Revised 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 4, 2017

8:30 a.m.

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

ACTION RECOMMENDED

- 1. ROLL CALL
- 2. <u>APPROVAL OF MINUTES</u> May 5, 2016

Approve

3. <u>James R. Mills Building - Adoption of Operating Budget for Fiscal Year 2017/2018</u>
Action would: (1) Approve the proposed FY 2017/2018 Operating Budget and authorize the Executive Officer to approve the expenditures in accordance therewith; and (2)(a) Approve the proposed FY 17/18 Capital Improvement Budget; (b) Authorize the Executive Officer to approve the expenditure of \$1,628,550 from the Capital Reserve Account; and (c) Allow the San Diego Regional Building Authority Executive Officer a onetime transfer of \$200,000 from the Operating Account to the Capital Reserve Account.

Approve

- 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. <u>NEXT MEETING DATE</u>: June 1, 2017 (if needed)
- 6. <u>ADJOURNMENT</u>

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

DRAFT MINUTES

May 5, 2016

1. Roll Call

Chairman Roberts called the meeting to order at 9:18 a.m. Authority members present included Mr. Cox, Mr. Mathis and Chairman Roberts.

2. Approval of Minutes

Mr. Cox moved for approval of the minutes of the January 7, 2016 San Diego Regional Building Authority (SDRBA) meeting. Mr. Mathis seconded the motion, and the vote was 3 to 0 in favor.

3. <u>James R. Mills Building – Adoption of Operating Budget for Fiscal Year 2016/2017</u>

April Heinze, Director of the County of San Diego Department of General Services, discussed the projected fiscal year (FY) 2016/2017 operating budget for the James R. Mills Building. She stated that expenses are 1.7% less than the FY 2015/2016 budget. The parking structure revenues have increased and will continue to increase due to the lack of parking scarcity in the surrounding areas. The proposed capital improvements for FY 2016/2017 are \$794,500. Ms. Heinze also noted that reductions in water and energy costs, due to recent improvements, have helped save on operating costs.

Action Taken

Mr. Cox moved to (1) approve the proposed FY16/17 Operating Budget and Capital Expenditures and authorize the Executive Officer to approve the expenditures in accordance therewith; (2) approve the proposed FY16/17 Capital Improvements and allocate \$794,500 to the Capital Improvements Account and authorize the Executive Officer to approve the expenditures in accordance therewith; (3) approve the use of unanticipated LED lighting rebate revenue to expand the scope of LED lighting retrofits to provide additional LED lighting hardware to tenants of the building. The expanded scope would also include afterhours installation for four floors of interior space, the exterior, stairwells and the parking structure; and (4) approve installation of the Exterior Installation and Finishing System (EIFS) and authorize the Director of County of San Diego Purchasing and Contracting to advertise and award a construction contract and any amendment(s) and authorize the Executive Officer to execute and administer the contract and any amendment(s). Find that the proposed project for the Mills Building is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15301 Existing Facilities. Mr. Mathis seconded the motion, and the vote was 3 to 0 in favor.

4. Public Comments

There were no public comments.

SDRBA – DRAFT MINUTES May 5, 2016 Page 2 of 2

5. Next Meeting Date

The next SDRBA meeting is scheduled for June 2, 2016 in the Executive Conference Room at MTS.

6. <u>Adjournment</u>

The meeting adjourned at 9:24 a.m.

Chairman

Attachment: 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) May 5, 2016	CALL TO ORDER (TIME) 9:18 a.m.
RECESS	RECONVENE
	ADJOURN 9:24 a.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
сох	团	9:18 a.m.	9:24 a.m.
MATHIS	X	9:18 a.m.	9:24 a.m.
ROBERTS	X	9:18 a.m.	9:24 a.m.

OTHER ATTENDEES:

NAME	REPRESENTING
Rachel Witt	County Counsel/SDRBA Counsel
April Heinze	Director of General Services/SDRBA Executive Officer
Melanie Wilson	Office of Supervisor Ron Roberts
Amber Molina	Colliers/Mills Building Management
Fred Watz	County Real Estate Services
Adam Weinberg	County Real Estate Services
Hugh Rowles	County Real Estate Services
Paul Jablonski	MTS
Karen Landers	MTS
Julia Tuer	MTS

SIGNED BY THE CLERK OF THE BOARD:	Julia luer
CONFIRMED BY OFFICE OF THE GENERA	Value
CONFIRMED BY OFFICE OF THE GENERA	L COUNSEL:

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

May 4, 2017

SUBJECT:

JAMES R. MILLS BUILDING - ADOPTION OF OPERATING BUDGET FOR FISCAL YEAR 2017/2018

INTRODUCTION:

In accordance with the James R. Mills Building Property Management Agreement and with prior review from County of San Diego (County) and San Diego Metropolitan Transit System (MTS), Colliers International Management Company (Colliers) has prepared the attached Proposed FY 17/18 Operating Budget and Capital Expenditures (Attachment A).

Fiscal Year 2016/2017 (FY 16/17) is projected to end with \$1,366,212 available in the Operating Account and \$610,290 available in the Capital Reserve Account.

The proposed budget for Fiscal Year 2017/2018 (FY 17/18) reflects net contributions by County and the MTS as well as projected parking revenue. Annual project Operating Expenses total \$2,131,754.

Budgeted Parking Revenue has experienced an increase of 16.1% from the FY 16/17 budget. The increased parking revenue is a trend that will continue for FY 17/18 as a result of an increase in the parking fees from events and parking lease revenue.

Proposed Capital Improvements in FY 17/18 are \$1,628,050 (Attachment B). To reduce Capital Reserve contributions during the Fiscal Year it is proposed to allow the San Diego Regional Building Authority Executive Officer a onetime transfer of \$200,000 from the Operating Account to the Capital Reserve Account and to utilize \$320,000 from the existing Capital Reserve Account.

Requested capital improvement items for FY 17/18 include, in part: repairs to address the spalling 6th floor parking structure deck, treating the building's exterior insulation and finish system, paint, parking structure striping and asphalt repair, parking structure painting, parking structure signage program, lobby upgrade, interior and exterior elevator finish upgrade, design for the lobby restroom, reseal of exterior tile, continuation of the LED lighting retrofit, security camera upgrades, AHU valve replacement, x-ray and metal detector replacement, one ADA lobby door install, 250 ton chiller replacement, and landscape fencing. The final stage of the LED lighting retrofit will also continue to reduce energy consumption and cost.

The Annual Cost Shares for the MTS and County are \$476,001 and \$2,067,118 respectively. Combined, this represents a 7% increase in Annual Cost Shares

due to increased capital expenses, security, and janitorial services. We will continue to retain at least 3 months of operating funds in the Operating Account, and a minimum base of \$200,000 in the Capital Reserve Account.

TABLE 1: BUDGET SUMMARY:

	Current	Projected Estimated	Proposed
	Budget	Actuals	Budget
Expenses and Parking Revenue	FY 2016/2017	FY 2016/2017	FY 2017/2018
Project Operating Expense	\$2,086,338	\$2,213,538	\$2,131,754
Less: Parking Revenue	-\$1,206,777	-\$1,416,139	-\$1,500,000
Direct Owner Expense and Parking	\$700,639	\$701,089	\$812,815
Total Capital Improvements	<u>\$794,500</u>	\$794,500	\$1,628,550
SUBTOTAL	\$2,374,700	\$2,292,988	\$3,073,119
Less: Drawdown from Capital Account	\$0	\$0	-\$330,000
Less: Transfer from Operating Account	<u>\$0</u>	<u>\$0</u>	<u>-\$200,000</u>
TOTAL	\$2,374,700	\$2,292,988	\$2,543,119

Total Cost Shares	(Owners Expense, Parking and	Capital Improvei	ments)
MTS Share	\$438,544	\$438,544	\$476,001
County Share	<u>\$1,936,156</u>	\$1,936,156	\$2,067,118
TOTAL	\$2,374,700	\$2,374,700	\$2,543,119

RECOMMENDATIONS:

- 1. That the San Diego Regional Building Authority approve the proposed FY 2017/2018 Operating Budget and authorize the Executive Officer to approve the expenditures in accordance therewith.
- 2. That the San Diego Regional Building Authority: (a) approve the proposed FY 17/18 Capital Improvement Budget; (b) authorize the Executive Officer to approve the expenditure of \$1,628,550 from the Capital Reserve Account; and (c) allow the San Diego Regional Building Authority Executive Officer a onetime transfer of \$200,000 from the Operating Account to the Capital Reserve Account.

Attachments: A. Proposed FY 17/18 Operating Budget and Capital Expenditures.

- B. Proposed FY 17/18 Capital Improvements.
- C. Mills Budget FY16/17 to FY17/18 Comparison.

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James	R. Mills Budget 2017-2018																
Project Sq																	
Type: Offi	fice										MINGOL			A SOUTH ON THE			
-			-		F-1000			The Party of the last	-		-		Name of Street	The state of the s		Square Feet:	179,438
120 1															County	MTS	Cost
Acct N	No	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Total	76.05%	24.95%	P.S.F.
Parking Incom	ome				100			725/17	4100								
4405-0000							\$ 35,120.00 \$								\$ 1,125,750.00	\$ 374,250,00	\$ 8.36
	Total Parking	\$ 155,120.00	\$ 185,120.00 \$	155,120 00	\$ 135,120.00 \$	35,120.00	\$ 35,120.00 \$	35,120.00	\$ 35,120 00 \$	392,330.00 \$	50,120.00	\$ 141,420.00	\$ 145,170.00	\$ 1,500,000.00	\$ 1,125,750.00	\$ 374,250.00	\$ 8,36
Operating Ex		\$ 155,120.00	\$ 185,120,00 \$	155,120,00	\$ 135,120 00	35,120,00	\$ 35,120,00 \$	35,120,00	\$ 35,120,00 \$	392,330,00 \$	50,120,00	\$ 141,420,00	\$ 145,170,00	\$ 1,500,000.00	\$ 1,125,750.00	\$ 374,250,00	\$ 8.36
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58-	840 Office Supplies/Postage	\$ 330.00	\$ 330.00 \$	330,00	\$ 330.00 \$	330.00	\$ 330.00 \$		\$ 330.00 \$	330.00 S	.,		\$ 330.00				\$ 0.00
58-	843 Repairs & Maintenance	\$ 480,00	s 480.00 s	480.00	\$ 480.00 \$	480.00	\$ 480.00 S	480.00	\$ 480.00 \$	480.00 \$	480.00	\$ 480.00	\$ 480.00				\$ 0.03
		\$ 6,092.03	\$ 6,092.03 \$	6,092.03	\$ 6,092.03 \$	6,092.03	\$ 6,092.03 \$	6,244.33	\$ 6,244,33 \$	6,244,33 \$	6,244.33	\$ 6,244,33	\$ 6,244.33				\$ 0.41
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	Total General Building	\$ 20,686.00	\$ 18,222.21 \$	18,897.21	\$ 18,627.21 5	18,222.21	\$ 25,512.21 \$	21,091 95	\$ 18,610.35 \$	18,880.35 \$	18,610,35	\$ 25,625 35	\$ 18,880.35	\$ 241,865,75			\$ 1.35
Jenitorial	Charles Control of the Control of th																
		\$ 27,836,00			\$ 26,336.00 \$		\$ 26,336.00 \$				26,336.00		\$ 26,336.00			\$ 79,598,48	\$ 1.78
		\$ 5,800.00	-,		\$ 5,800.00 \$,	,		\$ 5,800,00 \$				\$ 5,800.00				\$ 0,39
	520 Window Washing Contract	\$ 2,080.00 \$ 1,335.00			\$ 2,080.00 S	2,080.00	\$ 2,080.00 \$ \$ - \$		\$ 2,080,00 \$ \$ - \$				\$ 2,080.00	\$ 24,960.00 \$ 16,870.00	\$ 18,732.48 \$ 12,660.94		
30.	Total Janitorial						\$ 34,216.00 \$						\$ 34,216.00			\$ 4,209.07 \$ 107,400.27	
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		\$ 500.00	\$ 500.00 \$	500.00	\$ 500.00 \$	500.00	s 500.00 s	500.00	\$ 500.00 S	500.00 S	2,930.00	\$ 500.00	s 500.00	\$ 8,430.00		\$ 2,103.29	\$ 0.05
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				1,445.00	\$ 1,445.00 \$	1,445.00	\$ 1,445,00 \$					V 010.00		\$ 18,840.00	\$ 14,139,42	\$ 4,700.58	\$ 0.10
		\$ 2,850.00		2,850,00				1,445.00		1,445.00 \$	9,375.00	\$ 1,445.00		\$ 18,840 00 \$ 27,270 00	\$ 14,139,42	\$ 4,700.58 \$ 6,803.87	\$ 0.10 \$ 0.15
	460 Elevator Repair & Maintenance	\$ 950.00	\$ 2,850.00 \$ \$ 950.00 \$	2,850,00 950,00		2,850.00		1,445.00 2,850.00	\$ 1,445.00 \$	1,445.00 \$ 2,850.00 \$	9,375.00 2,850.00	\$ 1,445.00	\$ 1,445.00 \$ 2,850.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00	\$ 14,139.42 \$ 20,466.14 \$	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90	\$ 0.10 \$ 0.15
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	460 Elevator Repair & Maintenance	\$ 950.00 \$ 700.00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$	2,850,00 950,00 700,00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$	2,850.00 \$ 950.00 \$	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$	1,445.00 2,850.00 950.00 700.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$	9,375.00 2,850.00 950.00 700.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 8,400 00	\$ 14,139.42 \$ 20,466.14 \$ - \$ 25,667.10 \$ 8,555.70 \$ 6,304.20	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2.095.80	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05
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HVAC 538	460 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$	2,850.00 950.00 700.00 4,500.00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$	5 2,850.00 3 5 950.00 3 6 700.00 3 6 4,500.00 3	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,310.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,710.00	\$ 18.840 00 \$ 27.270 00 \$ 34.200 00 \$ 11.400 00 \$ 8.400 00 \$ 54.000 00	\$ 14,139.42 \$ 20,466.14 \$ 25,667.10 \$ 8,555.70 \$ 6,304.20 \$ 40,527.00 \$ 20,207.21	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 6,717.79	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05 \$ 0.25
HVAC 539	600 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service 365 HVAC Materials & Supplies	\$ 950,00 \$ 700,00 \$ 4,500,00 \$ 1,268,00 \$ 700,00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$	2,850.00 950.00 700.00 4,500.00 3,868.00 700.00	\$ 2,850 00 \$ \$ 950 00 \$ \$ 700 00 \$ \$ 4,500 00 \$ \$ 3,293 00 \$ \$ 700 00 \$	6 2,850.00 8 950.00 8 700.00 8 4,500.00 8 700.00 8	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ \$ 700.00 \$ \$ 700.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,310.00 \$ 700.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,710.00 \$ 700.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 6,400 00 \$ 54,000 00 \$ 28,925 00 \$ 8,400 00	\$ 14,139.42 \$ 20,466.14 \$ 5 \$ 25,667.10 \$ 8,555.70 \$ 6,304.20 \$ 40,527.00 \$ 20,207.21 \$ 6,304.20	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 8,717.79 \$ 2,095.80	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05 \$ 0.25
HVAC 536	460 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service 365 HVAC Materials & Supplies 360 HVAC Repairs & Maintenance	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,268.00 \$ \$ 1,400.00 \$	2,850 00 950 00 700 00 4,500 00 3,668 00 700 00 1,400 00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 3,293.00 \$ \$ 700.00 \$ \$ 1,400.00 \$	6 2,850.00 5 950.00 5 700.00 5 4,500.00 5 700.00 5 700.00 5 1,400.00 5	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4.500.00 \$ \$ 700.00 \$ \$ \$ 1,400.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 700.00 \$ 1,310.00 \$ 700.00 \$ 1,400.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,710.00 \$ 700.00 \$ 1,400.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 6,400 00 \$ 54,000 00 \$ 28,925 00 \$ 8,400 00 \$ 16,800 00	\$ 14,139 42 \$ 20,466 14 \$ 5 \$ 25,667 10 \$ 8,555.70 \$ 6,304.20 \$ 40,527.00 \$ 20,207.21 \$ 6,304.20 \$ 12,608.40	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 6,717.79 \$ 2,095.80 \$ 4,191.60	\$ 0.10 \$ 0.15 \$ 0.18 \$ 0.06 \$ 0.05 \$ 0.25 \$ 0.25
HVAC 536	600 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service 365 HVAC Materials & Supplies	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00 \$ 700.00 \$ 1,400.00 \$ 425.00	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,268.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	5 2,850 00 950 00 700 00 5 4,500 00 6 3,868 00 700 00 6 1,400 00 6 425 00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	5 2,850.00 3 950.00 3 6 700.00 3 6 4,500.00 3 6 1,268.00 3 6 700.00 3 6 1,400.00 3 6 4,250.00 3	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4.500.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 700.00 \$ 1,310.00 \$ 700.00 \$ 1,400.00 \$ 425.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 700,00 \$ 700,00 \$ 1,400.00 \$ 425.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 8,400 00 \$ 54,000 00 \$ 28,925 00 \$ 8,400 00 \$ 16,800 00 \$ 5,100 00	\$ 14,139 42 \$ 20,466 14 \$ 25,667 10 \$ 8,555.70 \$ 6,304.20 \$ 40,627.00 \$ 20,207.21 \$ 6,304.20 \$ 12,608.40 \$ 3,827.55	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 8,717.79 \$ 6,717.79 \$ 4,191.80 \$ 1,272.45	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05 \$ 0.25 \$ 0.25
HVAC 536	460 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service 365 HVAC Materials & Supplies 460 HVAC Water Treatment Total HVAC Total HVAC	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00 \$ 700.00 \$ 1,400.00 \$ 425.00	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,268.00 \$ \$ 1,400.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	5 2,850 00 950 00 700 00 5 4,500 00 6 3,868 00 700 00 6 1,400 00 6 425 00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	5 2,850.00 3 950.00 3 6 700.00 3 6 4,500.00 3 6 1,268.00 3 6 700.00 3 6 1,400.00 3 6 4,250.00 3	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4.500.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 3 1,400.00 \$ \$ 3 1,400.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 700.00 \$ 1,310.00 \$ 700.00 \$ 1,400.00 \$ 425.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,710.00 \$ 700.00 \$ 1,400.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 8,400 00 \$ 54,000 00 \$ 28,925 00 \$ 8,400 00 \$ 16,800 00 \$ 5,100 00	\$ 14,139 42 \$ 20,466 14 \$ 25,667 10 \$ 8,555.70 \$ 6,304.20 \$ 40,627.00 \$ 20,207.21 \$ 6,304.20 \$ 12,608.40 \$ 3,827.55	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 8,717.79 \$ 6,717.79 \$ 4,191.80 \$ 1,272.45	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05 \$ 0.25 \$ 0.25
534 536 536 538 Landscape &	Elevator Repair & Maintenance Elevator Telephone Lines Total Elevator Stephone Lines Total Elevator HVAC Contract Service Service HVAC Materials & Supplies HVAC Materials & Maintenance HVAC Water Treatment Total HVAC Grounds	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00 \$ 700.00 \$ 1,400.00 \$ 425.00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ \$ 700.00 \$ \$ \$ 1,268.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 1,400.00 \$ \$ 3,783.00 \$ \$ 3,783.00 \$	\$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$ 6,193.00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$	2,850 00 3 6 950 00 3 700 00 3 6 4,500 00 3 6 1,268 00 3 6 700 00 3 6 1,400 00 3 6 425 00 3 6 3,793 00 3	\$ 2,850.00 \$ 5 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$ \$ 6,183.00 \$ \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00 3,793.00	\$ 1,445.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 3 1,400.00 \$ \$ 3 1,400.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$ 6,193.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00 3,793.00	\$ 1,445 00 \$ 2,850 00 \$ 950 00 \$ 700 00 \$ 4,500 00 \$ 700 00 \$ 700 00 \$ 1,400 00 \$ 1,400 00 \$ 425 00 \$ 3,835 00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 700,00 \$ 700,00 \$ 1,400.00 \$ 425.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 6,400 00 \$ 54,000 00 \$ 8,400 00 \$ 8,400 00 \$ 16,800 00 \$ 57,225,00	\$ 14,139 42 \$ 20,466 14 \$ 5 \$ 25,667 10 \$ 8,655.70 \$ 6,304.20 \$ 40,527.00 \$ 20,207.21 \$ 6,304.20 \$ 12,608.40 \$ 3,827.55 \$ 42,947.36	\$ 4,700.58 \$ 6,803.67 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 6,717.79 \$ 2,095.80 \$ 4,191.80 \$ 1,272.45 \$ 14,277.84	\$ 0.10 \$ 0.15 \$ 0.19 \$ 0.06 \$ 0.05 \$ 0.25 \$ 0.25
534 536 536 536 536 536 536 556	460 Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator Total Elevator 463 HVAC Contract Service 365 HVAC Materials & Supplies 365 HVAC Repairs & Maintenance 390 HVAC Water Treatment Total HVAC & Grounds 555 Landscape Contract 565 Landscape Materials & Supplies	\$ 950 00 \$ 700 00 \$ 4.500 00 \$ 1,268 00 \$ 700 00 \$ 1,400 00 \$ 425 00 \$ 3,793 00 \$ 1,800 00 \$ 1,225 00	\$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ \$ 4,500.00 \$ \$ \$ 1,268.00 \$ \$ 1,400.00 \$ \$ 1,400.00 \$ \$ 3,793.00 \$ \$ \$ 1,100.00 \$ \$ \$ 5,750.00 \$ \$ \$ 5,750.00 \$ \$ \$ \$ 5,750.00 \$ \$ \$ \$ \$ 5,750.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 2,850,00 \$ 700,00 \$ 4,500,00 \$ 3,868,00 \$ 1,400,00 \$ 425,00 \$ 6,193,00 \$ 1,100,00 \$ 575,00	\$ 2,850 00 \$ \$ 950 00 \$ \$ 700 00 \$ \$ 4,500 00 \$ \$ \$ 700 00 \$ \$ \$ 700 00 \$ \$ \$ 1,400 00 \$ \$ \$ 425 00 \$ \$ \$ 5,818.00 \$ \$	2,850 00 3 6 950 00 3 700 00 3 6 1,288 00 3 6 700 00 3 6 1,400 00 3 6 1,400 00 3 6 3,793 00 3	\$ 2,850.00 \$ 950.00 \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$ \$ 700.00 \$	1,445.00 2,850.00 950.00 700.00 4,500.00 1,288.00 700.00 1,400.00 425.00 3,793.00	\$ 2,850.00 \$ \$ 2,850.00 \$ \$ 950.00 \$ \$ 700.00 \$ \$ 4,500.00 \$ \$ 1,268.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 425.00 \$ \$ 3,793.00 \$	1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,668.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$ 1,100.00 \$	9,375.00 2,850.00 950.00 700.00 4,500.00 1,268.00 700.00 1,400.00 425.00 3,793.00	\$ 1,445.00 \$ 2,850.00 \$ 700.00 \$ 700.00 \$ 4,500.00 \$ 1,310.00 \$ 1,400.00 \$ 425.00 \$ 3,835.00	\$ 1,445.00 \$ 2,850.00 \$ 950.00 \$ 700.00 \$ 4,500.00 \$ 3,710.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$ 6 235.00	\$ 18,840 00 \$ 27,270 00 \$ 34,200 00 \$ 11,400 00 \$ 6,400 00 \$ 54,000 00 \$ 8,000 00 \$ 16,800 00 \$ 16,800 00 \$ 57,225,00	\$ 14,139 42 \$ 20,466 14 \$ 25,667 10 \$ 8,555.70 \$ 6,304.20 \$ 40,527 00 \$ 20,207.21 \$ 6,304.20 \$ 12,608 40 \$ 3,827 55 \$ 42,947 38	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 6,717.79 \$ 2,095.80 \$ 4,191.60 \$ 1,272.65 \$ 14,277.64	\$ 0.10 \$ 0.15 \$ 0.06 \$ 0.06 \$ 0.05 \$ 0.25 \$0.05 \$0.05 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02
534 536 536 536 536 536 556 556	Elevator Repair & Maintenance 463 Elevator Telephone Lines Total Elevator 355 HVAC Contract Service 365 HVAC Materials & Supplies 360 HVAC Repairs & Maintenance 360 HVAC Water Treatment Total HVAC 4 Grounds 555 Landscape Contract 565 Landscape Contract 565 Landscape Repairs & Maintenance 560 Landscape Repairs & Maintenance	\$ 950.00 \$ 700.00 \$ 4,500.00 \$ 1,268.00 \$ 700.00 \$ 1,400.00 \$ 425.00 \$ 3,793.00 \$ 1,800.00 \$ 1,225.00 \$ 472.00	\$ 2,850.00 \$ 5,700.00 \$ 5,700.00 \$ \$ 4,500.00 \$ \$ 1,288.00 \$ \$ 700.00 \$ \$ 1,400.00 \$ \$ 3,793.00 \$ \$ 3,793.00 \$ \$ 1,100.00 \$ \$ 5,75.00 \$ \$ 5,500.50 \$ \$ 3,024.00 \$ \$ \$ 3,024.00 \$ \$ \$ \$ \$ 3,024.00 \$ \$ \$ \$ \$ \$ 3,024.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 3,024.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	3 2,850.00 5 950.00 700.00 4,500.00 3 3,668.00 700.00 6 1,400.00 6 425.00 6 1,100.00 6 575.00 1 135.00	\$ 2,850 00 \$ \$ 950 00 \$ \$ 700 00 \$ \$ 4,500 00 \$ \$ \$ 700 00 \$ \$ \$ 700 00 \$ \$ \$ 700 00 \$ \$ \$ 700 00 \$ \$ \$ 1,400 00 \$ \$ \$ 5,818.00 \$ \$ \$ 1,495.00 \$ \$ \$ 472.00 \$ \$ \$ 472.00 \$ \$ \$ \$ 472.00 \$ \$ \$ \$ \$ 472.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 2,850 00 \$ 850 00 \$ 3 700 00 \$ 4,500 00 \$ 5 700 00 \$ 5 700 00 \$ 5 700 00 \$ 5 700 00 \$ 5 75.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 75.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 \$ 5 1,470.00 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12,608 40 \$ 3,627 55 \$ 42,947 38 \$ 12,008 00 \$ 11,291 \$ 10,358 90 \$ 30,477 81 \$ 900 60 \$ 16,681 10 \$ 2,517 93 \$ 4,728 15 \$ 900 60	\$ 4,700.58 \$ 6,803.87 \$ 8,532.90 \$ 2,844.30 \$ 2,095.80 \$ 13,473.00 \$ 8,717.79 \$ 2,095.80 \$ 4,191.60 \$ 1,272.45 \$ 14,277.64 \$ 3,992.00 \$ 2,697.10 \$ 10,132.20 \$ 11,52.45 \$ 299.40 \$ 5,538.90 \$ 15,538.90 \$ 15,71.65 \$ 299.40	\$ 0.10 \$ 0.15 \$ 0.06 \$ 0.05 \$ 0.25 \$ 0.25 \$ 0.25 \$ 0.05 \$ 0.05 \$ 0.06 \$ 0.06 \$ 0.08 \$ 0.09 \$ 0.00 \$

James R. Mills Budget 2017-2018

Project Sq. F 179438

													The state of		Square Feet;	
Acct No	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Total	75.05%	MTS 24.95%	P.S.F.
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	\$ 450.30	\$ 149.70	\$ 0.0
5645-0013 Parking-Sweeping & Steam Cleaning \$	-	\$ -	\$ -	\$ -	\$ -	\$	s -	\$ -	\$ 5,100.00	s -	s -	s - s	5,100.00	3,827.55	\$ 1,272.45	\$ 0.0
5645-0014 Parking-Security Contract \$	11,350.00	\$ 11,350.00	\$ 11,350.00	\$ 11,350.00	\$ 6,350.00	\$ 6,350.00	\$ 6,350.00	\$ 6,350.00	\$ 6,350.00	\$ 11,350.00	\$ 11,350.00	\$ 11,350.00 \$	111,200.00	83,455.60	\$ 27,744.40	\$ 0.6
5645-0015 Electricity- Autopark \$	4,150.00	\$ 4,500.00	\$ 4,500.00	\$ 4,100.00	\$ 3,900.00	\$ 3,600.00	\$ 3,500.00	\$ 3,500.00	\$ 3,400.00	\$ 3,400.00	\$ 3,700.00	\$ 4,000.00 \$	46,250.00	34,710.63	\$ 11,539.38	\$ 0.2
5645-0016 Water-Autopark \$	100.00	\$ 100.00			\$ 100.00					\$ 100.00	\$ 100.00	\$ 100.00 \$	1,200.00	900,60	\$ 299.40	\$ 0.0
Total Parking \$	48,120.00	\$ 48,070.00	\$ 48,070.00	\$ 44,920.00	\$ 24,970.00	\$ 24,670.00	\$ 25,645.00	\$ 24,570.00	\$ 29,570.00	\$ 44,420.00	\$ 44,470.00	\$ 45,270.00 \$	452,765.00	339,800.13	\$ 112,964.87	\$ 2.5
ecurity/Fire/Safety													N			
5775-0001 SFS- Telephone/Alarm \$	100,00	\$ 220.00	\$ 100.00	\$ 1,855.00	\$ 220.00	\$ 100.00	\$ 100.00	\$ 220.00	\$ 100.00	\$ 1,855.00	\$ 220,00	\$ 100.00 \$	5,190.00	3,895.10	\$ 1,294.91	\$ 0.0
5775-0002 SFS- Contract Service \$	28,355.00	\$ 28,500.00	\$ 26,500.00	\$ 28,355.00	\$ 26,500.00	\$ 27,635.00	\$ 28,355.00	\$ 26,500.00	\$ 26,500.00	\$ 28,355.00	\$ 26,500.00	\$ 26,500.00 \$	326,555.00	\$ 245,079.53	\$ 81,475.47	\$ 1.8
5775-0003 SFS-Materials & Supplies \$	650.00	\$ 550.00	\$ 550.00	\$ 650.00	s 550.00	\$ 550.00	\$ 650.00	\$ 550.00	\$ 550.00	s 650.00	\$ 550,00	\$ 550.00 S	7,000,00	5,253.50	\$ 1,746.50	\$ 0.0
5775-0004 SFS-Permits/Testing \$	885.00	s -	s 930.00	s .	\$ 250.00	s -	\$ 535.00	s -	s -	s -	s -	s . s	2,600.00	1,951.30	s 648.70	s 0.0
5775-0005 SFS Repairs & Maintenance \$	1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450,00	\$ 1,450.00	s 1,450.00	\$ 3,470,00	\$ 1,450.00	\$ 1,450.00	s 1.450.00	\$ 1.450.00	\$ 3,470.00 \$		16.090.72		
Total Security/Fire/Safety \$								\$ 28,720.00				\$ 30.620.00 \$		272.270.14		
tilities	011110.00	20,720.00	20,000.00	02,010.00	20,070.00	20,700.00	00,110.00	20,725.50	20,000,00	02,010,00	\$ 20,120.00	\$ 50,020.00 \$	302,703.00	212,210.14	3 80,314.00	2.0
													- 1			
5205 Electricity-Common Area \$	17,000.00	\$ 20,000.00	\$ 22,000.00	\$ 21,000.00	\$ 17,000.00	\$ 17,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00 \$	211,500.00	158,730.75	52,769.25	\$ 1.1
5210 Gas \$	20.00	\$ 20.00	\$ 20.00	\$ 100.00	\$ 300.00	\$ 700.00	\$ 1,000.00	\$ 700.00	\$ 300.00	\$.200.00	\$ 100.00	\$ 20.00 \$	3,480.00	\$ 2,611.74	\$ 868.26	\$ 0.0
5215 Water- Building \$	3,800.00	\$ 3,500.00	\$ 3,500.00	\$ 3,200.00	\$ 2,900.00	\$ 2,800.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 3,000.00	\$ 3,200.00 \$	38,100.00	27,093.05	\$ 9,006.95	\$ 0.2
Total Utilities \$	20,820.00	\$ 23,520.00	\$ 25,520.00	\$ 24,300.00	\$ 20,200.00	\$ 20,300.00	\$ 19,600.00	\$ 19,300.00	\$ 18,900.00	\$ 19,300.00	\$ 19,600.00	\$ 19,720.00 \$	251,080.00	188,435.54	\$ 62,644.46	\$ 1.4
TOTAL OPERATING EXPENSES \$	188,916,11	\$ 186,749.33	\$ 187,745.33	\$ 188,142.33	\$ 157,025.33	\$ 167,145,33	\$ 167,449.37	\$ 161,558,77	\$ 163,855.77	\$ 199,507.22	\$ 182,477,22	\$ 181,182.22 \$	2,131,754,31	1,599,881,61	531,872.70	\$ 11.6
NET PROJECT EXPENSE \$	22 702 44	6 4 600 22	20,007,12	4 F2 000 22	A 404 00F 22	e 400 000 00	4 400 000 07	4 400 400 77	4 1000 474 001	4 440 007 00		\$ 36,012,22 \$				
apital Expenses	33,790,11	\$ 1,029,33	\$ 32,025.33	\$ 53,022.33	\$ 121,905,33	\$ 132,025,33	\$ 132,329.37	\$ 120,438.77	\$ (228,474.23)	3 149,387.22	\$ 41,057.22	\$ 30,012.22 \$	631,754.31	474,131.61	157,622.70	\$ 3.5
AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	425 740 50	e 475 747 50	. 475 740 50	P 405 740 50	e 425 740 50	6 435 740 50	740.50	0 405 740 50				\$ 135,712.50 \$	4 000 000 00			
								\$ 135,712.50						1,222,226.78		
Frect Owner Expenses (not calculated on 75/25 split)	133,712,00	\$ 135,712.50	\$ 135,712,00	3 130,712,30	4 130,7 12.50	# 130,/12.50	3 135,/12.50	\$ 138,714,50	\$ 135,/12.5U	3 139,/12.50	\$ 135,/12.50	\$ 135,712.60 \$	1,828,550.00	1,222,226,78	400,323.23	\$ 9.0
5655-1000 HHSA Additional Security & Cleaning Expenses \$	21.124.00	\$ 20 693 00	\$ 21,288.00	\$ 20.530.00	\$ 21,450.00	\$ 20.868.00	\$ 21,124,00	\$ 20,041.00	S 21.450.00	\$ 20,204.00	e 21.460.00	s 20.530.00 s	250,752.00	250,752.00		\$ 1.4
5655-2000 County Electric (floors 2-9)	18.500.00	\$ 19.500.00	\$ 22,500.00	\$ 20,500.00	\$ 16,000.00	\$ 16,500.00	\$ 16,000.00	\$ 17.000.00		\$ 17.500.00		\$ 18.500.00 \$				\$ 1.2
5655–3000 MTS & 1st Floor Tenants \$	1,575.00	,		,	,	,	\$ 1,400.00	\$ 1,400.00		\$ 1,475.00		\$ 1,525.00 \$			42,850.00	
5140 County portion City Maintenance Assessment	.,	,		\$ 22.603.00	\$ -	.,	\$ -	\$ -	.,	\$ -	,	\$ 13,670.00 \$		36.273.00	74,000,00	\$ 0.2
HHSA Monthly Parking S	22,000.00	\$ 22,000.00			\$ 22,000.00	7	\$ 22,000.00	\$ 22,000.00	-	\$ 22,000.00		\$ 22,000.00 \$.,			5 14
MTS Monthly Parking \$	120.00		\$ 120.00	\$ 120.00	,	S 120.00	\$ 120.00	\$ 120.00				\$ 120.00 \$	1,440.00		1,440.00	
Total Tenant Direct Owner Expenses \$	63,319.00	\$ 63,888,00		\$ 87,228,00		\$ 60,913,00		\$ 60,581,00	\$ 62,045.00			\$ 78,345.00 \$	812,815,00	768,525,00		

James R. Mills Budget 2017-2018 Capital Improvem	ents				
法国主义的法院的法院证法院的法院					
Denotes completed project		1			
Project					
	2014/2015	2015/2016	2016/2017	2017/2018	2018/201
0190 BUILDING SHELL		4740.050			
EIFS: EXT BLDG, CLOCK TOWER, MECH PLANT SEALING		\$712,250	\$120.000	\$111,050	1
AUTO PARK 6TH FI DECK RE-SURFACING EXTERIOR BUILDING PAINT	\$45,010		\$120,000	\$90,000 \$17,000	
ROOF REPLACEMENT/REPAIR ©	\$29,000			417,000	
AUTO PARK STRIPING & ASHPHALT REPAIRS	420,000			\$50,000	
AUTO PARK SIGNAGE PROGRAM				\$165,000	
AUTO PARK PAINTING		-		\$365,000	
TOTAL 9190	\$74,010	\$712,250	\$120,000	\$798,050	
TOTAL 9190	\$74,010	\$712,250	\$120,000	\$750,000	•
9190 TENANT IMPROVEMENT					
COMMON AREA INTERIOR DOOR REPLACEMENT 1st FLOOR			\$13,500		
MANAGEMENT OFFICE FURNITURE UPGRADE			\$27,000		
LOBBY UPGRADE: SECURITY CONSOLE, FLOORING, PAINT & DOORS INSTALL				\$245,000	
ELEVATOR INTERIOR UPGRADE & DOOR FAÇADE FL 1-10 RESTROOM UPGRADE: ADA COMPLIANCE & INTERIOR FINISHES				\$75,000	6005.00
RESTROOM OPGRADE: ADA COMPLIANCE & INTERIOR FINISHES	60	60	***	\$135,000	\$635,00
TOTAL 9190	\$0 \$0	\$0 \$0	\$40,500	\$455,000	*C25.00
0190 EQUIPMENT	₽U	\$0	\$40,500	\$455,000	\$635,00
PLUMBING:PIPE REPLACEMENTS & CLEAN OUT INST @	\$30,618				
ENERGY MGMT SYSTEM CONTROL UPGRADES®	\$76,500	\$165,000			
BUILDING ECONOMIZERS / BLDG MAKE UP AIR RETROFIT					\$212,00
COOLING TOWER REPLACEMENT			\$175,000		
200 TON CHILLER REPLACEMENT			\$135,000		
CHILLER CONTROL BOARD RETROFIT®	\$44,250				
CLOCK TWR INTERIOR & EXTERIOR LIGHITING RETROFIT © AUTO PARK SECURITY CAMERA INSTALL ©	\$30,000 \$12,000				
EXTERIOR BUILDING TILE RESEAL	\$12,000			\$23,000	
6th FL VAV ZONE REVISION ©		\$17,000		\$20,000	
2 CHILLER VFD INSTALL ©		\$18,500			
FLS FIRE PANEL POINTS REVISION®		\$13,000			
LOBBY ADA SLIDING DOOR INSTALL©		\$14,500	\$17,000		
ILDING & AUTO PARK, LED LIGHTING RETROFIT & LIGHTING CONTROL PANELS	211 222	\$107,500	\$307,000	\$89,000	
BIRD CONTROL SPIKE INSTALL ON EXT BUILDING	\$11,000			620,000	
SECURITY CAMERA UPGRADES ELEVATOR CONVEYOR ALIGNMENT	-			\$20,000	\$84,00
REPLACE AHU VALVES FL 2-9				\$25,000	φ04,00
X RAY & METAL DETECTOR (For redundancy)				\$42,000	
SOUTH LOBBY DOOR INSTALL				\$16,500	
250 TON CHILLER #2 REPLACEMENT				\$135,000	
TOTAL 9190	\$204,368	\$335,500	\$634,000	\$350,500	\$296,00
ANDSCAPE IMPROVEMENT					
LANDSCAPE IMPROVEMENT				\$25,000	
TOTAL 1713	\$0	\$0	\$0	\$25,000	\$
. Since it is	+5	+5	+0	,,,	
TOTAL BUILDING CAPITAL	\$278,378	\$1,047,750	\$794,500	\$1,628,550	\$931,00
WARRIE WARRING TO STATE OF THE					
RESERVE ACCOUNT RECONCILIATION AND ESTIMATE	2016/2017				
Reflects balance as of 2/28/17, 2017/2018 reflects anticipated balance.	\$1,681,076	\$610,290			
RANSFER FROM OPERATING ACCOUNT (+) NTEREST (+)		\$200,000			
CONTRIBUTION (+)	\$474.974	\$1,098,550			
CAPITAL EXPENSES (remaining from previous FY)(-)	\$768,260	+ .,555,550			
CAPITAL EXPENSES (remaining from current FY)(-)		\$1,628,550			
ET REMAINING RESERVES	\$610,290	\$280,290			

^{*} Account balance forecast amounts represent best estimate based on anticipated budgeted amounts for capital expenses.

* Reflects Minimum \$200K Capital Balance Reserves

MILLS BUDGET FY 16-17 TO FY 17-18 COMPARISON; CURRENT VS. PROPOSED

	2016-2017	2016-2017	2017-2018	DIFFERENCE \$	DIFFERENCE %	NOTES
	(Approved Budget)	(Reforecasted year end)	(Proposed Budget)	(Budget to budget)	(Budget to budget)	
PROJECT OPERATING EXPENSE CATEGORIES:						
ADMINISTRATION	\$214,793	\$215,897	\$213,692	-\$1,101	-0.51%	
GENERAL BUILDING	\$234,751	\$235,017	\$241,866	\$7,115	3.03%	
JANITORIAL	\$410,788	\$464,929	\$430,462	\$19,674	4.79%	
ELECTRICAL & LIGHTING SYSTEM	\$24,870	\$25,066	\$27,270	\$2,400	9.65%	
ELEVATORS	\$51,600	\$57,549	\$54,000	\$2,400	4.65%	
HVAC SYSTEM	\$58,525	\$57,705	\$57,225	-\$1,300	-2.22%	
LANDSCAPE & GROUNDS	\$40,310	\$38,210	\$40,610	\$300	0.74%	
PARKING EXPENSES	\$459,855	\$455,461	\$452,765	-\$7,090	-1.54%	
SECURITY/FIRE/SAFETY	\$337,285	\$407,666	\$362,785	\$25,500	7.56%	
UTILITIES	\$253,560	\$256,038	\$251,080	-\$2,480	-0.98%	
(equals) TOTAL PROJECT OPERATING EXP:	\$2,086,337	\$2,213,538	\$2,131,754	\$45,417	2.18%	
(minus) PROJECT REVENUE (parking income)	\$1,206,777	\$1,416,139	\$1,500,000	\$293,223	24.30%	2017-2018 Parking revenue continues to rise as parking becomes in higher demand with more surface parking lots in downtown are being lost to new construction
(plus) DIRECT OWNER BILLINGS *	\$700,639	\$701,089	\$812,815	\$112,176	16.01%	2017-2018 Increase due to HHSA requested janitorial dayporter and additional common area security guard expense.
(equals) OWNERS OPERATING CONTRIBUTION	\$1,580,199	\$1,498,488	\$1,444,569	-\$135,630	-8.58%	
(plus) OWNERS CAPITAL PROJECTS CONTRIBUTION	\$794,500	\$794,500	\$1,628,550	\$834,050	104.98%	
(equals) ANNUAL OWNER'S EXPENSE:	\$2,374,699	\$2,292,988	\$3,073,119	\$698,420	29.41%	
(minus) CAPITAL RESERVE ACCOUNT DRAW DOWN	\$0	\$0	\$330,000			
(minus) OPERATING ACCOUNT TRANSFER	\$0	\$0	\$200,000			
(equals) TOTAL PROJECTED <u>NET</u> PROJECT EXPENSE	\$2,374,699	\$2,292,988	\$2,543,119	\$168,420	7.09%	

^{*} This is SDRBA's monthly parking expenses, County and MTS utility costs and \$22K for City's Padres tax assessment district. There will always be a \$264,000 annual surplus (favorable variance) in the operating account for this billing as the parking paid by the County is not offset by any real expense throughout the year.