		1521	12th St		Exterior Paint	Recent window installed, paint exterior (4,740 SF)				2028/2029		\$ 24,174.00				\$ 27,800		\$ 27,800.10
86	3		1631	P St	17th St Commons	Stairs	Replace wood stairs and landing, and paint as needed				2028/2029		\$ 37,059.00				\$ 42,618		\$ 42,617.85
87	3	SS#5	Varies	12th St		Sitework	68 lf of Landscaping Parkway Strip (1517 and 1521 12th)				2028/2029		\$ 11,016.00				\$ 12,668		\$ 12,668.40
88	3	SS#5	Varies	15th St		Sitework	160lf of General Landscaping (1317 and 1321 15th)				2028/2029		\$ 25,920.00				\$ 29,808		\$ 29,808.00
89	3	SS#5	Varies	N St		Sitework	370 lf of General Landscaping (1500 N and 1522 N)				2028/2029		\$ 59,940.00				\$ 68,931		\$ 68,931.00
90	3	SS#5	Varies	Varies		Sitework	210 lf of General Landscaping (1326 P, 1330P, 1321-23 Q)				2028/2029		\$ 34,020.00				\$ 39,123		\$ 39,123.00
91	3	SS#5	Varies	Varies		Sitework	327 lf of General Landscaping at Front and Sides (1400 N and 1428 14th)				2028/2029		\$ 52,974.00				\$ 60,920		\$ 60,920.10
92	3	SS#5	Varies	Varies	Varies	Sitework	Contractor Fees for Scattered Sites #5				2028/2029		\$ 40,451.00				\$ 46,519		\$ 46,518.65
93	1-4		Varies	Varies	Varies	General	Additional Unit Turns				2028/2029		\$ 27,000.00				\$ 31,050		\$ 31,050.00
94	1-4		Varies	Varies	Varies	General	Commercial Tenant Improvements				2028/2029		\$ 20,000.00				\$ 23,000		\$ 23,000.00
95	1-4		Varies	Varies	Varies	General	Common Area Paint				2028/2029		\$ 20,000.00				\$ 23,000		\$ 23,000.00
96	1-4		Varies	Varies	Varies	General	Contingency (5%)				2028/2029		\$ 30,000.00				\$ 34,500		\$ 34,500.00
97	1-4		Varies	Varies	Varies	General	Fire and Life Safety				2028/2029		\$ 8,000.00				\$ 9,200		\$ 9,200.00
98	1-4	SS#2	Varies	Varies	Varies	Unit Turn	Annual Scattered Sites Contract with General Contracting for Unit Upgrades at Turn				2028/2029		\$ 177,829.80				\$ 204,504		\$ 204,504.27
99	2		Varies	Varies	Varies	General	Tree Trimming				2029/2030		\$ 28,800.00					\$ 34,560	\$ 34,560.00
100	2		Varies	Varies	Varies	Structural Repair	SB-721 Structural Assessment				2029/2030		\$ 24,000.00					\$ 30,000	\$ 30,000.00
101	2		Varies	Varies	Varies	General	Toxic Abatement				2029/2030		\$ 10,000.00					\$ 12,000	\$ 12,000.00
102	3		1228	O St	Gibson Arms	HVAC	Upgrade to Mini-Split / Exterior Paint (7,720 SF)				2029/2030		\$ 112,060.80					\$ 134,473	\$ 134,472.96

	A	B	C	D	E	F	I	J	K	L	M	N	T	W	X	Y	Z	AA	AG
1														Balances Remaining	\$ 4,307,936	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790
2														Budget Added	\$ 701,500	\$ 736,575	\$ 773,404	\$ 812,074	\$ 852,678
3														Extra Funds Requested	\$ 1,501,940	\$ -	\$ -	\$ -	\$ -
4														Amount Remaining	\$ 172,985	\$ 103,408	\$ 119,000	\$ 53,790	\$ 78,176
5	Priority	Within Larger Project	Address #	Address Street	Building Name	Job / Project Type	Project Description	Acct FY	Acct Code	Acct Number	Projected Year	Project Completed (*) row blue	Hired Contractor	2025/2026 uplift	2026/2027 uplift	2027/2028 uplift	2028/2029 uplift	2029/2030 uplift	Hired Contractor w/uplift
103	3		1212-14	P St		Windows / HVAC	Replace Windows: Double Hung Vinyl (150 SF) / Steel Replica (539 SF) /Upgrade to Mini-Split / Exterior Paint (4,080 SF) /Exterior Paint (4,080 SF) & Gutter Replacement				2029/2030		\$ 146,050.00					\$ 175,260.00	\$ 175,260.00
104	3		Varies	Varies	Varies	General	Roof Cleaning				2029/2030		\$ 22,840.35					\$ 27,408	\$ 27,408.42
105	4		1228	O St	Gibson Arms	Flooring	Install new common area LVT				2029/2030		\$ 19,639.00					\$ 23,567	\$ 23,566.80
106	4		1316	O St		Exterior Paint	Recent window installed; dry rot on siding; paint exterior (6,320 SF)				2029/2030		\$ 44,663.00					\$ 53,596	\$ 53,595.60
107	1-4		Varies	Varies	Varies	General	Additional Unit Turns				2029/2030		\$ 25,360.00					\$ 30,432	\$ 30,432.00
108	1-4		Varies	Varies	Varies	General	Commercial Tenant Improvements				2029/2030		\$ 20,000.00					\$ 24,000	\$ 24,000.00
109	1-4		Varies	Varies	Varies	General	Common Area Paint				2029/2030		\$ 20,000.00					\$ 24,000	\$ 24,000.00
110	1-4		Varies	Varies	Varies	General	Contingency (5%)				2029/2030		\$ 30,000.00					\$ 36,000	\$ 36,000.00
111	1-4		Varies	Varies	Varies	General	Fire and Life Safety				2029/2030		\$ 8,000.00					\$ 9,600	\$ 9,600.00
112	1-4	SS#2	Varies	Varies	Varies	Unit Turn	Annual Scattered Sites Contract with General Contracting for Unit Upgrades at Turn				2029/2030		\$ 177,829.80					\$ 213,396	\$ 213,395.76