

AGENDA

MEETING OF THE
SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY OF THE COUNTY OF SAN DIEGO &
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

May 7, 2015

8:00 a.m.

>>>>>>>>> San Diego Metropolitan Transit System <<<<<<<<<<
1255 Imperial Avenue, 10th Floor
San Diego, CA 92101
Executive Conference Room

Action Recommended

1. Roll Call
2. Approval of Minutes – October 2, 2014 Approve
3. Adoption of Operating Budget for FY 2015/2016 – James R. Mills Building Approve
Action would approve the proposed FY 2015/2016 Operating Budget and Capital Expenditure Account.
4. Public Comments
Limited to five speakers with three minutes per speaker. If you have a report to present, please give your copies to the Clerk.
5. Next Meeting Date
To be determined.
6. Adjournment

SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY OF THE COUNTY OF SAN DIEGO &
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

MINUTES

October 2, 2014

1. Roll Call

Chairman R. Roberts called the meeting to order at 9:20 a.m. Authority members present were Mr. Mathis, Mr. D. Roberts and Chairman R. Roberts.

2. Approval of Minutes

Mr. D. Roberts moved for approval of the minutes of the May 8, 2014, San Diego Regional Building Authority (SDRBA) meeting. Mr. Mathis seconded the motion, and the vote was 3 to 0 in favor.

3. Second Amendment to County Operations Center Disposition and Development Agreement

April Heinze, Director of the County of San Diego Department of General Services, briefly discussed the County Operations Center disposition and development agreement. She stated that the proposed second amendment would add additional facilities to the campus with no additional financing, and the County of San Diego will be paying for all of the improvements.

Action Taken

Mr. D. Roberts moved to: (1) Concur with the finding that there are no substantial changes in the project on the circumstances under which the project will be undertaken that involve significant new environmental impacts which were not considered in the previously certified FEIR dated January 7, 2008 and the Addendum dated October 14, 2011; (2) Adopt the following resolution: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SAN DIEGO REGIONAL BUILDING AUTHORITY RATIFYING THE EXECUTION OF THE SECOND AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT and; (3) Approve the Second Amendment to Disposition and Development Agreement between the County of San Diego, the San Diego Regional Building Authority, and Lowe Enterprises Real Estate Group. Mr. Mathis seconded the motion, and the vote was 3 to 0 in favor.

4. Public Comments

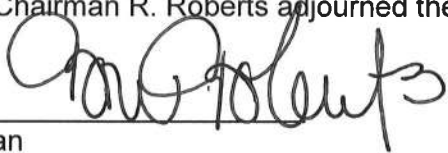
There were no public comments.

5. Next Meeting Date

The next SDRBA meeting is scheduled for November 13, 2014 at 8:00 a.m. in the Executive Conference Room at MTS.

6. Adjournment

Chairman R. Roberts adjourned the meeting at 9:23 a.m.



Chairman

Attachments: Roll Call Sheet

SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY OF THE COUNTY OF SAN DIEGO &
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

ROLL CALL

MEETING OF (DATE) October 2, 2014

CALL TO ORDER (TIME) 9:20 a.m.

RECESS _____

RECONVENE _____

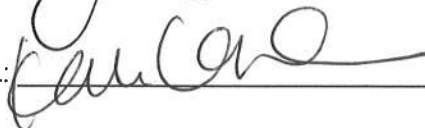
ADJOURN 9:23 a.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
MATHIS	☒	9:20 a.m.	9:23 a.m.
D. ROBERTS	☒	9:20 a.m.	9:23 a.m.
R. ROBERTS	☒	9:20 a.m.	9:23 a.m.

OTHER ATTENDEES:

NAME	REPRESENTING
Rachel Witt	County Counsel/SDRBA
April Heinze	Director of General Services/SDRBA Executive Director
Karen Landers	San Diego Metropolitan Transit System
Sharon Cooney	San Diego Metropolitan Transit System
Paul Jablonski	San Diego Metropolitan Transit System
Melanie Wilson	County of San Diego
Anne-Marie Jewel	County of San Diego

SIGNED BY THE CLERK OF THE BOARD: 

CONFIRMED BY OFFICE OF THE GENERAL COUNSEL: 

SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY OF THE COUNTY OF SAN DIEGO &
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

May 7, 2015

SUBJECT:

ADOPTION OF OPERATING BUDGET FOR FY 2015/2016 – JAMES R. MILLS
BUILDING

INTRODUCTION:

In accordance with the James R. Mills Building Property Management Agreement between County of San Diego (County), San Diego Metropolitan Transit System (MTS), and Colliers International Management Company (Colliers) has prepared a proposed Operating Budget for fiscal year (FY) 2015/2016 (Attachment A).

The proposed budget reflects net contributions by the County and the MTS as well as projected parking revenue in FY 2015/2016. Project Operating Expenses totaling \$2,122,380 are 23% greater than the budget for FY 2014/2015. The building will continue to benefit from utility efficiency projects, such as HVAC, lighting, controls and programming upgrades budgeted for FY 2015/2016. Significant budget increases for FY 2015/2016 reflect increasing maintenance for the 26 year old site, higher contracted services costs primarily attributable to revised SB 854 compliance costs, additional site security staffing and increased operating hours for County HHSA staff. However, projected Parking Revenues have increased by 8% to \$1,008,990 for FY 2015/2016 which helps offset a portion of cost increases.

A list of the projected Capital Expenditures for FY 2015/2016 is included in the budget attachment. Total Building Capital requirements in FY 2014/2015 are \$1,047,750. Major requested capital items in FY 2015/2016 include extensive maintenance to preserve the exterior cladding of the office and clock towers, lobby ADA door replacement, a staged replacement of 20 + year old interior office lighting with cost saving LED fixtures and continuing replacement of an obsolete energy management system over three fiscal years.

The proposal to begin a staged replacement of 20 + year old interior office lighting with cost saving LED fixtures will substantially reduce tower energy costs in two ways: Reducing power needed for lights; and reducing air conditioning demand via elimination of the building's obsolete lighting troffers' built-in return air vents which impede air balancing of the building systems. Our budgeted Capital Expenditure numbers do not include potential lighting manufacturer rebates (currently estimated at \$57,000 for FY 2015/16), which, if rebates remain available, we propose to use those funds to retrofit additional portions of the building FY 2015/2016.

To carry out the proposed FY 2015/2016 Capital Work, we request that the Board allocate \$1,047,750 to the Capital Expenditures Accounts, which currently includes \$176,222 of carryover funding to complete current projects. To reduce the Capital budget's financial impact to the SDRBA, the Board is requested to allow the SDRBA's Executive Officer a one-time transfer of \$500,000 of surplus Operating Expense funds to the Capital Expenditure Account to offset a portion of the SDRBA's contribution to the FY 2015/2016 Capital Expenditure Account. This transfer of surplus funds from the Operating Account is made possible by a surplus resulting from operating efficiencies and continued unanticipated operating income received from event parking.

FY 2014/2015 is projected to end with \$1,027,741.42 available in the Operating Account and \$376,222 available in the Capital Expenditures Account. By retaining 3 months of operating funds in the Operating Account, there are sufficient surplus funds to move \$500,000 to the Capital Expenditure Account if approved.

TABLE 1: BUDGET SUMMARY:

Item	Current Budget FY 2014/2015	Projected Year End FY 2014/2015	Proposed Budget FY 2015/2016
Project Operating Expense	\$1,729,220	\$1,773,738	\$2,122,379
Less: Parking Revenue	-\$930,990	-\$1,109,995	-\$1,008,990
Direct Owner Expense and Parking	\$608,969	\$608,969	\$701,089
Total Capital Expenditures	<u>\$249,378</u>	<u>\$249,378</u>	<u>\$1,047,750</u>
SUBTOTAL	\$1,656,577	\$1,522,090	\$2,862,228
Less: Transfer from Operating Account	<u>\$0</u>	<u>\$0</u>	<u>\$500,000</u>
TOTAL	\$1,656,577	\$1,522,090	\$2,362,228
Total Cost Shares (Owners Expense, Parking and Capital Expenditures)			
MTS Share	\$273,944	\$178,169	\$427,270
County Share	<u>\$1,382,633</u>	<u>\$1,094,542</u>	<u>\$1,934,958</u>
TOTAL	\$1,656,577	\$1,272,711	\$2,362,228

RECOMMENDATIONS:

1. That the San Diego Regional Building Authority approve the proposed FY 2015/2016 Operating Budget and Capital Expenditure Account, and authorize the Executive Officer to approve the expenditures in accordance therewith.
2. That the San Diego Regional Building Authority approve the expenditure of \$1,047,750 from the Capital Expenditure Account for Capital Expenditure Budget Items in accordance with this FY 2015/2016 budget, and allow the SDRBA Executive Officer a one-time transfer of \$500,000 from the Operating Account to reduce Capital Expenditure contributions during the Fiscal Year.

Attachment: A. Proposed FY 2015/2016 Operating Budget and Capital Expenditures

12 Month Budget

James Mills Building
Books: Accrual

	07/2014 Budget	08/2014 Budget	09/2014 Budget	10/2014 Budget	11/2014 Budget	12/2014 Budget	01/2015 Budget	02/2015 Budget	03/2015 Budget	04/2015 Budget	05/2015 Budget	06/2015 Budget	Total Budget
Revenue													
Rent													
4110-0000 Rent	9,877.15	10,529.57	10,529.57	10,529.57	9,820.98	9,820.98	9,820.98	9,820.98	9,868.94	9,908.43	9,908.43	9,908.43	120,444.01
Total Rent	9,877.15	10,529.57	10,529.57	10,529.57	9,820.98	9,820.98	9,820.98	9,820.98	9,868.94	9,908.43	9,908.43	9,908.43	120,444.01
Reimbursement													
4310-0000 Common Area Maintenance	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	1,668.00
4332-0000 Trash Removal Reimb	258.00	258.00	258.00	258.00	258.00	258.00	258.00	258.00	258.00	258.00	258.00	258.00	3,096.00
Total Reimbursement	397.00	397.00	397.00	397.00	397.00	397.00	397.00	397.00	397.00	397.00	397.00	397.00	4,764.00
Parking Revenues													
4405-1000 Parking - Events	87,000.00	55,000.00	25,000.00	0.00	0.00	0.00	0.00	0.00	255,150.00	40,000.00	33,000.00	42,000.00	537,150.00
4405-2000 Parking - Monthly	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	78,000.00
4405-3000 Parking - Daily	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	50,400.00
Total Parking Revenues	97,700.00	65,700.00	35,700.00	10,700.00	10,700.00	10,700.00	10,700.00	10,700.00	265,850.00	50,700.00	43,700.00	52,700.00	665,550.00
Other Income - Contributions													
4120-0000 Assessments	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.58	1,883.62	22,603.00
4330-0000 Reimbursed Utilities	14,500.00	14,500.00	14,500.00	15,000.00	13,000.00	12,000.00	12,000.00	12,000.00	12,500.00	13,000.00	14,000.00	14,000.00	161,000.00
4405-0001 Parking Contribution-County	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	264,000.00
4405-0002 Parking Contribution-MTS	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
4801-0000 Social Services W. O.	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	148,800.00
4803-0000 MTS W. O.	973.00	973.00	973.00	923.00	923.00	873.00	873.00	873.00	923.00	923.00	923.00	973.00	11,126.00
4890-0002 Contributions MTS-San Diego	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.58	16,596.62	199,159.00
4890-0003 Contributions San Diego County	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.67	49,922.63	599,072.00
4890-0004 Contributions MTS-San Diego-Capital	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	62,220.00
4890-0005 Contributions San Diego County-Capital	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	15,596.50	187,158.00
Total Other Income - Contributions	139,177.33	139,177.33	139,177.33	139,627.33	137,627.33	136,677.33	136,677.33	136,677.33	137,127.33	137,627.33	138,627.33	138,677.37	1,656,578.00
Total Revenue	247,251.48	215,803.90	185,803.90	161,263.90	168,645.31	167,495.31	167,495.31	167,495.31	413,243.27	198,632.76	192,632.76	201,682.80	2,447,336.01
Expenses													
Utilities													
5205-0000 Electricity	13,500.00	14,000.00	14,000.00	13,000.00	11,000.00	10,500.00	10,500.00	10,500.00	10,000.00	10,000.00	10,500.00	1,250.00	128,750.00
5210-0000 Gas	12.00	12.00	12.00	12.00	300.00	800.00	1,200.00	1,200.00	800.00	300.00	100.00	12.00	4,760.00
5215-0000 Water	3,500.00	3,500.00	3,500.00	3,500.00	2,900.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	3,000.00	3,000.00	35,900.00
Total Utilities	17,012.00	17,512.00	17,512.00	16,512.00	14,200.00	13,900.00	14,300.00	14,300.00	13,400.00	12,900.00	13,600.00	4,262.00	169,410.00
Electrical & Lighting Systems													
5310-0000 Electrical Additional Svc	700.00	1,900.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	1,725.00	700.00	700.00	10,625.00
5315-0000 Electrical Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,100.00	300.00	300.00	5,400.00
Total Electrical & Lighting Systems	1,000.00	2,200.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	3,825.00	1,000.00	1,000.00	16,025.00
HVAC													
5355-0000 HVAC Contract	1,066.00	1,098.00	3,315.00	2,598.00	1,098.00	3,315.00	1,098.00	1,098.00	3,315.00	1,098.00	1,098.00	3,315.00	23,512.00
5360-0000 HVAC Additional Svc	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
5365-0000 HVAC Supplies	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
5390-0000 HVAC Other	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	4,980.00
Total HVAC	4,031.00	4,063.00	6,280.00	5,563.00	4,063.00	6,280.00	4,063.00	4,063.00	6,280.00	4,063.00	4,063.00	6,280.00	59,092.00
Elevator													
5455-0000 Elev/Escalator Contract	2,214.00	2,214.00	2,214.00	2,214.00	2,214.00	2,214.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	26,784.00
5460-0000 Elev/Escalator Addtl Svc	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	500.00	5,450.00
5463-0000 Elevator Phones	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	4,620.00
Total Elevator	3,049.00	3,049.00	3,049.00	3,049.00	3,049.00	3,049.00	3,085.00	3,085.00	3,085.00	3,085.00	3,085.00	3,135.00	36,854.00
Janitorial													
5230-0000 Refuse Removal	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5505-0000 Cleaning Contract	23,450.00	21,950.00	21,950.00	21,950.00	21,950.00	21,950.00	23,858.00	21,950.00	21,950.00	21,950.00	21,950.00	21,950.00	266,808.00
5515-0000 Cleaning Supplies	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
5520-0000 Window Washing	1,000.00	0.00	0.00	500.00	0.00	0.00	1,000.00	0.00	1,500.00	7,000.00	0.00	0.00	11,000.00

SDRBA AI 3, Att. A, 5/7/15

		07/2014	08/2014	09/2014	10/2014	11/2014	12/2014	01/2015	02/2015	03/2015	04/2015	05/2015	06/2015	Total
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	Landscape & Grounds													
5555-0000	Landscaping Contract	1,475.00	900.00	900.00	1,475.00	900.00	900.00	1,475.00	900.00	900.00	1,475.00	900.00	900.00	13,100.00
5560-0000	Landscaping Add'l Svc	350.00	2,240.00	100.00	350.00	1,100.00	100.00	350.00	4,995.00	100.00	350.00	100.00	100.00	10,235.00
5565-0000	Landscaping Supplies	900.00	600.00	600.00	1,100.00	600.00	1,600.00	900.00	800.00	600.00	900.00	800.00	950.00	10,350.00
	Total Landscape & Grounds	2,725.00	3,740.00	1,600.00	2,925.00	2,600.00	2,600.00	2,725.00	6,695.00	1,600.00	2,725.00	1,800.00	1,950.00	33,685.00
	Parking Expenses													
5618-0000	Park Garage Contracted Svc	25,180.00	20,501.00	20,061.00	10,481.00	10,604.00	10,604.00	10,754.00	10,604.00	10,604.00	19,204.00	20,404.00	21,204.00	190,185.00
5645-0003	Parking - Electrical Supplies & Repair	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5645-0004	Parking - Elevator Related Expense	1,930.00	1,430.00	1,430.00	1,930.00	1,430.00	1,500.00	2,000.00	1,500.00	1,500.00	2,000.00	1,500.00	1,500.00	19,650.00
5645-0005	Parking - Fire & Safety	371.00	200.00	200.00	371.00	200.00	200.00	871.00	200.00	200.00	371.00	200.00	200.00	3,584.00
5645-0007	Parking - Landscape Contract & Expense	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5645-0008	Parking - Pest Control	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	1,152.00
5645-0010	Parking - Materials & Supplies	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	1,300.00
5645-0011	Parking - Repairs & Maintenance	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5645-0012	Parking - M&S Parking Equipment	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5645-0013	Parking - Sweeping & Steam Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,100.00	0.00	0.00	0.00	5,100.00
5645-0014	Parking - Security Contract	9,350.00	9,350.00	9,350.00	9,350.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	9,350.00	9,350.00	9,350.00	89,700.00
5645-0015	Parking - Gas & Electric	3,900.00	4,050.00	3,925.00	3,560.00	3,775.00	3,700.00	3,700.00	3,700.00	3,560.00	3,560.00	3,700.00	3,700.00	44,830.00
5645-0016	Parking - Water & Sewer	150.00	150.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	150.00	150.00	1,400.00
	Total Parking Expenses	42,085.33	36,885.33	36,270.33	26,976.33	22,163.33	22,158.33	23,478.33	22,158.33	27,118.33	36,789.33	36,608.33	37,308.37	368,901.00
	General Building													
5255-0000	Engineering Compensation	16,107.80	13,879.40	13,879.40	13,879.40	13,879.40	13,879.40	16,107.80	13,879.40	13,879.40	13,879.40	13,879.40	13,879.40	171,009.60
5410-0000	Plumbing Additional Service	700.00	700.00	1,000.00	1,000.00	700.00	5,937.00	700.00	700.00	700.00	700.00	700.00	700.00	14,237.00
5667-0000	Painting & Decorating	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5673-0000	Tools & Equipment	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5680-0000	Pest Control	144.00	144.00	244.00	144.00	144.00	244.00	144.00	144.00	244.00	144.00	144.00	244.00	2,128.00
5685-0000	Roof Repair	3,000.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	4,100.00
5690-0000	General Building Exp Other	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00
	Total General Building	22,601.80	17,373.40	17,773.40	17,673.40	17,373.40	22,710.40	19,601.80	17,373.40	17,473.40	17,373.40	17,373.40	17,473.40	222,074.60
	Security/Fire/Safety													
5775-0001	SFS - Telephone/Alarm	100.00	220.00	100.00	1,400.00	220.00	100.00	100.00	220.00	100.00	1,400.00	220.00	300.00	4,480.00
5775-0002	SFS - Contract Services	23,983.00	22,100.00	22,100.00	23,983.00	22,100.00	22,940.00	23,983.00	22,100.00	22,100.00	23,983.00	22,100.00	22,100.00	273,572.00
5775-0003	SFS - Materials & Supplies	525.00	425.00	425.00	525.00	425.00	425.00	525.00	425.00	425.00	525.00	425.00	425.00	5,500.00
5775-0004	SFS - Permits/Testing	885.00	0.00	930.00	0.00	250.00	0.00	535.00	0.00	0.00	0.00	0.00	0.00	2,600.00
5775-0005	SFS - Repairs & Maintenance	950.00	950.00	950.00	950.00	950.00	950.00	2,970.00	2,970.00	950.00	950.00	950.00	950.00	15,440.00
	Total Security/Fire/Safety	26,443.00	23,695.00	24,605.00	26,858.00	23,945.00	24,415.00	28,113.00	26,715.00	23,675.00	26,858.00	23,695.00	23,775.00	301,692.00
	Administration													
5805-0000	Management Fees	5,657.05	5,657.05	5,657.05	5,657.05	5,657.05	5,657.05	5,798.48	5,798.48	5,798.48	5,798.48	5,798.48	5,798.48	68,733.16
5810-0000	Management Compensation	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.13	5,699.09	68,389.52
5840-0000	Office Supplies	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
5843-0000	Repairs & Maintenance	380.10	380.10	380.10	380.10	380.10	380.10	380.10	380.10	380.10	380.10	380.10	380.10	4,561.20
5845-0000	Telephone	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	12,540.00
5884-0000	Tenant Relations	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	900.00
5890-0000	Management/Other	285.00	285.00	285.00	1,760.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	4,895.00
	Total Administration	13,346.28	13,346.28	13,346.28	14,821.28	13,346.28	13,346.28	14,387.71	13,487.71	13,487.71	13,487.71	13,487.71	13,487.65	163,378.88
	Total Operating Expenses	163,343.41	150,514.01	149,986.01	144,528.01	130,380.01	138,109.01	142,312.84	136,527.44	137,169.44	166,766.44	143,262.44	137,321.42	1,729,220.48
	Owner Expenses - Direct Reimbursement													
5140-0000	Taxes Other	0.00	0.00	0.00	22,603.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,603.00
5655-1000	HSA	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	12,400.00	148,800.00
5655-2000	County Utilities	14,500.00	14,500.00	14,500.00	15,000.00	13,000.00	12,000.00	12,000.00	12,000.00	12,500.00	13,000.00	14,000.00	14,000.00	161,000.00
5655-3000	1st Floor Tenants	973.00	973.00	973.00	923.00	923.00	873.00	873.00	873.00	923.00	923.00	923.00	973.00	11,126.00
	Total Owner Expenses - Direct Reimbursement	27,873.00	27,873.00	27,873.00	60,926.00	26,323.00	26,273.00	26,273.00	26,273.00	26,823.00	26,323.00	27,323.00	27,373.00	343,529.00
	Owner Distributions	9,908.43	9,908.43	9,908.43	9,908.43	9,908.43	9,908.43	9,908.43	9,908.43	9,908.43	9,968.48	9,968.48	9,968.48	119,081.31
	CAPITAL EXPENDITURES													
9190-0000	EXTERIOR BUILDING PAINT	45,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,010.00
9190-0000	PLUMBING PIPE REPLACEMENTS CLEAN OUT INST	0.00	0.00	30,618.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,618.00
9190-0000	ENERGY MGMT SYSTEM HVAC UPGRADES	0.00	0.00	0.00	0.00	76,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,500.00
9190-0000	CHILLER CONTROL BOARD RETROFIT	0.00	0.00	0.00	0.00	0.00	44,250.00	0.00	0.00	0.00	0.00	0.00	0.00	44,250.00
9190-0000	CLOCK TOWER INT & EXT LIGHTING RETROFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	30,000.00
9190-0000	AUTO PARK SECURITY CAMERA INST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	12,000.00
9190-0000	BIRD CONTROL SPIKE INST ON EXT BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,000.00	0.00	0.00	11,000.00
	TOTAL Cap Ex	45,010.00	0.00	30,618.00	0.00	76,500.00	44,250.00	0.00	30,000.00	12,000.00	11,000.00	0.00	0.00	249,378.00

07/2014 Budget	08/2014 Budget	09/2014 Budget	10/2014 Budget	11/2014 Budget	12/2014 Budget	01/2015 Budget	02/2015 Budget	03/2015 Budget	04/2015 Budget	05/2015 Budget	06/2015 Budget	Total Budget
-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-----------------

Rent	SQFT	Annual/PSF	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	07/2014 Budget	Budget
100 / pac15097 / Wt2,511		1.10	2,762.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,762.10
100 / pac15097 / Wt2,511		14.52	0.00	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	3,314.52	36,459.72
110 / amar5097 / A-1,778		24.24	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	3,591.56	43,098.72
120 / newm5097 / I-1,376		17.90	2,914.90	2,914.90	2,914.90	2,914.90	2,914.90	2,914.90	2,914.90	1,316.41	0.00	0.00	0.00	24,635.61
120 / newm5097 / I-1,376		7.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,646.45	3,002.35	3,002.35	3,002.35	10,653.50
180 / cosd5097 / Cr411		6.90	708.59	708.59	708.59	708.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,834.36
Total Rent			9,977.15	10,529.57	10,529.57	10,529.57	9,820.98	9,820.98	9,820.98	9,820.98	9,868.94	9,908.43	9,908.43	120,444.01

Project	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	TOTAL
9190 BUILDING SHELL						
AUTOPARK EIFS RE-SURFACE	\$1,101,664					\$1,101,664
EIFS: EXT BLDG, CLOCK TOWER, MECH PLANT SEALING			\$712,250			
AUTO PARK 6TH FI DECK RE-SURFACING				\$113,000		
EXTERIOR BUILDING PAINT		\$45,010				
ROOF REPLACEMENT/REPAIR	\$68,000	\$29,000				\$97,000
TOTAL 9190	\$1,169,664	\$74,010	\$712,250	\$113,000		\$1,955,924
						\$0
9190 TENANT IMPROVEMENT						\$0
COMMON AREA INTERIOR DOOR REPLACEMENT 1st FLOOR				\$13,500		
INTERIOR PAINTING- LOBBY CEILING	\$15,550					\$15,550
INTERIOR PAINTING-LOBBY	\$9,000					
LOBBY CARPET INSTALL	\$17,050					\$17,050
TOTAL 9190	\$41,600	\$0	\$0	\$13,500		\$41,600
						\$0
9190 EQUIPMENT						\$0
PLUMBING:PIPE REPLACEMENTS & CLEAN OUT INST		\$30,618				
ENERGY MGMT SYSTEM CONTROL UPGRADES		\$76,500	\$165,000			
BUILDING ECONOMIZERS / BLDG MAKE UP AIR RETROFIT				\$212,000		
COOLING TOWER REPLACEMENT				\$150,000		
STAIRWELL PAINT, STEPS & WELDING	\$21,945					
CHILLER CONTROL BOARD RETROFIT	\$44,250	\$44,250				
CLOCK TWR INTERIOR & EXTERIOR LIGHTING RETROFIT		\$30,000				\$30,000
EXTERIOR LIGHT RETROFIT	\$35,000					\$35,000
AUTO PARK SECURITY CAMERA INSTALL		\$12,000				\$12,000
REPLACE RESTROOM COUNTERTOPS phase 2	\$10,273					
COOLING TWR-FLAT PLATE HEAT EXCHANGER				\$105,000		
6th FL VAV ZONE REVISION			\$17,000			
2 CHILLER VFD INSTALL			\$18,500			
FLS FIRE PANEL POINTS REVISION			\$13,000			
LOBBY ADA SLIDING DOOR INSTALL			\$14,500			
BUILDING LED LIGHTING RETROFIT-Floors 6,8,& STAIRWELLS*			\$107,500	\$69,500	\$53,000	
AUTO PARK AND BLDG ROOF LIGHTING RETROFIT				\$80,000		
BIRD CONTROL SPIKE INSTALL ON EXT BUILDING		\$11,000				\$11,000
EXTERIOR CURB/CONCRETE REPAIRS & PAINT	\$12,000					\$12,000
TOTAL 9190	\$123,468	\$204,368	\$335,500	\$616,500		\$663,336
						\$0
						\$0
LANDSCAPE IMPROVEMENT						\$25,000
LANDSCAPE UPGRADES	\$25,000					\$25,000
TOTAL 1713	\$25,000	\$0	\$0			\$25,000
						\$0
						\$0
TOTAL BUILDING CAPITAL	\$1,359,732	\$278,378	\$1,047,750	\$743,000	\$0	
RESERVE ACCOUNT RECONCILIATION AND ESTIMATE		2014/2015	2015/2016			
*Reflects balance as of 3/31/15. 2015/2016 reflects anticipated balance.		\$392,239	\$376,222			
BALANCE FORWARD- GROSS RESERVES		\$0				
INTEREST (+)						
CONTRIBUTION (+)		\$135,433				
CAPITAL EXPENSES (remaining from previous FY)(-)						
CAPITAL EXPENSES (remaining from current FY)(-)		\$151,450				
NET REMAINING RESERVES		\$376,222				

* LED Lighting Retrofit & Rebates;

Anticipated rebates from LED retrofit for budgeted FY 2015-2016 Project are projected at \$57,000, and were not factored into the budgeted pricing above. Cost of retrofit is for lighting supplies only, in house engineering will perform the labor portion of the retrofit. In 2016-2017, LED Retrofit is recommended for one HHSA floor & one MTS floor.