



January 10, 2025

TO: CADA Board of Directors

SUBJECT: January 17, 2025 Board Meeting
AGENDA ITEM 7

MID-YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATE

CONTACT PERSON: Josh Palmer, Asset Director
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RECOMMENDATION: For review and information only.

CIP STATUS REPORT

Twice each year, typically around mid-year and fiscal year end, CADA staff prepares a Capital Improvement Program (CIP) Status Report and presents it to the Board. The current report is being presented in January to reduce the impacted December 2024 agenda and accommodate its time-sensitive items.

The mid-year CIP Program Status Report contains completed, current, and 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 were identified as being necessary through CADA staff's field assessments and CADA strategic planning, and is working to incorporate CADA's recently-completed Capital Needs Assessment for future years planning.

The report can be found in Attachment 1 and 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 2022/23, Current Budget C24 2023/24, and Current Budget C25 2024/25." CADA's multi-year capital budgeting process provides for fiscal year budgets to remain open for three years so, at any given time, the CIP Status Report and Needs Assessment 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.

In the columns marked "Completed," the completed projects for each fiscal year starting in FY 22/23 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 \$2,415,475.68 in CIP projects budgeted within fiscal years 22/23 through 24/25 out of a budget of \$7,939,075.00, leaving \$5,523,599.32 in open projects.

Table 1 – Budgeted CIP Projects Status Report Summary for FY 22/23 through FY 24/25*

	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	\$739,834.46	\$897,665.54	\$210,598.22	\$1,498,001.78	\$1,361,306.00	\$3,191,669.00	\$7,899,075.00
Special Mgt.	-	-	-	-	\$103,737.00	\$(63,737.00)	\$40,000.00
TOTAL COMPLETED	\$739,834.46		\$210,598.22		\$1,465,043.00		\$2,415,475.68
TOTAL OPEN	-	\$897,665.54	-	\$1,498,001.78	-	\$3,127,932.00	\$5,523,599.32
GRAND TOTAL (COMPLETED AND OPEN)	\$1,637,500.00		\$1,708,600.00		\$4,592,975.00		\$7,939,075.00

**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 Maintenance Department continues to focus on routine maintenance and time-critical CIP projects, particularly those related to health and safety. As is reflected in Attachment 1, staff continues to work to identify leaking or aging roofs and prioritize roofs that should be replaced in the next 5 years. The roof of the new Maintenance building at 525 S Street, has been completed as well as the leaking aged roofs at 1506 13th Street, 1510 O Street, and 1615 P Street.

Another significant sustainability and livability priority is CADA's continuing focus on replacing windows in many of our buildings that have single pane glass. Single pane windows are being replaced with modern dual-pane glass windows that also have UV blocking. These efforts will reduce our carbon footprint by increasing heating and cooling efficiency and improve quality of life by making apartments significantly quieter. Staff has recently completed window retrofits at 1201 P Street, 1420 O Street, 1517 12th Street, and 1521 12th Street. Staff plans to complete the windows at 1615, 1617, and 1623 P Street this spring.

CADA staff are continuing to identify boilers in our buildings which are nearing the end of their useful life and/or grossly energy inefficient. 1317 O Street has been upgraded with energy efficient ductless mini split HVAC heat pumps which will both heat and cool the apartments, eliminating the need for the inefficient boiler system, which has been idle this fall/winter. This project qualifies for an \$80,000 SMUD rebate, which will offset a portion of CADA's out-of-pocket costs. This new system is handling the heating and cooling effectively and efficiently and the conversion from steam heat to mini-splits has been very well received by residents.

CADA is also working to upgrade our portfolio of apartments by modernizing units as they are being turned. Upgrades such as Laminated Vinyl Plank (LVP) flooring, upgraded cabinetry and

countertops are being installed as units are vacated. The apartments at the Dean are getting renovated. Water and energy conservation upgrades continue to be made when apartments turn.

Many of CADA's inventory of commercial sites, such as Society Bistro, Anchor & Tree Coffee Roasting, The Silver Lining Piano Bar, and the largest, the Capitol Y, have been reopened for business with new proprietors. CADA Maintenance has been instrumental in these efforts on the tenant improvements front.

The aging, leaking pool at 1420 O Street was covered over and a new patio put in its place with all-new climate-appropriate landscaping, drip irrigation and shaded seating for tenants to enjoy. The patio area at 1421 15th Street, Biele Place, was also re-landscaped with a climate-appropriate plant palette and drip irrigation. A new 12'x20' gazebo was installed to give our senior residents a nice, safe and comfortable place to enjoy the outdoors, steps from their front doors. This project has been very well-received by Biele's residents.

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 financial impacts are shown in Table 1 above.

STRATEGIC PLAN

Preparation of the CIP Status Report and the CIP Needs Assessment advances the Strategic Plan goal to "Deliver Community Development Leadership" through the Strategy C. "Sequence Capital Improvement Projects (CIPs) and prioritize projects that are sustainable and functional for CADA's residential and commercial tenants."

Attachments:

1. CIP Mid-year Report (Jan 2025) - Status Report

PROPERTY CODE	CONSTR CODE	Project Address Building Name * = Future Development Site	PROP TYPE	SCOPE OF WORK	Current Budget C23 FY 22/23		Current Budget C24 FY 23/24		Current Budget C25 FY 24/25	
GL Acct 5820					Completed	Open	Completed	Open	Completed	Open
C222-20A	002.9	1209 P St., Wing Manor	Res	Sitework-Planting/Rehab, etc.	287.54	-				
C222-22	008.5	1201 P St., Del Capri	Res	Windows	105,830.00	(81,320.00)				
C222-23	008.5	1521 12th St	Res	Windows		45,000.00				
C222-23	015.70	1521 12th St	Res	HVAC Equipment	-	61,000.00				
C222-24	008.50	1517 - 12th St.	Res	Windows		80,000.00				
C223-09B	002.1	Mud Pie Stand - 1329/1331 O St	Res	Sitework - Site remediation	77,805.51	-				
C226-08	008.3	1500 15th St-Auslander	Res	Specialty Doors	21,275.86	-				
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				
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	62,018.72	-				
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	-				
C231-24	009.9	1500 N St., Brannan Court	Res	Finishes-Paint/Coatings	9,700.00	-				
C231-24		1500 N St., Brannan Court	Res	HVAC Equipment	34,757.99	-				
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				
C233-27	002.10	Enterprise 1401 16th	Com	Sitework - Site remediation	391.46	-				
	007.3	1615 P St, Lanai	Res	Shingles, Roof Tiles, etc	72,882.61	-				
C281-07	007.3	1220 P St, Deus	Res	Shingles, Roof Tiles, etc	9,500.00	-				
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	-				
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-Improvements/Amenities			-	55,000.00		
C222-09	009.9	1228 O St, Gibson Arms	Res	Finishes-Paint/Coatings			31,232.35	28,767.65		
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		
		1327/1317 O St	Res	Finishes-Paint/Coatings			24,000.00	1,000.00		
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.			108,800.00	(13,800.00)		
	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			9,700.00	3,300.00		
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			15,350.13	-		
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		
C222-10	007.3	1506 13th St, McCafferty	Res	Shingles, Roof Tiles, etc					202,900.00	-
C223-12	008.5	1327/1317 O St	Res	Windows					-	190,000.00
C225-01	010.8	1400 N St, The Dean	Res	Bath, kitchen & Laundry					264,367.00	235,633.00
C226-08	019.6	1500 15th St-Auslander	Res	Structural Rehabilitation					106,071.00	23,929.00
C232-01	009.9	1501 15th, Douger	Res	Finishes-Paint/Coatings					-	75,000.00
C233-01	019.5	Simons-1413 16th	Com	Commercial Tenant Improvements					20,707.00	9,293.00
C233-02	019.5	1520-D 16th Street	Com	Commercial Tenant Improvements					-	30,000.00
C233-16	008.5	1623 P St., Lanai	Res	Windows					-	110,000.00
C234-24	008.5	1615 P St, Lanai	Res	Windows					-	190,000.00
C515-01	013.3	Capitol Athletic Club	Com	Sp Constr - Boilers					88,627.00	1,373.00
C515-01	015.7	Capitol Athletic Club	Com	HVAC Equipment					-	450,000.00

C515-01	019.5	Capitol Athletic Club	Com	Commercial Tenant Improvements						28,841.00	101,159.00
C555-01	002.8	525 S Street - Maintenance Office		Sitework-Improvements/Amenities						54,850.00	945,150.00
C555-01	007.3	525 S Street - Maintenance Office		Shingles, Roof Tiles, etc						205,174.00	47,144.00
C555-01	015.7	525 S Street - Maintenance Office		HVAC Equipment						43,422.00	1,760.00
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	-	-
Various	002.7	Various		Sitework-Pavement, Bases, etc		18,638.18	0.00	-	20,000.00	-	20,000.00
Various	006.6	Various		Plastic-Fabrications		-	-	-	-	-	-
Various	009.6	Various		Finishes-Flooring		-	-	-	-	-	-
Various	010.9	Various		Unit Rehabilitation		-	-	-	-	312,797.00	512,203.00
Various	019.1	Various		Contingency		-	653.04	-	36,449.87	-	34,575.00
Various	019.2	Various		Accessibility		-	-	-	-	-	-
Various	019.3	Various		Fire & Safety		28,205.44	0.00	-	18,000.00	-	8,000.00
Various	019.4	Various		Toxic Abatement		133,974.86	0.00	571.08	19,428.92	33,550.00	(13,550.00)
Various	019.5	Various		Commercial Tenant Improvements		19,495.01	-	7,984.66	12,015.34	-	20,000.00
Various	002.1	Various		Unit Turns		-	100,000.00	-	-	-	200,000.00
Various	020.2	Various		Unit Turns - rewiring		-	20,000.00	-	-	-	-
Various	020.6	Various		Mailboxes		-	24,000.00	-	-	-	-
GRAND TOTAL MAJOR CONSTRUCTION - GENERAL FUND:						\$ 739,834.46	\$ 897,665.54	\$ 210,598.22	\$ 1,498,001.78	\$ 1,361,306.00	\$ 3,191,669.00
						C23 GF Total	\$ 1,637,500.00	C24 GF Total	\$ 1,708,600.00	C25 GF Total	\$ 4,552,975.00
Special Management Properties										C25 - FY 24/25	
										Completed	Open
36 Somerset Parkside											
Special Management Account											
C330-00	010.8	Somerset	Res	Bath, kitchen & Laundry						53,589.00	(13,589.00)
C888-88	010.9	Somerset	Res	Unit Rehabilitation						21,714.00	(21,714.00)
SUBTOTAL:										75,303.00	(35,303.00)
37 Biele Place											
Special Management Account											
C888-88	010.9	Biele Place	Res	Unit Rehabilitation						11,338.00	(11,338.00)
SUBTOTAL:										11,338.00	(11,338.00)
38 17th Street Commons											
Special Management Account											
C888-88	010.9	17th Street Commons	Res	Unit Rehabilitation						17,096.00	(17,096.00)
SUBTOTAL:										17,096.00	(17,096.00)
TOTAL SPECIAL MANAGEMENT FUNDS:										103,737.00	(63,737.00)
GRAND TOTAL ALL FUNDS (GENERAL + SPECIAL MGMT)*:						739,834.46	897,665.54	210,598.22	1,498,001.78	1,465,043.00	3,127,932.00

Grand Total 7,939,075.00
Open Total 5,523,599.32
Total Complete 2,415,475.68

Completed 1,637,500.00 45% Completed 1,708,600.00 12% Completed 4,592,975.00 32%