

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 29, 2019

10:00 a.m.

>>>>>>>>>>County Administration Center<<<<<<<<<<<
1600 Pacific Highway
San Diego, CA 92101
Board Library, Room 335

ACTION
RECOMMENDED

1. ROLL CALL
2. APPROVAL OF MINUTES - April 16, 2019 Approve
3. James R. Mills Building - Adoption of Operating Budget and Capital Improvement Projects for Fiscal Year 2019/2020 Approve
Action would: (1) Approve the proposed FY 19/20 Operating Budget and authorize the Executive Officer to approve the expenditures in accordance therewith; and (2) Approve the proposed FY 19/20 Capital Improvement Budget and authorize the Executive Officer to approve the expenditure of \$1,241,500 from the Capital Reserve Account; and (3) Approve design and construction of the garage deterrent, at County of San Diego expense; and (4) Approve design of the lobby and garage remodel.
4. Mills Building Updates - Design Renderings Approve
Action would: (1) Approve the design and construction of the Garage Deterrent, at County of San Diego expense; and (2) Provide feedback to staff on the design plans for the lobby and garage remodels.
5. Approval of Resolution to Develop the San Diego Regional Building Authority Meeting Schedules Approve
Action would approve Resolution No. 19-1, authorizing the Clerk of the SDRBA to develop all meeting schedules.
6. 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.
7. NEXT MEETING DATE: To be determined.
8. ADJOURNMENT

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

MINUTES

April 16, 2019

1. Roll Call

The meeting was called to order at 3:05 p.m. Authority members present included Mr. Cox and Mr. Fletcher, with Mr. McClellan absent.

It was determined that Mr. Fletcher would serve as Chairperson for this meeting. A Chairperson will be officially appointed at the next meeting.

2. Approval of Minutes

Mr. Cox moved for approval of the minutes of the December 6, 2018 San Diego Regional Building Authority (SDRBA) meeting. Mr. Fletcher seconded the motion, and the vote was 2 to 0 in favor, with Mr. McClellan absent.

The SDRBA convened for Closed Session at 3:06 p.m.

3. CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to California Government Code Section 54956.8
Property: Mills Building Parking Garage (1255 Imperial Avenue, San Diego, CA; APN 538-010-33)
Agency Negotiators: Marko Medved, Paul Jablonski, Craig Gibson, Hugh Rowles, Rachel Witt, Karen Landers, Timothy White
Negotiating Parties: Padres L.P., San Diego Ballpark Funding LLC
Under Negotiation: Price and Terms of Payment under Lease Agreement for Parking Spaces dated January 30, 2007
CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to California Government Code Section 54956.9(d)(4) (One potential case)

The SDRBA reconvened from Closed Session at 3:17 p.m.

Oral Report on Final Actions Taken in Closed Session

3. The SDRBA received a report and gave instructions to negotiators and legal counsel.
4. Mills Building – Amendment to Padres Parking Lease
- Mr. Cox moved to approve the recommended amendment to the Padres Parking Lease. Karen Landers, MTS General Counsel, clarified that they gave the SDRBA the authorization to negotiate and execute the parking lease amendment substantially similar to Attachment A. She stated that there may be some minor language adjustments and asked that the SDRBA authorize the Executive Director to approve any of those changes. Mr. Cox noted that would be

included in his motion.

Action Taken

Mr. Cox moved to authorize the Executive Director to negotiate and execute a Parking Lease Amendment substantially similar to Attachment A. Mr. Fletcher seconded the motion, and the vote was 2 to 0 in favor, with Mr. McClellan absent.

5. San Diego Regional Building Authority (SDRBA) Meeting Schedule Adjustment

Marko Medved, County of San Diego Director of General Services and SDRBA Executive Director, stated that there are standing SDRBA meetings scheduled monthly immediately prior to MTS Executive Committee meetings. He noted that the SDRBA meetings are generally not required and subsequently cancelled. Mr. Medved recommended that the meetings be scheduled quarterly or on an as-needed basis. Ms. Landers stated that the SDRBA bylaws require that a meeting schedule be adopted via resolution. She noted that a proposed meeting schedule resolution would be brought back at the next meeting for official action. The SDRBA members agreed that it would be preferred to have the Clerk of the Board schedule the meetings as needed at the County Administration Center.

Action Taken

No action taken.

6. Public Comments

There were no public comments.

7. Next Meeting Date

The next SDRBA meeting is scheduled for May 29, 2019 at the County Administration Center in the Board Library.

6. Adjournment

The meeting adjourned at 3:20 p.m.

/s/ Nathan Fletcher

Chairperson

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) April 16, 2019

CALL TO ORDER (TIME) 3:05 p.m.

RECESS 3:06 p.m.

RECONVENE 3:17 p.m.

ADJOURN 3:20 p.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
COX	<input checked="" type="checkbox"/>	3:00 p.m.	3:20 p.m.
FLETCHER	<input checked="" type="checkbox"/>	3:00 p.m.	3:20 p.m.
MCCLELLAN	<input type="checkbox"/>		

OTHER ATTENDEES:

NAME	REPRESENTING
Rachel Witt	County, SDRBA
Tim White	County
Samantha Leslie	MTS
Karen Landers	MTS
Hugh Rowles	County, SDRBA
Marko Medved	County

SIGNED BY THE CLERK OF THE BOARD:

Julia Tien

CONFIRMED BY OFFICE OF THE MTS GENERAL COUNSEL:

Paul Carter

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

May 29, 2019

SUBJECT:

JAMES R. MILLS BUILDING – ADOPTION OF OPERATING BUDGET AND CAPITAL
IMPROVEMENT PROJECTS FOR FISCAL YEAR 2019/2020

RECOMMENDATIONS:

- 1) Approve the proposed FY 19/20 Operating Budget and authorize the Executive Officer to approve the expenditures in accordance therewith; and
- 2) Approve the proposed FY 19/20 Capital Improvement Budget and authorize the Executive Officer to approve the expenditure of \$1,241,500 from the Capital Reserve Account; and
- 3) Approve design and construction of the garage deterrent, at County of San Diego expense; and
- 4) Approve design of the lobby and garage remodel.

DISCUSSION:

The James R. Mills Building located at 1255 Imperial Avenue (Mills Building) is owned jointly by the County of San Diego (County) and San Diego Metropolitan Transit System (MTS) through a ground lease, lease, and sublease transaction with the San Diego Regional Building Authority (SDRBA). The SDRBA is a joint powers authority created by the County and MTS to fund, construct, maintain and operate the Mills Building. Under the lease agreements, MTS has sole authority over the trolley infrastructure and station areas, and controls the first floor retail space and the ninth through tenth floor office areas. The County controls the second through eighth floor office areas. The parking garage is shared proportionately by the County and MTS. County and MTS make arrangements to pay for individual monthly employee parking spaces, and additional revenue is generated from the garage for daily and special event parking, including an agreement with the Padres for 300 spaces during each Padres home game and some Petco Park special events.

The SDRBA has a property management agreement with Colliers International Management Company (Colliers) to handle day-to-day operations and maintenance of the Mills Building. Today's actions would approve the budgets for the Mills Building operations and capital improvement projects for Fiscal Year 2020, plus provide feedback and/or approval to staff related to the design of two upcoming capital projects.

Mills Building Budget and Overall Expense Overview

The Mills Building Budget is made up of four major categories of expenses and credits:

1. Operating Expenses. This includes expenses related to property management, janitorial, landscaping, security, utilities, parking, and general repairs and maintenance activities for the Mills Building. Under the MTS-County sublease, County pays 75.05% and MTS pays 24.95% of Operating Expenses.
2. Parking Revenue. This is a credit for parking revenue generated from daily parking fees, monthly parking fees for MTS or County employees, the Padres parking lease, and special event parking fees. This credit is used to reduce the required Operating Expense contribution from County and MTS.
3. Direct Owner Expenses. This includes expenses that are solely related to either the County's occupancy or MTS's occupancy. They are directly invoiced for either County or MTS to pay and are not split according to the Operating Expenses proportionate shares.
4. Capital Improvement Expenses. This includes costs for Mills Building Capital Improvement and major state of good repair projects. Some projects are underway or not yet commenced and may have funding from prior fiscal years. The expenses in the Fiscal Year 2020 budget reflect new projects or additional funding needed to complete projects approved in previous budgets.

Total Mills Building expenses subject to the County/MTS proportionate share allocation are calculated by the following formula:

Line A	Operating Expenses Total
Line B	- <u>Parking Revenue</u>
Line C	<i>Operating Expense Subtotal</i>
Line D	+ <u>Capital Improvement Expenses</u>
Line E	<i>Mills Building Expense Total</i>
Line F	- <u>Reserve Account Usage, if any</u>
Line G	<i>Total Mills Building Expenses Subject to Proportionate Share</i>

The County and MTS annual contributions to Mills Building Expenses are then calculated as follows:

75.05% of Line G	24.95% of Line G
+ <u>County Direct Owner Expenses</u>	+ <u>MTS Direct Owner Expenses</u>
<i>County Total Mills Building Expenses</i>	<i>MTS Total Mills Building Expenses</i>

Two other transactions impact annual Mills Building-related costs for County and MTS.

First, under the original ground lease transaction that allowed the Mills Building to be constructed on MTS-owned land, MTS is entitled to a ground lease rent payment from the County. That amount is currently \$344,017 per year. It is set for a market rate adjustment in November 2019.

Second, County and MTS share expenses related to the debt used to finance construction of the Mills Building in 1989, with County paying 72.39% and MTS paying 27.61% of such costs. The construction was funded through a series of bond

transactions, with the most recent being a certificates of Participation that refinanced the building debt in 2011 (2011 COPs). The 2011 COPS are scheduled to be completely paid off in November 2019 (i.e., during Fiscal Year 2020). Prior to Fiscal Year 2020, the annual contributions for this debt payment have been approximately \$1,950,000 for County and \$744,000 for MTS. In Fiscal Year 2019, the contributions, after a credit for the County's ground lease rent payment to MTS and interest earned on the bond funds, were as follows:

Total FY 19 COP Debt Payments:

County Share \$2,302,832

MTS Share: \$392,043

The scheduled shares for Fiscal Year 2020, after a credit to MTS for ground lease rent, are significantly reduced:

Total FY 20 COP Debt Payments:

County Share: \$1,319,744

MTS Share: \$28,131

Fiscal Year 2019 Operating Budget – End of Year Projections

Fiscal Year 2018/2019 (FY 18/19) Operating Budget is projected to end with \$4,155 in unallocated funds available this amount does not include the three-month reserve of \$675,000 in the Operating Account. The Capital Budget is projected to end with \$143,319 in unallocated funds available this amount does not include the \$200,000 reserve available in the Capital Reserve Account.

Fiscal Year 2020 Operating Budget

The proposed total budget for Fiscal Year 2020 (FY 20) totals \$3,274,449 and reflects projected operating expenses, offsetting parking revenue, direct owner expenses, and proposed capital improvements.

The proposed FY 20 Operating Budget reflections the following:

Line A Operating Expenses Total	2,890,677
Line B (Less) Parking Revenue	- \$1,603,520
Line C <i>Operating Expense Subtotal</i>	\$1,287,157

For shared operating expenses, the proportionate share distribution is \$966,011 (County) and \$321,146 (MTS).

Pursuant to Table 1 Budget Summary below, annual Operating Expenses of \$2,890,677 for Budget year 2019/20 have increased by approximately 15% over the annual Operating Expenses for 2018/19. The primary reasons for the increase are statutory wage increases, increased maintenance due to the age of the asset, and increased utility rates.

The projected parking revenue of \$1,603,520 reflects the increase in event rates during FY 20.

After splitting the Operating Expenses subject to the proportionate share calculation, Direct Owner Expenses of \$745,791 are allocated as appropriate to MTS or County within their respective cost share amount. For FY 19/20, the distribution in Direct Owner Expenses is \$725,712 (County) and \$20,079 (MTS).

Proposed Capital Improvements in FY 19/20 total \$1,241,500 (Attachment B). Proposed Capital Improvement items for FY 19/20 include, in part: new water stations, LED retrofit of the MTS platform lights, red clock tower window painting, clock face refurbishment, exterior doors, 9th floor HVAC ducting repair, EV charging stations and additional funding for: lobby remodel, elevator interior upgrade, 1st floor restroom remodel, and replacement of two HVAC chillers and cooling tower repairs. The proposed garage deterrent project would be paid for and managed directly by the County and is not reflected in the SDRBA Capital Improvement Plan.

The proportionate share distribution for the FY 19/20 Capital Improvement Program is \$931,745.75 (County) and \$309,754 (MTS).

In accordance with the SDRBA policy to allow the Executive Director the cumulative spending authority of up to 100K for items not budgeted, the following projects were approved in the 2018/19 budget totaling \$262,074 and consisting of: (a) Arc Flash Study, \$75,388; (b) Pringle Switch \$93,686; and (c) rebuilding of the Compressor for Chiller #2 \$93,000.

TABLE 1: BUDGET SUMMARY:

Expenses and Parking Revenue	Current Budget FY 2018/2019	Projected Estimated Actuals FY 2018/2019	Proposed Budget FY 2019/2020
Project Operating Expense	\$2,414,903	\$2,678,550	\$2,890,677
Less Parking Revenue	\$(1,594,211)	\$(1,395,211)	\$(1,603,520)
Direct Owner Expenses	\$752,931	\$848,315	\$745,791
Total Capital Improvements	\$739,000	\$739,000	\$1,241,500
SUBTOTALS	\$2,312,623	\$2,870,654	\$3,274,449
Less Drawdown from Capital Account	\$(100,000)	\$(100,000)	\$0
Less Transfer from Operating Account	\$(600,000)	\$(600,000)	\$0
Subtotal	\$1,612,623	\$2,170,654	\$3,274,449
Less Direct Owner Expenses for Share	\$(752,931)	\$(752,931)	\$(745,791)
Total Opex for Share Calculation	\$859,692	\$1,417,723	\$2,528,658
Total Cost Shares (Owners Expense, Parking and Capital Improvements)			
MTS Share	\$233,783	\$233,783	\$650,979
County Share	\$1,378,839	\$1,378,839	\$2,623,470
Total	\$1,616,622	\$1,616,622	\$3,274,449

The Annual Cost Shares for the MTS \$650,979 and County is \$2,623,470 for a total of combined for 2019/20 \$3,274,449. The increase over last year's budget is, in part, due to the drawdown of \$700,000 in funds from reserve accounts in fiscal year 2018/2019. There are not sufficient balances in the reserve accounts for a similar action this year. However, this increase is offset by the fact that the COP costs are significantly decreasing in FY19/20. In Fiscal Year 2021, there will be no costs for COP Debt Payments. However, MTS will receive a payment of approximately \$345,000 (subject to pending reappraisal) from the County for ground lease rent.

	COP Debt Payment	Mills Bldg Expense Share	Total Cost
FY 19 County Share	\$ 2,302,832	\$ 1,378,839	\$ 3,681,671
FY 19 MTS Share:	\$ 392,043	\$ 233,783	\$ 625,826
FY 20 County Share:	\$ 1,319,744	\$ 2,623,470	\$ 3,943,214
FY 20 MTS Share:	\$ 28,131	\$ 650,979	\$ 679,110

Attachment A: Proposed FY 19/20 Operating Budget and Capital Expenditures.

Attachment B: Proposed FY 19/20 Capital Improvements.

Attachment C: FY 18/19 to FY 19/20 Current vs Proposed Budget

Attachment D: Capital Expenditure Project Summary

Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures

James R. Mills Budget 2019-2020

Project Sq. F 183245
Type: Office

															Square Feet: 183,245			
Acct No		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total	County 75.05%	MTS 24.95%	Cost P.S.F.	
REVENUE (Ties to Income Schedule)																		
RENT																		
MTS Retail Rent		7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	86,095	64,614.54	21,480.78	0.47	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
TOTAL RENT		7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	86,095	64,614.54	21,480.78	0.47	
OPERATING EXP REIMB																		
County Warrant Ofc CAM		131	131	131	131	131	131	131	131	131	131	131	131	1,567	1,176.00	390.96	0.01	
Reimbursed Utilities (HHSA)		18,125	18,125	18,125	18,125	18,125	18,125	18,125	18,125	18,125	18,125	18,125	18,125	217,500	163,233.75	54,266.25	1.19	
Trash Removal Reimb (Amart)		129	129	129	129	129	129	129	129	129	129	129	129	1,548	1,161.77	386.23	0.01	
TOTAL OPERATING EXP REIMB.		18,385	18,385	18,385	18,385	18,385	18,385	18,385	18,385	18,385	18,385	18,385	18,385	220,615	165,571.53	55,043.43	1.20	
PARKING INCOME																		
4405-0001	Parking Padres	0	0	0	0	0	0	435,000	0	0	0	0	0	435,000	326,467.50	108,532.50	2.37	
	Parking Game Revenue	53,900	53,900	53,900	47,220	0	0	0	0	47,220	53,900	53,900	53,900	417,840	313,588.92	104,251.08	2.28	
	Parking- MTS Monthly Parking	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000	63,042.00	20,958.00	0.46	
	Parking-Daily (Transient)	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	198,132.00	65,868.00	1.44	
	Parking HHSA Monthly Parking	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	31,200	23,415.60	7,784.40	0.17	
	SanDag	80	80	80	80	80	80	80	80	80	80	80	80	960	720.48	239.52	0.01	
	City of San Diego	450	450	450	450	450	450	450	450	450	450	450	450	5,400	4,052.70	1,347.30	0.03	
	Retail Tenants	240	240	240	240	240	240	240	240	240	240	240	240	2,880	2,161.44	718.56	0.02	
	Parking Contribution MTS	120	120	120	120	120	120	120	120	120	120	120	120	1,440	1,080.72	359.28	0.01	
	Parking - Coupons	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	38,400	28,819.20	9,580.80	0.21	
	4405-1000	Parking - Events	80,000	0	30,000	0	0	28,000	40,000	40,000	30,000	0	44,400	30,000	322,400	241,961.20	80,438.80	1.76
		TOTAL PARKING INCOME	169,590	89,590	119,590	82,910	35,690	63,690	510,690	75,690	112,910	89,590	133,990	119,590	1,603,520	929,419.20	308,980.80	8.75
OTHER INCOME																		
HHSA Security		20,896	20,896	20,896	20,896	20,896	20,896	20,896	20,896	20,896	20,896	20,896	20,896	250,752	188,189.38	62,562.62	1.37	
MTS WO		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
Interest Income		90	90	90	90	90	90	90	90	90	90	90	90	1,080	810.54	269.46	0.01	
Other Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
Contributions MTS-San Diego Opex		42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	507,221	380,669.11	126,551.56	2.77	
Contributions San Diego County Opex		127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	1,525,728	1,145,058.79	380,669.11	8.33	
Contributions MTS-San Diego-Capital		42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	42,268	507,221	380,669.11	126,551.56	2.77	
Contributions-San Diego County-Capital		127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	127,144	1,525,728	1,145,058.79	380,669.11	8.33	
TOTAL OTHER INCOME		359,811	359,811	359,811	359,811	359,811	359,811	359,811	359,811	359,811	359,811	359,811	359,811	4,317,729	3,240,455.71	1,077,273.42	23.56	
TOTAL REVENUE		554,960	474,960	504,960	468,280	421,060	449,060	896,060	461,060	498,280	474,960	519,360	504,960	6,227,959	4,400,060.98	1,462,778.43	33.99	
Operating Expenses																		
RE Taxes																		
5810	Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	
Total RE Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	
Administration																		
5810	Payroll Building Manager	11,176	11,176	11,176	11,176	11,176	11,176	11,176	11,176	11,176	11,176	11,176	11,176	134,112	\$ 100,651.08	\$ 33,460.95	\$ 0.73	
5845	Telephone	1,328	1,328	1,328	1,328	1,328	1,328	1,342	1,342	1,342	1,342	1,342	1,342	16,018	\$ 12,021.16	\$ 3,996.38	\$ 0.09	
5840	Office Supplies/Postage	653	253	653	253	653	653	653	200	300	600	200	200	5,271	\$ 3,955.89	\$ 1,315.11	\$ 0.03	
5843	Repairs & Maintenance	102	42	192	42	42	102	272	42	42	42	42	42	1,000	\$ 750.53	\$ 249.51	\$ 0.01	

Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures

James R. Mills Budget 2019-2020

Project Sq. F 183245
Type: Office

															Square Feet:		183,245
Acct No		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total	County 75.05%	MTS 24.95%	Cost P.S.F.
5805	Management Fees	6,400	6,400	6,400	6,400	6,400	6,400	6,560	6,560	6,560	6,560	6,560	6,560	77,765	\$ 58,362.89	\$ 19,402.45	\$ 0.42
5884	Tenant Relations	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -
5890	Other Administrative Expenses	5,700	75	5,133	75	75	133	5,075	5,075	133	75	75	133	21,757	\$ 16,328.63	\$ 5,428.37	\$ 0.12
Total Administrative		25,359	19,274	24,882	19,274	19,674	19,792	25,078	24,395	19,553	19,795	19,395	19,453	255,923	\$ 192,070.18	\$ 63,852.78	\$ 1.40
General Building																	
5255	Engineers Payroll	15,152	15,152	15,632	15,152	15,152	15,632	15,152	15,152	15,632	15,152	15,152	15,632	183,743	\$ 137,899.49	\$ 45,844.00	\$ 1.00
5690	Repairs & Maintenance	4,900	4,350	3,850	5,600	3,650	3,850	5,600	3,650	3,650	4,900	3,650	3,650	51,300	\$ 38,500.65	\$ 12,799.35	\$ 0.28
5680	Pest Control	275	1,175	1,475	275	1,175	1,475	6,075	1,175	1,475	275	1,175	1,475	17,500	\$ 13,133.75	\$ 4,366.25	\$ 0.10
5667	Painting	600	0	300	600	0	300	600	0	300	600	0	300	3,600	\$ 2,701.80	\$ 898.20	\$ 0.02
5673	Tools & Equipment	300	0	0	300	0	0	300	0	0	300	0	0	1,200	\$ 900.60	\$ 299.40	\$ 0.01
5410-0000	Plumbing	5,060	2,975	3,775	6,775	6,260	3,775	5,975	2,975	12,660	5,975	2,975	3,775	62,955	\$ 47,247.73	\$ 15,707.27	\$ 0.34
5685	Roof	0	0	0	0	0	0	5,400	0	0	0	0	0	5,400	\$ 4,052.70	\$ 1,347.30	\$ 0.03
Total General Building		26,287	23,652	25,032	28,702	26,237	25,032	39,102	22,952	33,717	27,202	22,952	24,832	325,698	\$ 244,436.72	\$ 81,261.77	\$ 1.78
Janitorial																	
5505	Cleaning Contract	31,268	29,068	30,068	29,068	29,068	30,068	31,268	29,068	30,068	29,068	29,068	30,068	357,216	\$ 268,090.61	\$ 89,125.39	\$ 1.95
5515	Cleaning Supplies	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	86,400	\$ 64,843.20	\$ 21,556.80	\$ 0.47
5230	Refuse Removal	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	33,720	\$ 25,306.86	\$ 8,413.14	\$ 0.18
5520	Window Washing Contract	6,384	23,450	0	0	0	0	0	0	0	0	0	0	29,834	\$ 22,390.42	\$ 7,443.58	\$ 0.16
Total Janitorial		47,662	62,528	40,078	39,078	39,078	40,078	41,278	39,078	40,078	39,078	39,078	40,078	507,170	\$ 380,631.09	\$ 126,538.92	\$ 2.60
Electrical & Lighting Systems																	
5315	Electrical Supplies	350	200	200	350	200	200	350	200	200	350	200	200	3,000	\$ 2,251.50	\$ 748.50	\$ 0.02
5310	Electrical Repairs & Maintenance	310	110	110	310	110	110	310	110	110	310	110	8,110	10,120	\$ 7,595.06	\$ 2,524.94	\$ 0.06
Total Electrical		660	310	310	660	310	310	660	310	310	660	310	8,310	13,120	\$ 9,846.56	\$ 3,273.44	\$ 0.07
Elevator															\$ -		
5455-0000	Elevator Contract	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	33,600	\$ 25,216.80	\$ 8,383.20	\$ 0.18
5460	Elevator Repair & Maintenance	1,600	1,600	1,600	1,600	1,600	5,800	1,600	1,600	1,600	1,600	1,600	1,600	23,400	\$ 17,561.70	\$ 5,838.30	\$ 0.13
5463	Elevator Telephone Lines	583	583	583	583	583	583	583	583	583	583	583	583	6,996	\$ 5,250.50	\$ 1,745.50	\$ 0.04
Total Elevator		4,983	4,983	4,983	4,983	4,983	9,183	4,983	4,983	4,983	4,983	4,983	4,983	63,996	\$ 48,029.00	\$ 15,967.00	\$ 0.31
HVAC																	
5355	HVAC Contract Service	4,134	4,134	4,134	4,134	4,134	4,134	7,719	4,134	4,134	4,134	14,676	6,576	66,177	\$ 49,665.84	\$ 16,511.16	\$0.36
5365	HVAC Materials & Supplies	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,800	\$ 10,356.90	\$ 3,443.10	\$0.08
5360-0000	HVAC Repairs & Maintenance	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	36,480	\$ 27,378.24	\$ 9,101.76	\$0.20
5390-0000	HVAC Water Treatment	484	484	484	484	484	484	484	484	484	484	484	484	5,808	\$ 4,358.90	\$ 1,449.10	\$0.03
Total HVAC		8,808	8,808	8,808	8,808	8,808	8,808	12,393	8,808	8,808	8,808	19,350	11,250	122,265	\$ 91,759.88	\$ 30,505.12	\$ 0.64
Landscape & Grounds																	
5555-0000	Landscape Contract	1,550	1,550	2,150	1,550	1,550	5,350	1,616	1,616	2,216	1,616	1,616	2,216	24,596	\$ 18,458.98	\$ 6,136.60	\$ 0.13
5565-0000	Landscape Materials & Supplies	1,300	100	100	1,300	100	100	1,300	100	100	1,300	100	100	6,000	\$ 4,503.00	\$ 1,497.00	\$ 0.03
5560-0000	Landscape Repairs & Maintenance	100	100	100	7,200	100	100	100	100	100	100	100	100	8,300	\$ 6,229.15	\$ 2,070.85	\$ 0.05
Total Landscape		2,950	1,750	2,350	10,050	1,750	5,550	3,016	1,816	2,416	3,016	1,816	2,416	38,896	\$ 29,191.13	\$ 9,704.45	\$ 0.21
Parking Expenses															\$ -		
5618-0000	Operating Expenses (Ace Parking)	26,462	25,462	27,855	13,515	13,515	16,355	18,945	16,315	19,155	26,515	25,305	27,855	257,252	\$ 193,067.63	\$ 64,184.37	\$ 1.40
5645-0003	Parking-Electrical Supplies & Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	\$ 900.60	\$ 299.40	\$ 0.01
5645-0004	Parking- Elevator Expenses	2,093	2,093	3,593	2,093	2,093	3,593	2,093	2,093	3,593	2,093	2,093	3,593	31,116	\$ 23,352.56	\$ 7,763.44	\$ 0.17
5645-0005	Parking Fire/Life/Safety	395	120	120	395	120	120	1,285	320	120	395	120	120	3,630	\$ 2,724.32	\$ 905.69	\$ 0.02
5645-0007	Landscape & Grounds	325	325	325	325	325	325	325	325	325	325	325	325	3,900	\$ 2,926.95	\$ 973.05	\$ 0.02
5645-0008	Pest Control	95	575	95	95	575	95	95	575	95	95	575	95	3,060	\$ 2,296.53	\$ 763.47	\$ 0.02
5645-0010	Parking-Materials & Supplies	50	50	550	50	730	550	50	50	550	50	730	550	3,960	\$ 2,971.98	\$ 988.02	\$ 0.02
5645-0011	Parking-Repairs & Maintenance	600	1,350	415	900	150	150	6,391	600	900	150	150	1,350	13,106	\$ 9,836.05	\$ 3,269.95	\$ 0.07
5645-0012	Parking-M&S Parking Equipment	45	45	45	45	45	45	45	45	45	45	45	45	540	\$ 405.27	\$ 134.73	\$ 0.00
5645-0013	Parking-Sweeping & Steam Cleaning	0	0	1,800	0	0	1,800	0	0	1,800	0	0	1,800	7,200	\$ 5,403.60	\$ 1,796.40	\$ 0.04
5645-0014	Parking-Security Contract	21,760	21,760	21,760	21,760	15,972	15,972	15,972	15,972	15,972	21,760	21,760	21,760	232,183	\$ 174,253.12	\$ 57,929.58	\$ 1.27

Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures

James R. Mills Budget 2019-2020

Project Sq. F 183245
Type: Office

															Square Feet:		183,245
Acct No		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total	County 75.05%	MTS 24.95%	Cost P.S.F.
5645-0015	Electricity- Autopark	4,500	4,400	4,100	3,300	2,800	2,800	2,900	3,200	3,200	3,500	3,800	4,500	43,000	\$ 32,271.50	\$ 10,728.50	\$ 0.23
5645-0016	Water-Autopark	121	0	121	0	121	0	121	0	121	0	121	0	726	\$ 544.86	\$ 181.14	\$ 0.00
Total Parking		56,546	56,280	60,879	42,578	36,546	41,905	48,322	39,595	45,976	55,028	55,124	62,093	600,873	\$ 450,954.96	\$ 149,917.74	\$ 3.28
Security/Fire/Safety																	
5775-0001	SFS- Telephone/Alarm	225	700	862	1,650	700	225	225	700	225	1,537	700	225	7,974	\$ 5,984.49	\$ 1,989.51	\$ 0.04
5775-0002	SFS- Contract Service	53,333	52,053	52,053	53,333	52,053	53,740	53,833	52,053	52,053	53,333	52,053	52,053	631,947	\$ 474,275.95	\$ 157,670.69	\$ 3.45
5775-0003	SFS-Materials & Supplies	975	3,500	975	975	1,700	975	975	2,300	975	975	1,700	975	17,000	\$ 12,758.50	\$ 4,241.50	\$ 0.09
5775-0004	SFS-Permits/Testing	252	252	1,182	252	502	802	252	252	252	252	252	252	4,754	\$ 3,567.88	\$ 1,186.12	\$ 0.03
5775-0005	SFS Repairs & Maintenance	1,450	1,500	1,500	1,500	1,500	1,500	5,252	1,500	1,500	1,500	1,500	1,500	21,702	\$ 16,287.35	\$ 5,414.65	\$ 0.12
Total Security/Fire/Safety		56,235	58,005	56,572	57,710	56,455	57,242	60,537	56,805	55,005	57,597	56,205	55,005	683,377	\$ 512,874.17	\$ 170,502.47	\$ 3.73
Utilities																	
5205	Electricity-Common Area	17,000	22,000	23,000	25,000	25,000	23,000	16,000	15,000	15,000	16,000	17,000	17,000	231,000	\$ 173,365.50	\$ 57,634.50	\$ 1.26
5210	Gas	20	20	300	700	850	850	1,200	1,100	400	200	100	20	5,760	\$ 4,322.88	\$ 1,437.12	\$ 0.03
5215	Water- Building	4,400	4,100	4,100	3,600	3,400	3,100	3,100	3,100	3,100	3,300	3,500	3,800	42,600	\$ 31,971.30	\$ 10,628.70	\$ 0.23
Total Utilities		21,420	26,120	27,400	29,300	29,250	26,950	20,300	19,200	18,500	19,500	20,600	20,820	279,360	\$ 209,659.68	\$ 69,700.32	\$ 1.52
TOTAL OPERATING EXPENSES		250,911	261,711	251,294	241,143	223,091	234,850	255,669	217,942	229,346	235,667	239,813	249,240	2,890,677	\$ 2,169,453.36	\$ 721,224.00	\$ 15.77
Net Operation Income		304,049	213,249	253,666	227,137	197,969	214,210	640,391	243,118	268,934	239,293	279,547	255,720	3,337,282	\$ 2,504,630.17	\$ 832,651.87	\$ 18.21
Capital Expenses																	
	Capital	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	1,241,496	\$ 931,742.75	\$ 309,753.25	\$ 6.78
Total Capital		103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	103,458	1,241,496	\$ 931,742.75	\$ 309,753.25	\$ 6.78
Direct Owner Expenses (not calculated on 75/25 split) *																	
5655-1000	HHSA Additional Security & Cleaning Expenses	18,639	18,639	18,639	18,639	18,639	18,639	18,639	18,639	18,639	18,639	18,639	18,639	223,667	\$ 223,667.20		\$ 1.22
5655-2000	County Electric (floors 2-9)	21,000	24,000	22,500	20,500	16,000	16,500	16,000	17,000	17,000	17,500	18,000	18,500	224,500	\$ 224,500.00		\$ 1.23
5655--3000	MTS & 1st Floor Tenants	1,597	1,597	1,547	1,497	1,497	1,447	1,422	1,822	1,497	1,497	1,547	1,547	18,514		\$ 18,514.00	\$ 0.10
5140	County portion City Maintenance Assessment	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	13,670	\$ 13,670.00		\$ 0.07
	HHSA Monthly Parking	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	\$ 264,000.00		\$ 1.44
	MTS Monthly Parking	120	120	120	120	120	120	120	120	120	120	120	120	1,440		\$ 1,440.00	\$ 0.01
Total Tenant Direct Owner Expenses		64,495	67,495	65,945	63,895	59,395	59,845	59,320	60,720	60,395	60,895	61,445	61,945	745,791	\$ 725,837.20	\$ 19,954.00	\$ 4.07
Total Direct Owner and Capital		167,953	170,953	169,403	167,353	162,853	163,303	162,778	164,178	163,853	164,353	164,903	165,403	1,987,287	\$ 1,657,579.95	\$ 329,707.25	\$ 10.84
Adjusted Cash Flow after Direct and Capital		136,096	42,296	84,263	59,784	35,116	50,907	477,613	78,940	105,081	74,940	114,644	90,317	1,349,995			

* Direct Owners Expenses are not calculated on a split and are charges attributed 100% to either MTS or the County.

Total OPEX Plus Direct Owner Exp 3,636,469

James R. Mills Budget 2019-2020
Capital Improvements

© Denotes completed project

Project	2016/2017	2017/2018	2018/2019	2019/2020
9190 BUILDING IMPROVEMENTS				
EIFS: EXT BLDG, CLOCK TOWER, MECH PLANT SEALING		\$111,050		
EXTERIOR BUILDING PAINT		\$17,000		
EXTERIOR BUILDING TILE RESEAL		\$23,000		
LOBBY ADA SLIDING DOOR INSTALL©	\$17,000			
LIGHTING RETROFIT & LIGHTING CONTROL PANELS© Additional funds required to add "New" project LED Platform lighting	\$307,000	\$89,000		\$35,000
SECURITY CAMERA UPGRADES©		\$20,000		
X RAY & METAL DETECTOR ©		\$42,000		
WATER STATIONS ON 2,3,4,5,6,8,9				\$27,000
CLOCK TOWER RED WINDOW PAINTING				\$56,500
CLOCK FACE REFURBISHMENT				\$38,000
TOTAL 9190 BUILDING IMPROVEMENTS	\$324,000	\$302,050	\$0	\$156,500

LOBBY UPGRADES

COMMON AREA INTERIOR DOOR REPLACEMENT 1st FLOOR (INCLUDES AMART AND REAR BLDG DOORS	\$13,500			\$60,000
SPACE PLANNER			\$65,000	
MANAGEMENT OFFICE FURNITURE UPGRADE	\$27,000			
LOBBY UPGRADE: SECURITY CONSOLE, FLOORING, PAINT & DOORS INSTALL		\$245,000	\$0	\$281,000
ELEVATOR INTERIOR UPGRADE & DOOR FAÇADE FL 1-10		\$75,000	\$0	\$70,000
RESTROOM UPGRADE: ADA COMPLIANCE & INTERIOR FINISHES 1ST FLOOR		\$135,000	\$0	\$184,000
SOUTH LOBBY DOOR INSTALL		\$16,500	\$0	
RESTROOM REMODELS FLOORS 2-10 ADA COMPLIANT				
HVAC BUILDING UPGRADES FOR 1ST FLOOR		\$21,000	\$0	
TOTAL LOBBY UPGRADES	\$40,500	\$471,500	\$65,000	\$595,000

HVAC Upgrades

BUILDING ECONOMIZERS / BLDG MAKE UP AIR RETROFIT			\$212,000	
MECHANICAL ENGINEER TO DEVELOP SCOPE and Project manager			\$70,000	\$16,000
HVAC upgrades 1st FLOOR			\$21,000	
COOLING TOWER REPLACEMENT REPAIRS	\$175,000			\$80,000
200 TON CHILLER REPLACEMENT	\$135,000			\$165,000
250 TON CHILLER #2 REPLACEMENT		\$135,000		\$165,000
REPLACE AHU VALVES FL 2-9		\$25,000		
NEW AHU FOR RESTROOMS CONTINGENT UPON RESTROOM REMODELS 2-10				
RE-DUCTING 9TH FLOOR				\$65,000
TOTAL HVAC UPGRADES	\$310,000	\$160,000	\$303,000	\$426,000

AUTOPARK IMPROVEMENTS

AUTO PARK 6TH FI DECK RE-SURFACING	\$120,000	\$90,000		
AUTO PARK STRIPING & ASPHALT REPAIRS		\$50,000		
AUTO PARK SIGNAGE PROGRAM		\$165,000		
AUTOPARK PAINTING		\$365,000	\$150,000	
AUTO PARK SECURITY CAMERA INSTALL		\$140,000		
AUTO PARK PARKING PAY STATION UPGRADE - Additional funds required for Project manager		\$160,000	\$106,000	\$34,000
ADDITIONAL FUNDING FOR AUTO PARK PARKING PAY STATION UPGRADE (MTS AND COUNTY APPROVAL)				
EV Charging stations				\$30,000
TOTAL AUTOPARK IMPROVEMENTS	\$120,000	\$970,000	\$256,000	\$64,000

LANDSCAPE IMPROVEMENT

LANDSCAPE FENCING		\$25,000		
TOTAL LANDSCAPE IMPROVEMENTS	\$0	\$25,000	\$0	\$0

FLS UPGRADES

CODE COMPLIANCE/NEW REGULATIONS FOR PRINGLE SWITCH
CALC CARDS FOR FIRE SPRINKLERS
FIRE HOSES FOR AUTOPARK
ADDITIONAL FLS CODE COMPLIANCE

TOTAL FLS UPGRADES

TOTAL BUILDING CAPITAL

		\$30,000	
		\$35,000	
		\$25,000	
		\$25,000	
\$0	\$0	\$115,000	\$0

\$794,500	\$1,928,550	\$739,000	\$1,241,500
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2018/2019 BUDGET REFORECAST

James Mills Building (5097-sd) (5097-sd)
12 Month Actual to Budget
Period = Jul 2018-Dec 2018
Book = Accrual

		Actual Jul 2018	Actual Aug 2018	Actual Sep 2018	Actual Oct 2018	Actual Nov 2018	Actual Dec 2018	Actual Jan 2019	Budget Feb 2019	Budget Mar 2019	Budget Apr 2019	Budget May 2019	Budget Jun 2019	Total Actual+ Budget	2018/2019 Original Budget	Variance	%Variance	
4001-0000	REVENUE																	
4005-0000	RENT																	
4110-0000	MTS Retail Rent	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	7,471.61	7,471.61	7,471.61	7,471.61	7,471.61	84,566.26	70,153.68	-14,412.58	-21%	This represents MTS retail rent and includes Amart renewal.
4120-0000		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	Assessment Income booked thru Jan. Reversal in Progress
4299-0000	TOTAL RENT	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	6,744.03	7,471.61	7,471.61	7,471.61	7,471.61	7,471.61	84,566.26	70,153.68	-14,412.58	-21%	
4300-0000	OPERATING EXP REIMB																	
4310-0000	County Warrant Ofc CAM	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	2,556.00	2,556.00	0.00	0.00%	Not a significant variance
4330-0000	Reimbursed Utilities (HHSA)	18,708.33	18,708.33	18,708.33	18,708.33	18,708.33	18,708.33	18,125.00	18,708.33	18,708.33	18,708.33	18,708.33	18,708.33	223,916.63	217,500.00	-6,416.63	-2.95%	Not a significant variance
4332-0000	Trash Removal Reimb (Amart)	129.00	129.00	129.00	129.00	129.00	129.00	129.00	129.00	129.00	129.00	129.00	129.00	1,548.00	1,548.00	0.00	0.00%	Not a significant variance
4399-0000	TOTAL OPERATING EXP REIMB.	19,050.33	19,050.33	19,050.33	19,050.33	19,050.33	19,050.33	18,467.00	19,050.33	19,050.33	19,050.33	19,050.33	19,050.33	228,020.63	221,604.00	-6,416.63	-2.90%	
4400-0000	PARKING INCOME																	
																		Original budget contained two payments from the Padres to catch up on prior year missed payment. Reforecast is \$37,253 in 2019/19 events. 1st installment of past due rent of \$32,550 and 2018/19 annual payment
	Parking Padres	0.00	0.00	0.00	0.00	0.00	0.00	37253.00	0.00	0.00	0.00	32550.00	438615.00	508,418.00	0.00	-508,418.00	0.00%	
	Parking Game Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
4405-2000	Parking- MTS Monthly Parking	2,880.00	7,000.00	2,760.00	7,550.00	11,300.00	7,735.00	2,700.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	76,925.00	84,000.00	7,075.00	8.42%	Variance due to Ace receipts being lower than expected during first half of the year.
4405-3000	Parking-Daily (Transient)	5,730.50	3,641.20	11,703.30	3,704.25	5,135.30	4,618.20	4,975.00	9,733.00	9,733.00	9,733.00	9,733.00	9,733.00	88,172.75	76,800.00	-11,372.75	-14.81%	Variance due to 18/19 budget consolidating Padre Parking within Events
	Parking HHSA Monthly Parking	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	264,000.00	0.00	0.00%	Not a significant variance
	SanDag	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
	City of San Diego	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
	Retail Tenants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
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	1,440.00	0.00	0.00%	Not a significant variance
	Parking - Coupons	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,996.00	39,996.00		
																		Variance due to 18/19 budget consolidating Padre Parking within Events
4405-1000	Parking - Events	151,477.00	36,800.00	69,097.00	0.00	0.00	0.00	86,136.00	28,000.00	0.00	29,470.00	26,700.00	28,575.00	456,255.00	1,127,975.00	671,720.00	59.55%	
4499-0000	TOTAL PARKING INCOME	182,207.50	69,561.20	105,680.30	33,374.25	38,555.30	34,473.20	153,184.00	66,853.00	38,853.00	68,323.00	98,103.00	506,043.00	1,395,210.75	1,594,211.00	199,000.25	12.48%	
4800-0000	OTHER INCOME																	
4801-0000	HHSA Security	19,289.16	19,289.16	19,289.16	19,289.16	19,289.16	19,289.16	20,896.00	19,289.16	19,289.16	19,289.16	19,289.16	19,289.16	233,076.76	250,752.00	17,675.24	7.05%	Not a significant variance
4803-0000		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,850.00	42,850.00	100.00%	Not a significant variance
4880-0000	Interest Income	87.00	99.62	98.24	89.59	101.68	77.52	80.14	0.00	0.00	0.00	0.00	0.00	633.79	531.20	-102.59	-19.31%	Variance due to higher interest received than budgeted.
4890-0000	Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00%	Variance due to not projecting other income in 19/20
4890-0002	Contributions MTS-San Diego Opex	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	20,243.25	242,919.00	157,623.00	-85,296.00	-54.11%	
4890-0003	Contributions San Diego County Opex	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	60,892.02	730,704.24	474,131.00	-256,573.24	-54.11%	
4890-0004	Contributions MTS-San Diego-Capital	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	13,285.83	159,429.96	274,088.00	114,658.04	41.83%	
4890-0005	Contributions-San Diego County-Capital	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	39,964.09	479,569.08	824,464.42	344,895.34	41.83%	
4899-0000	TOTAL OTHER INCOME	153,761.35	153,773.97	153,772.59	153,763.94	153,776.03	153,751.87	155,361.33	153,674.35	153,674.35	153,674.35	153,674.35	153,674.35	1,846,332.83	2,025,939.62	179,606.79	8.87%	
	Total Income Less Contributions	227,378.02	114,744.34	150,862.06	78,547.36	83,740.50	79,634.24	199,371.17	112,664.10	84,664.10	114,134.10	143,914.10	551,854.10					
4998-0000	TOTAL REVENUE	301,645.70	189,012.02	225,129.74	152,815.04	158,008.18	153,901.92	333,756.36	186,204.28	529,739.28	624,112.72	181,312.72	183,187.72	3,554,130.47	3,911,908.30	357,777.83	9.15%	
5001-0000	TAXES																	
5140-0000	Taxes Other (Assessment)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,000.00	37,000.00	100%	East Village Assessment originally budgeted but not needed.
5149-0000	TOTAL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,000.00	37,000.00	100%	
5200-0000	UTILITIES																	
5205-0000	Electricity	23,426.48	46,668.02	16,380.12	24,067.91	14,507.61	4,355.55	5,259.25	16,000.00	16,000.00	17,000.00	18,000.00	22,000.00	223,664.94	214,000.00	-9,664.94	-4.52%	Variance due to increase in Electrical costs
5210-0000	Gas	68.38	145.00	20.00	-480.89	10.10	955.76	1,044.44	1,200.00	800.00	200.00	100.00	20.00	4,082.79	3,480.00	-602.79	-17.32%	Variance due to increase in Gas costs
5215-0000	Water	3,210.32	4,380.62	4,765.24	8,682.62	2,900.00	2,332.68	2,685.00	2,600.00	2,600.00	2,800.00	3,000.00	3,300.00	43,256.48	36,600.00	-6,656.48	-18.19%	Variance due to increase in Water costs
5230-0000	Refuse Removal	2,826.73	2,808.54	3,228.27	2,815.40	3,582.26	2,948.33	6,081.64	2,810.00	2,810.00	2,810.00	2,810.00	2,810.00	38,341.17	32,160.00	-6,181.17	-19.22%	Variance due to increase in Trash costs
5249-0000	TOTAL UTILITIES	29,531.91	54,002.18	24,393.63	35,085.04	20,999.97	10,592.32	15,070.33	21,980.00	21,580.00	22,680.00	23,780.00	24,000.00	309,345.38	286,240.00	-23,105.38	-8.07%	
5250-0000	ENGINEERING																	
5255-0000	Engineering Compensation	15,503.83	9,938.46	23,756.61	12,094.12	11,367.19	15,345.75	15,928.53	15,372.40	14,364.40	14,713.58	17,162.58	15,721.58	181,269.03	183,840.34	2,571.31	1.40%	Variance due to new engineer making less than previous engineer.
5299-0000	TOTAL ENGINEERING	15,503.83	9,938.46	23,756.61	12,094.12	11,367.19	15,345.75	15,928.53	15,372.40	14,364.40	14,713.58	17,162.58	15,721.58	181,269.03	183,840.34	2,571.31	1.40%	
5300-0000	ELECTRICAL																	
5305-0000	Electrical Contract	0.00	0.00	0.00	525.00	0.00	875.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	0.00	-1,400.00	0.00%	Variance due non budgeted roof lighting and generator repairs.
5310-0000	Electrical Additional Svc	0.00	0.00	1,228.74	400.00	0.00	1,091.50	2,539.43	110.00	110.00	0.00	110.00	5,510.00	11,099.67	14,520.00	3,420.33	23.56%	Variance due to infrared testing budgeted but not due until 20/21
5315-0000	Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	350.00	200.00	200.00	1,150.00	3,000.00	1,850.00	61.67%	Variance due to savings in electrical supply contingency and the lighting retrofit.
5349-0000	TOTAL ELECTRICAL	0.00	0.00	1,228.74	925.00	0.00	1,966.50	2,539.43	310.00	310.00	7,660.00	310.00	5,710.00	13,649.67	17,520.00	3,870.33	22.09%	
5350-0000	HVAC																	
5355-0000	HVAC Contract	2,294.04	1,499.96	800.00	1,050.00	6,914.00	1,638.13	0.00	2,493.00	5,068.00	2,493.00	2,535.00	5,110.00	31,895.13	54,300.00	22,404.87	41.26%	Variance due to lower than budgeted service requirements on Chiller # 2 during rebuilding of the compressor.

5360-0000	HVAC Additional Svc	560.00	6,190.86	29,334.47	0.00	18,353.08	6,844.31	39,643.32	9,000.00	800.00	800.00	800.00	800.00	113,126.04	17,480.00	-95,646.04	-547.17%	Unfavorable variance due to re-ducting of the 10th floor and air balancing on the 10th floor.
5365-0000	HVAC Supplies	0.00	644.00	9,674.26	2,272.00	0.00	200.00	0.00	500.00	500.00	500.00	500.00	500.00	15,290.26	6,000.00	-9,290.26	-154.84%	Unfavorable variance due to additional supplies for Chiller #2 due to age of the asset.
5370-0000	HVAC R & M	0.00	0.00	0.00	0.00	1,393.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,393.43	0.00	-1,393.43	0.00%	Variance due to first floor non retail tenant filters not budgeted.
5390-0000	HVAC Other	383.32	1,013.32	383.32	2,425.24	0.00	383.32	0.00	385.00	385.00	385.00	385.00	385.00	6,513.52	4,620.00	-1,893.52	-40.99%	Variance due to more than anticipated water treatment chemicals.
5399-0000	TOTAL HVAC	3,237.36	9,348.14	40,192.05	5,747.24	26,660.51	9,065.76	39,643.32	4,178.00	6,753.00	4,178.00	4,220.00	6,795.00	168,218.38	82,400.00	-85,818.38	-104.15%	
5400-0000	PLUMBING																	
5405-0000	Plumbing Contract	5,781.00	2,032.35	0.00	0.00	0.00	637.84	0.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	19,451.19	34,237.00	14,785.81	0.00%	Variance to do budget error for urinal maintenance.
5410-0000	Plumbing Additional Service	782.17	644.77	928.48	0.00	0.00	1,878.99	253.23	785.00	9,967.00	14,000.00	785.00	3,385.00	33,409.64	0.00	-33,409.64	#DIV/0!	Projection includes annual main line jetting and 7th floor fitness center 80 gallon water heater replacement.
5415-0000	Plumbing Supplies	0.00	2,085.61	0.00	133.74	974.64	29.67	260.78	0.00	0.00	0.00	0.00	0.00	3,484.44	0.00	-3,484.44	0.00%	Variance due to additional supplies due to the age of the asset.
5440-0000	Plumbing Other	232.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	232.98	0.00	-232.98	0.00%	Variance due to coding supplies in this category.
5449-0000	TOTAL PLUMBING	6,796.15	4,762.73	928.48	133.74	974.64	2,546.50	514.01	785.00	9,967.00	1,985.00	785.00	3,385.00	56,578.25	34,237.00	-22,341.25	-65.25%	
5450-0000	ELEVATOR/ESCALATOR																	
5455-0000	Elev/Escalator Contract	4,209.79	4,209.79	4,209.79	4,209.79	4,209.79	4,209.79	6,454.90	4,209.79	4,209.79	4,209.79	4,209.79	-13,500.00	35,052.80	33,600.00	-1,452.80	-4.32%	Variance due to under budgeting the contract amount.
5460-0000	Elev/Escalator Add'l Svc	467.00	0.00	583.75	0.00	0.00	0.00	0.00	400.00	5,600.00	400.00	400.00	400.00	8,250.75	8,800.00	549.25	6.24%	March expense reflects two out standing invoices for entrapments and repairs.
5463-0000	Elevator Phones	0.00	1,388.43	1,337.56	1,292.49	892.25	700.00	1,900.92	700.00	700.00	700.00	700.00	700.00	11,011.65	8,400.00	-2,611.65	-31.09%	Variance due adjustment following the phone audit.
5499-0000	TOTAL ELEVATOR/ESCALATOR	4,676.79	5,598.22	6,131.10	5,502.28	5,102.04	4,909.79	8,355.82	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	54,315.20	50,800.00	-3,515.20	-6.92%	
5500-0000	CLEANING																	
5505-0000	Cleaning Contract	27,828.38	26,878.38	25,017.45	-75,166.92	26,878.38	27,589.88	29,178.38	28,265.00	28,265.00	28,265.00	28,265.00	28,265.00	229,528.93	347,496.63	117,967.70	33.95%	Variance due to receipt of refund following audit
5515-0000	Cleaning Supplies	12,241.07	6,562.29	12,809.26	6,750.19	8,800.53	7,612.69	1,500.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	91,276.03	62,400.00	-28,876.03	-46.28%	Variance due to an increase in demand and traffic
5520-0000	Window Washing	0.00	0.00	0.00	0.00	0.00	0.00	6,700.16	0.00	2,185.00	16,962.00	0.00	0.00	25,847.16	19,147.00	-6,700.16	-34.99%	Variance do to receipt of OPUS Report prior to actual window washing
5540-0000	Cleaning Other	1,050.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00%	Variance due to extra cleaning in common areas.
5549-0000	TOTAL CLEANING	41,119.45	34,390.67	37,826.71	-68,416.73	35,678.91	35,202.57	37,378.54	31,265.00	33,450.00	48,227.00	31,265.00	32,100.63	348,652.12	429,043.63	80,391.51	18.74%	
5550-0000	LANDSCAPING																	
5555-0000	Landscaping Contract	1,930.31	504.00	1,260.00	1,460.00	1,370.00	5,229.38	4,652.47	1,495.93	2,130.93	1,495.93	1,495.93	2,130.93	25,155.81	20,491.16	-4,664.65	-22.76%	Variance due to seasonal decorations budgeted in 5884, Tenant Relations, but paid out of Landscaping.
5555-0100	Landscaping Contract - Exterior	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	-350.00	0.00%	
5560-0000	Landscaping Add'l Svc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	8,400.00	100.00	100.00	8,800.00	8,838.00	38.00	0.43%	Landscape monument upgrades reforecast to April
5565-0000	Landscaping Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,870.00	100.00	5,800.00	370.00	100.00	9,240.00	9,310.00	70.00	-22.33%	Courtyard monument upgrades reforecast to April.
5567-0000	Tree Trimming	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00	0.00	-625.00	0.00%	
5570-0000	Interior Plant Service	0.00	0.00	0.00	670.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	670.31	0.00	-670.31	0.00%	Interior plant service budgeted in landscaping and coded in this account in error.
5599-0000	TOTAL LANDSCAPING	2,555.31	854.00	1,260.00	2,130.31	1,370.00	5,229.38	4,652.47	4,465.93	2,330.93	2,895.93	1,965.93	2,330.93	44,841.12	38,639.16	-6,201.96	-16.05%	
5600-0000	ROADS/GROUNDS																	
5618-0000	Park Garage Contracted Svc	31,038.79	25,548.40	38,182.75	10,981.43	18,321.96	11,623.84	15,667.33	16,192.00	15,997.00	14,072.00	22,475.00	20,920.00	241,020.50	211,120.00	-29,900.50	-14.16%	Ace Parking contract set at 1% of gross revenue.
5645-0000	Building Management System	0.00	0.00	0.00	647.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.24	0.00	-647.24	0.00%	
5645-0002	Parking - Event Parking	1,389.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,389.60	0.00	-1,389.60	0.00%	Variance due to signage.
5645-0003	Parking - Electrical Supplies & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00%	Due to LED installation we do not anticipate more supplies.
5645-0004	Parking - Elevator Related Expense	4,196.03	2,236.09	1,050.00	648.14	650.00	650.00	545.80	650.00	650.00	650.00	650.00	650.00	13,226.06	24,300.00	11,073.94	45.57%	Variance due to fewer needed repairs.
5645-0005	Parking - Fire & Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00	370.00	120.00	120.00	850.00	3,115.00	2,265.00	72.71%	Variance due to fewer needed repairs.
5645-0007	Parking - Landscape Contract & Expense	497.00	2,142.30	0.00	0.00	0.00	0.00	722.00	517.52	517.52	517.52	517.52	517.52	5,948.90	6,210.24	261.34	4.21%	
5645-0008	Parking - Pest Control	0.00	0.00	1,500.00	100.00	100.00	100.00	100.00	59.88	59.88	59.88	59.88	59.88	2,199.40	718.56	-1,480.84	-206.08%	Variance due to added service for engineering office.
5645-0010	Parking - Materials & Supplies	0.00	0.00	0.00	0.00	0.00	1,906.66	0.00	150.00	150.00	150.00	150.00	150.00	2,656.66	1,800.00	-856.66	-47.59%	Variance due to more validations than anticipated.
5645-0011	Parking - Repairs & Maintenance	2,172.51	1,310.55	1,160.00	0.00	0.00	0.00	0.00	325.00	1,075.00	825.00	325.00	325.00	7,518.06	7,400.00	-118.06	-1.60%	
5645-0012	Parking - M&S Parking Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	45.00	45.00	45.00	45.00	225.00	540.00	315.00	58.33%	
5645-0013	Parking - Sweeping & Steam Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	1,800.00	3,600.00	3,600.00	0.00	0.00%	Quarterly Pressure Washing
5645-0014	Parking - Security Contract	22,984.22	6,961.12	17,545.94	16,902.54	19,244.32	17,897.81	16,647.84	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	203,183.79	123,961.64	-79,222.15	-63.91%	Additional event security (Padre 6/1-6/7, 6/29 & 6/30, 7-27-8/2/18, 8/28-9/06/18, 9/28-10/4/18) 1/5-1/10/19 Additional coverage due to mal-functioning gate motor at entrance gate. Coverage for Monster Jam 1/25-1/31/19. 2/15-2/21/19 coverage for broken gate and parking automation.
5645-0015	Parking - Gas & Electric	3,808.05	4,027.69	3,850.78	4,240.66	1,495.02	4,047.30	4,397.61	3,200.00	3,200.00	3,500.00	3,800.00	4,300.00	43,867.11	44,300.00	432.89	0.98%	
5645-0016	Parking - Water & Sewer	119.42	0.00	121.12	0.00	0.00	0.00	0.00	0.00	121.00	0.00	121.00	0.00	482.54	1,140.00	657.46	57.67%	
5649-0000	TOTAL ROADS/GROUNDS	66,205.62	42,226.15	63,410.59	33,520.01	39,811.30	36,225.61	38,080.58	30,242.87	32,597.87	34,172.87	42,125.87	41,070.87	526,814.86	429,405.44	-97,409.42	-22.68%	
5650-0000	GEN BLDG REPAIR/MAINT.																	
5651-0000	Fire Protection Building	0.00	0.00	1,629.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,629.00	0.00	-1,629.00	0.00%	Annual Fire Extinguisher service
5655-0000	General Building Expense	0.00	183.86	0.00	0.00	0.00	0.00	10.10	0.00	0.00	0.00	0.00	0.00	193.96	0.00	-193.96	0.00%	
5655-3000	HSA							0.00						0.00	0.00	0.00	0.00%	Budgeted Below the Line
5655-2000	County Utilities							0.00						0.00	0.00	0.00	0.00%	Budgeted Below the Line
5655-3000	1st Floor Tenants							0.00						0.00	0.00	0.00	0.00%	Budgeted Below the Line
5665-0100	Glass Replacement - Exterior	0.00	918.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	918.00	0.00	-918.00	0.00%	Replacement of broken window
5667-0000	Painting & Decorating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	400.00	0.00	300.00	1,000.00	2,800.00	1,800.00	64.29%	Contingency Savings
5670-0000	Carpet & Flooring	0.00	4,320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,320.00	0.00	-4,320.00	0.00%	Unbudgeted lobby carpet
5673-0000	Tools & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	250.00	600.00	350.00	58.33%	
5680-0000	Pest Control	240.00	890.00	1,410.00	240.00	340.00	340.00	6,140.00	480.00	180.12	180.12	480.00	1,380.00	12,300.24	5,761.44	-6,538.80	-113.49%	Added service for entire building for bedbug contract.
5685-0000	Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00	100.00%	Savings due to un-needed roof repairs
5686-0000	Emergency Backup Generator	0.00	0.00	0.00	1,707.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,707.17	0.00	-1,707.17	0.00%	Variance due to unbudgeted maintenance on backup generator.
5690-0000	General Building Exp Other	2,127.85	15,893.05	4,104.84	5,261.14	3,480.50	2,277.42	4,587.08	4,776.00	-12,410.00	2,550.00	1,300.00	1,300.00	35,247.88	33,90			

5700-0000	SECURITY																
5710-0000	Security Additional Svc	2,564.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,564.54	0.00	-2,564.54	0.00%
5715-0000	Security Supplies	0.00	0.00	0.00	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	0.00	-1,600.00	0.00%
5749-0000	TOTAL SECURITY	2,564.54	0.00	0.00	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,164.54	0.00	-4,164.54	0.00%
5750-0000	LIFE SAFETY																
5775-0001	SFS - Telephone/Alarm	761.50	-331.03	0.00	1,863.00	699.39	483.05	205.62	220.00	100.00	100.00	220.00	100.00	4,421.53	5,190.00	768.47	14.81%
5775-0002	SFS - Contract Services	65,844.83	72,976.91	60,072.79	41,699.69	53,381.25	50,691.00	57,856.82	50,691.00	50,691.00	50,691.00	50,691.00	50,691.00	655,978.29	537,836.40	-118,141.89	-21.97%
5775-0003	SFS - Materials & Supplies	3,919.11	0.00	0.00	0.00	0.00	0.00	3,525.00	500.00	500.00	500.00	500.00	500.00	9,944.11	6,000.00	-3,944.11	-65.74%
5775-0004	SFS - Permits/Testing	300.00	252.00	1,280.00	547.00	0.00	2,362.57	0.00	0.00	0.00	0.00	0.00	0.00	4,741.57	2,600.00	-2,141.57	-82.37%
5775-0005	SFS - Repairs & Maintenance	2,505.26	2,750.00	3,355.64	0.00	185.00	5,719.98	0.00	1,600.00	1,600.00	1,850.00	1,600.00	3,620.00	24,785.88	24,190.00	-595.88	-2.46%
5799-0000	TOTAL LIFE SAFETY	73,330.70	75,647.88	64,708.43	44,109.69	54,265.64	59,256.60	61,587.44	46,426.78	46,306.78	50,166.78	46,426.78	48,326.78	699,871.38	575,816.40	-124,054.98	-21.54%
5800-0000	MANAGEMENT/ADMIN																
5805-0000	Management Fees	6,244.33	6,244.33	6,244.33	6,244.33	6,244.33	6,244.33	6,400.44	6,400.44	6,400.44	6,400.44	6,400.44	6,400.44	75,868.62	75,868.72	0.10	0.00%
5810-0000	Management Compensation	11,535.42	11,245.39	7,128.93	10,193.24	8,133.15	10,882.16	5,735.60	10,001.25	10,001.25	10,556.88	10,556.88	10,566.91	116,537.06	121,681.91	5,144.85	4.23%
5840-0000	Office Supplies	1,252.67	286.37	0.00	201.86	307.16	32.00	503.01	200.00	200.00	200.00	200.00	200.00	3,583.07	7,660.00	4,076.93	53.22%
5843-0000	Repairs & Maintenance	0.00	376.91	376.91	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	1,253.82	2,350.00	1,096.18	46.65%
5845-0000	Telephone	945.21	1,686.76	1,197.47	1,330.38	1,944.33	864.70	1,092.36	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	15,436.21	15,300.00	-136.21	-0.89%
5845-0001	Cell Phone	0.00	0.00	0.00	269.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269.76	0.00	-269.76	0.00%
5884-0000	Tenant Relations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00	100.00%
5890-0000	Management Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,539.00	6,539.00	100.00%
5899-0000	TOTAL MANAGEMENT/ADMIN	19,977.63	19,839.76	14,947.64	18,239.57	16,628.97	18,023.19	13,731.41	17,906.69	17,960.19	19,962.32	18,462.32	18,525.85	212,948.54	234,899.63	21,951.09	303.21%
5988-0000	TOTAL OPERATING EXP.	304,249.20	323,388.73	317,095.88	130,023.09	252,708.73	236,543.51	248,219.06	216,952.01	229,114.51	251,985.82	231,647.82	256,680.98	2,678,549.79	2,451,903.04	-226,646.75	-9.24%
5998-0000	NET OPERATING INCOME	-2,603.50	-134,376.71	-91,966.14	22,791.95	-94,700.55	-82,641.59	85,537.30	-30,747.73	300,624.77	372,126.90	-50,335.10	-73,493.26	875,580.68	1,460,005.26	584,424.58	40.03%
9000-0000	ALL FINANCIAL COSTS																
9000-1000	FINANCIAL COSTS																
9070-0000	Owner Dist. (MTS RETAIL TENANT RENT)	6,744.03	0.00	13,488.06	6,744.03	0.00	13,488.06	6,744.03	7,471.16	7,471.16	7,471.16	7,471.16	7,471.16	84,564.01	70,153.68	-14,410.33	-20.54%
9099-0000	TOTAL FINANCIAL COSTS	6,744.03	0.00	13,488.06	6,744.03	0.00	13,488.06	6,744.03	7,471.16	7,471.16	7,471.16	7,471.16	7,471.16	84,564.01	70,153.68	-14,410.33	-20.54%
	SDBRA APPROVED PROJ. (UNDER 100K)																
	SDRBA APPROVED PROJ. (UNDER 100K)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75388.00	93686.00	3500.00	0.00	93000.00	265574.00	0.00	-265574.00	0.00%
	TOTAL SDBRA APPROVED PROJ. (UNDER 100K)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75388.00	93686.00	3500.00	0.00	93000.00	265574.00	0.00	-265574.00	0.00%
9100-0000	CAPITAL EXPENDITURES																
9190-0000	Cap Expenditures	31,820.81	0.00	28,448.97	15,396.10	52,753.15	8,037.97	8,319.16	61,583.33	61,583.33	61,583.33	61,583.33	61,583.33	505,957.02	739,000.00	233,042.98	31.53%
	Less Drawdown	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-8,333.33	-100,000.00	-100,000.00	0.00	0.00%
9199-0000	TOTAL CAPITAL EXPENDITURES	23,487.48	-8,333.33	20,115.64	7,062.77	44,419.82	-295.36	-14.17	53,250.00	53,250.00	53,250.00	53,250.00	53,250.00	405,957.02	639,000.00	233,042.98	36.47%
9200-0000	TOTAL ALL FINANCIAL COSTS	30,231.51	-8,333.33	33,603.70	13,806.80	44,419.82	13,192.70	6,729.86	136,109.16	154,407.16	64,221.16	60,721.16	153,721.16	756,095.03	709,153.68	-46,941.35	-6.62%
9496-0000	NET INCOME	-32,835.01	-126,043.38	-125,569.84	8,985.15	-139,120.37	-95,834.29	78,807.44	-91,468.89	239,903.61	311,405.74	-111,056.26	-134,214.42	385,059.65	750,851.58	365,791.93	48.72%

Budget Comp from F
Variance

-64155.34
142,962.78

Attachment "D" - Capital Expenditure Project Summary

Completed

1. **Exterior Finish Insulation System (EFIS)** – 10-year maintenance of exterior of building and garage.
2. **Exterior building paint** - Exterior ground floor red touch up paint.
3. **Lobby ADA door** – Procurement and replacement of front door with sliding door.
4. **LED lighting retrofit** – LED lighting retrofit throughout the building and parking garage.
5. **Security cameras** – Procurement and installation of additional security cameras.
6. **X-ray and metal detector** - Procurement and installation of new X-ray machine and metal detector for building.
7. **Landscape improvement** - Remove hedge fencing and replace with tea roses.
8. **Fire Life Safety** – Procured code compliance calculation cards, fire hoses and fire sprinkler repair.
9. **Auto-park upgrade pay station**- Installation of pay on foot and pay station, card readers and replacement of pedestrian gates.
10. **Pringle switch*** - Replace 1,600 AMP main switch gear servicing 70% of building.
11. **Arch Flash*** – Performed thermal scan of all building electrical and completed repairs.
12. **Chiller # 2 compressor***- Replaced compressor to extend life of HVAC

Proposed and/or upcoming projects

1. **Water stations**- Replace drinking fountains on floors 2-10.
2. **Clock tower refurbishment** - Painting of red windows and clock face.
3. **Common area doors** – Replacement with sliding doors.
4. **Lobby remodel** – New: flooring, security desk, wall cladding and lighting.
5. **First floor restroom remodel** - Completely new design and interior.
6. **Elevator interior** – Upgrade and refinish.
7. **HVAC upgrades** - Mechanical engineer study recommended chiller one and two replacement and cooling tower replacement.
8. **9th floor duct work** - Repair or replace as needed.
9. **Auto-park improvements** –Re-stripping and painting the walls white with identifying wayfinding color. Exterior cladding of elevators. Repair to 6th floor parking deck.
10. **LED retrofit** – Re-wire and change platform lights to LED fixture.
11. **EV Stations** – Install 3 EV charging stations in Autopark

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

May 29, 2019

SUBJECT:

MILLS BUILDING UPDATES – DESIGN RENDERINGS

RECOMMENDATIONS:

That the San Diego Regional Building Authority board of directors:

- 1) Approve design and construction of the Garage Deterrent, at County of San Diego expense; and
- 2) Provide feedback to staff on the design plans for the lobby and garage remodels.

DISCUSSION:

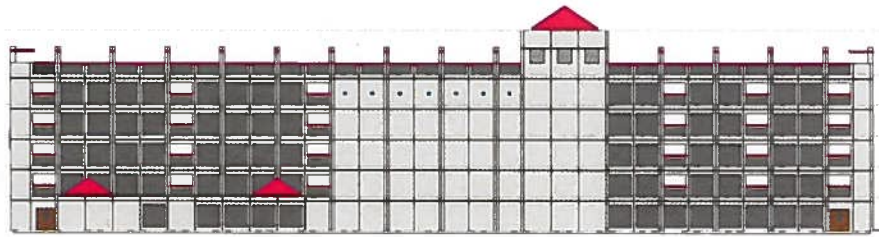
Two capital improvement projects planned for the upcoming year are the construction of additional barriers in the open areas of the Mills Building Parking garage (Garage Deterrent Project), remodeling of the first floor lobby and restroom areas (Lobby Remodel), and repainting of the parking garage areas (Parking Paint Project).

The Garage Deterrent Project is being wholly funded by the County of San Diego. Staff will present the board with design renderings for project, and seeks approval to add the project to the SDRBA Capital Improvement Plan, with the project to be funded and managed by the County.

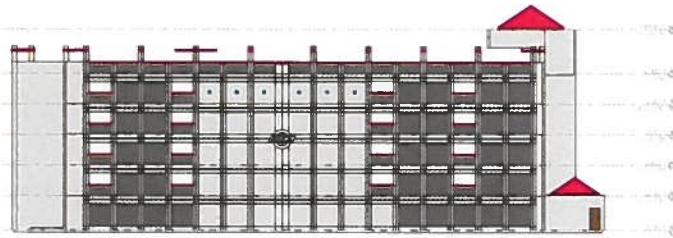
The Lobby Remodel includes reconfiguration of the security areas, new flooring, furniture, paint, and lighting. Also included will be additional doors for staff to use on the south side of the lobby and a full renovation of the public restroom facilities. Staff will present the design renderings and seeks any comments from the Board before the project is finalized and sent out for bidding.

The Parking Paint Project includes a new paint scheme in the parking garage to improve visibility, wayfinding, and add visual interest to the parking garage. Staff will present the design renderings and seeks any comments from the Board before the project is finalized and sent out for bidding.

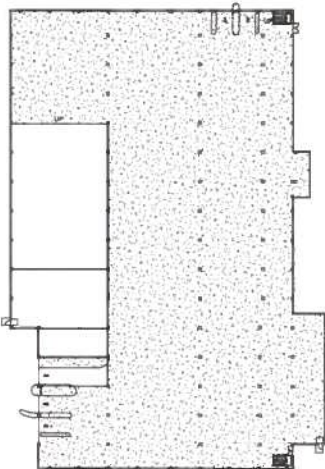
Attachments: A. Garage Deterrent Project Design Renderings
B. Lobby Remodel Project Design Renderings
C. Parking Paint Project Design Renderings



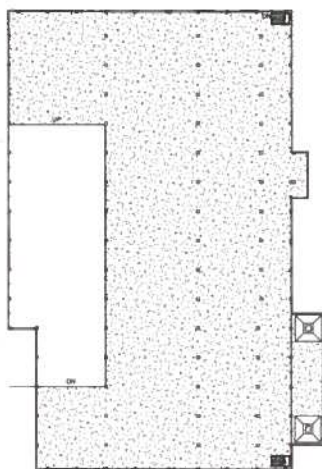
06 EXISTING EAST ELEVATION.
SCALE: 1/8" = 1'-0"



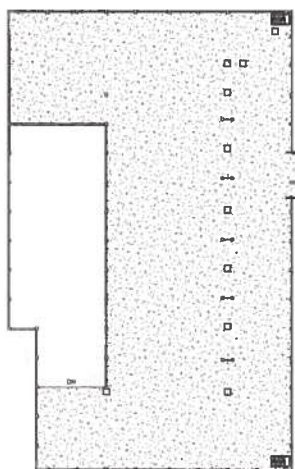
04 EXISTING SOUTH ELEVATION.
SCALE: 1/8" = 1'-0"



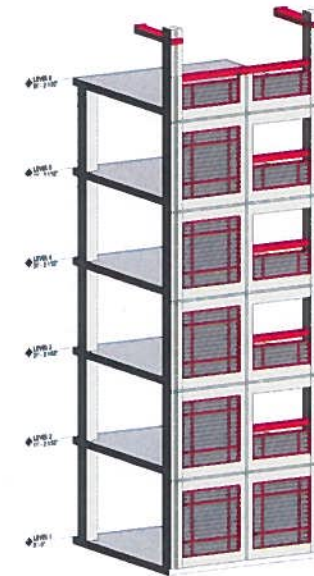
01 EXISTING LEVEL - 1 PLAN
SCALE: 1" = 30'-0"



02 EXISTING LEVEL - 2-6 PLAN
SCALE: 1" = 30'-0"



03 EXISTING LEVEL - 6 PLAN
SCALE: 1" = 30'-0"



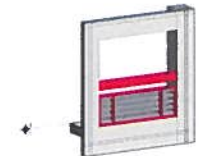
06 EXISTING CONDITION
SCALE



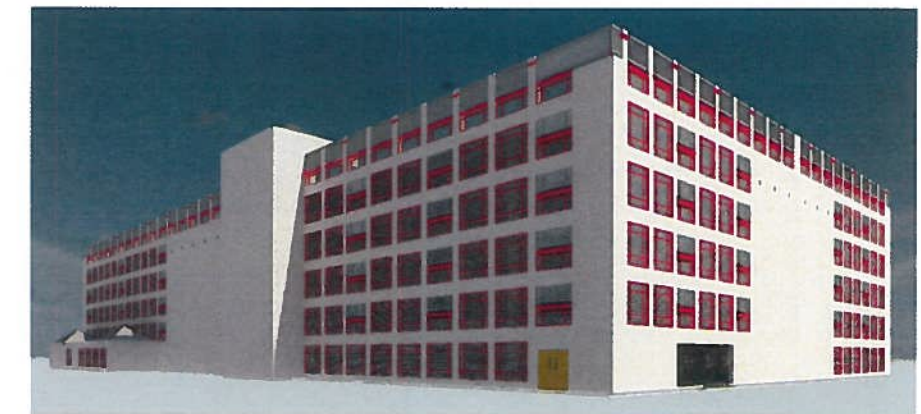
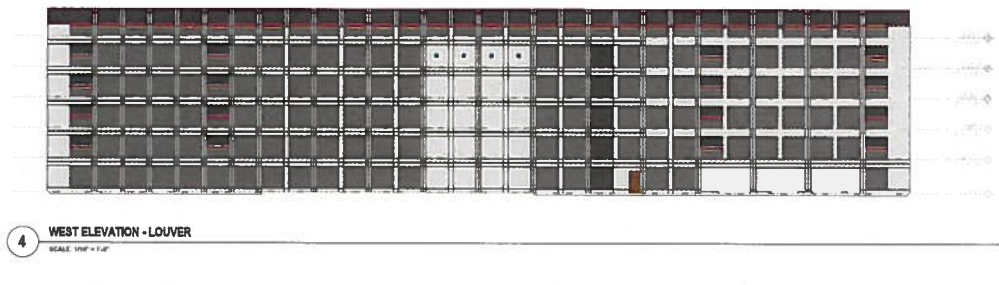
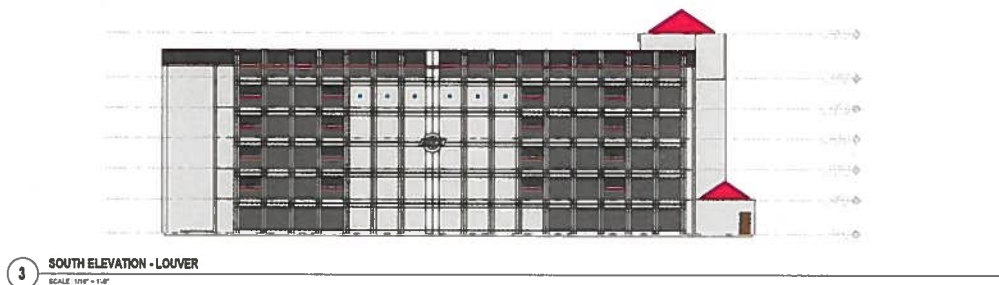
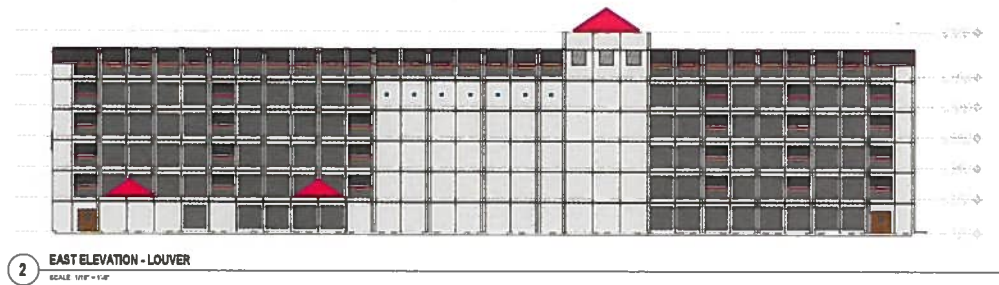
9 EXISTING LEVEL 6 CORNER CONDITION
SCALE

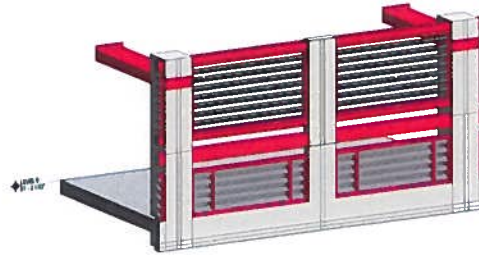


08 EXISTING LEVEL 6 CONDITION
SCALE

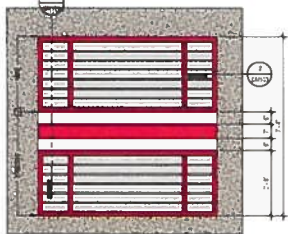


07 EXISTING LEVEL 2-6 CONDITION
SCALE

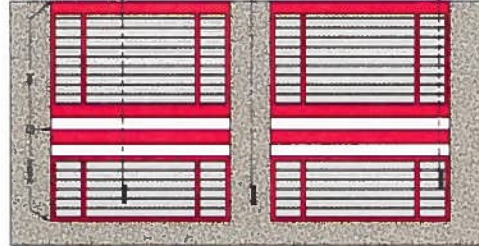




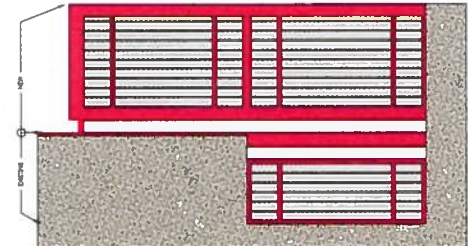
06 LEVEL 2-5 CONDITION - LOUVER
SCALE: 1/2" = 1'-0"



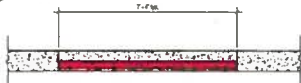
07 TOP CONDITION - LOUVER
SCALE: 1/2" = 1'-0"



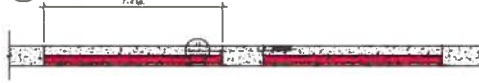
08 LEVEL 6 CORNER CONDITION - LOUVER
SCALE: 1/2" = 1'-0"



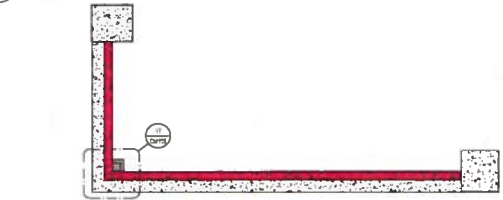
03 LOUVER RAIL ELEVATION 2-5 FLOOR
SCALE: 1/2" = 1'-0"



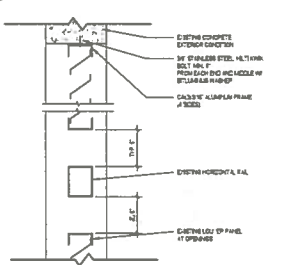
09 LOUVER RAIL ELEVATION 6th FLOOR
SCALE: 1/2" = 1'-0"



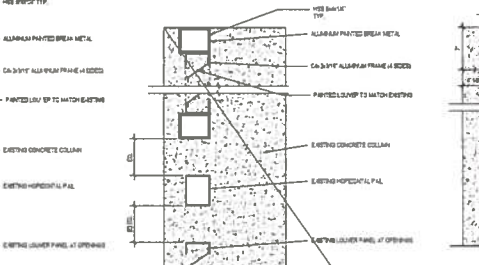
16 LOUVER RAIL ELEVATION CORNER 6th FLOOR
SCALE: 1/2" = 1'-0"



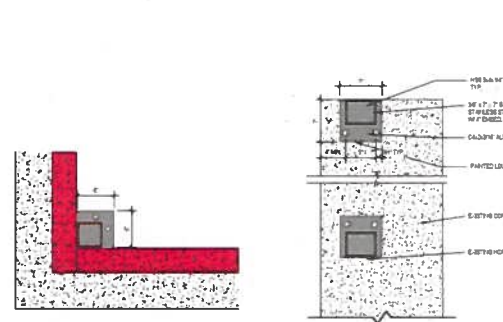
10 LOUVER RAIL PLAN 2-5th FLOOR
SCALE: 1/2" = 1'-0"



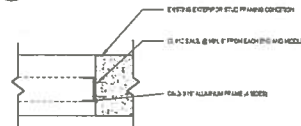
11 LOUVER RAIL PLAN 6th FLOOR
SCALE: 1/2" = 1'-0"



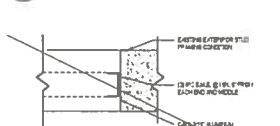
05 CORNER CONDITION PLAN
SCALE: 1/2" = 1'-0"



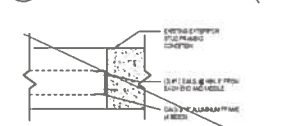
01 LOUVER SECTION 2-5th FLOOR
SCALE: 1/2" = 1'-0"



04 LOUVER SECTION 6th FLOOR
SCALE: 1/2" = 1'-0"



12 LOUVER SECTION - DETAIL D PLACE HOLDER
SCALE: 1/2" = 1'-0"



15 LOUVER SECTION - DETAIL G
SCALE: 1/2" = 1'-0"



02 LOUVER TO COLUMN PLAN
SCALE: 1/2" = 1'-0"



13 DETAIL E - PLACE HOLDER
SCALE: 1/2" = 1'-0"



14 DETAIL F - PLACE HOLDER
SCALE: 1/2" = 1'-0"



17 CORNER CONDITION PLAN - DETAIL K
SCALE: 1/2" = 1'-0"



18 LOUVER SECTION - DETAIL G PLACE HOLDER
SCALE: 1/2" = 1'-0"



CONCEPTUAL DESIGN - LOUVERS

MILLS GARAGE

COUNTY OF SAN DIEGO
MTS GARAGE SAN DIEGO 92113

gkkworks

CANNONDESIGN

654 Fifth Avenue | Suite A1 | SAN DIEGO, CA 92101
619 588 8215 | 619 914 1348 fax

04/29/2019





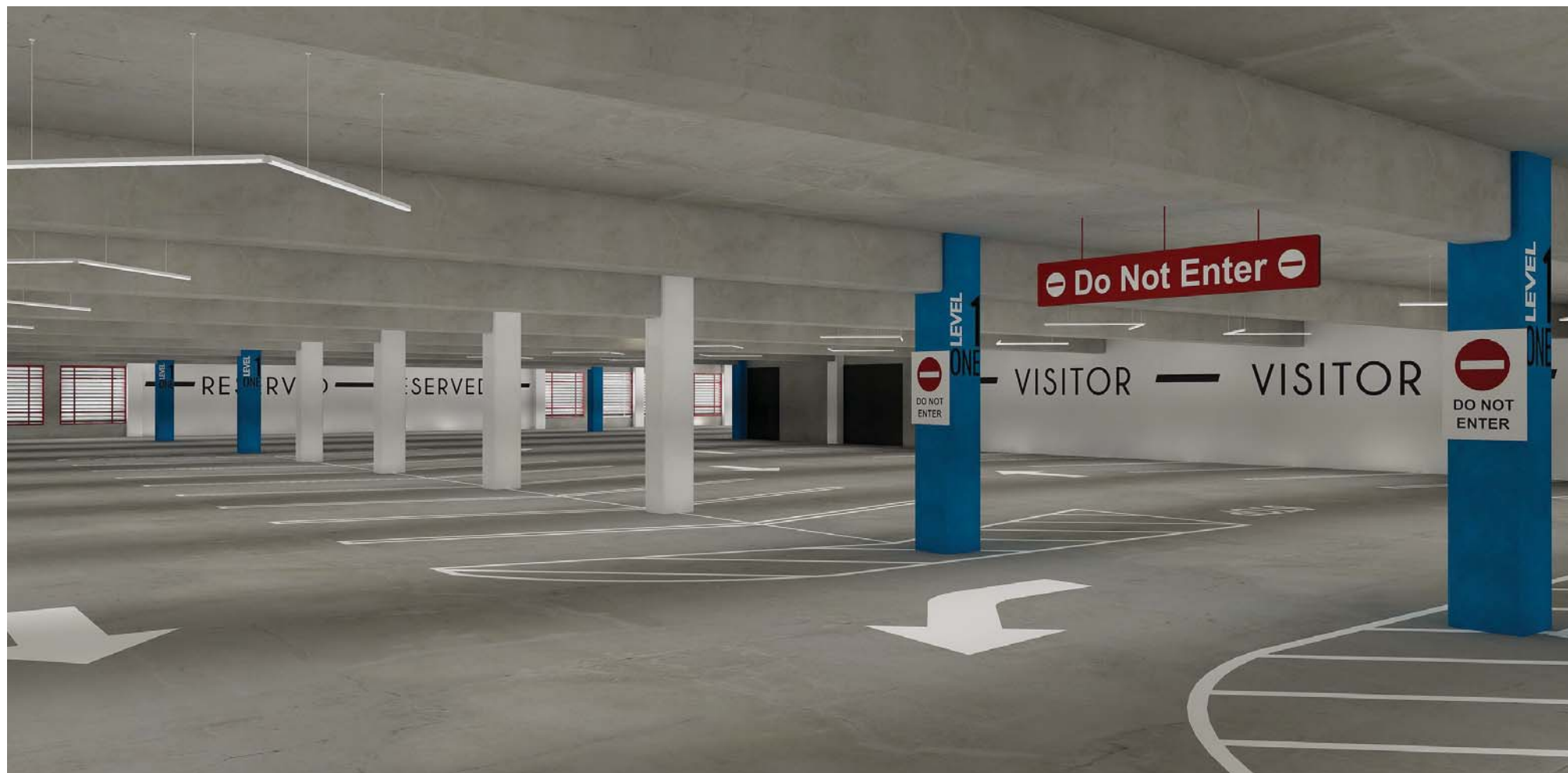






















SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY OF THE COUNTY OF SAN DIEGO &
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

May 29, 2019

SUBJECT:

APPROVAL OF RESOLUTION TO DEVELOP SAN DIEGO REGIONAL BUILDING
AUTHORITY MEETING SCHEDULES

RECOMMENDATIONS:

That the San Diego Regional Building Authority (SDRBA) approve Resolution No. 19-1,
authorizing the Clerk of the SDRBA to develop all meeting schedules (Attachment A).

DISCUSSION:

The rules and regulations of the SDRBA require that the Commissioners establish a regular meeting schedule every year with one meeting per quarter. In the event that there is no business to attend to at the scheduled quarterly meeting, the meeting will be cancelled. This Resolution provides the Clerk of the SDRBA the duty and responsibility of developing the SDRBA meeting schedules and, when necessary, changing or cancelling scheduled meetings in accordance with the Ralph M. Brown Act. This will provide more flexibility and discretion of the yearly SDRBA meeting schedule.

Attachment: A. Resolution 19-1

RESOLUTION NO. 19-1

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE SAN DIEGO REGIONAL BUILDING AUTHORITY
AUTHORIZING THE DUTY OF DEVELOPING ALL MEETING
SCHEDULES TO THE CLERK OF THE AUTHORITY

WHEREAS, the San Diego Regional Building Authority (the "Authority") was established for the purpose, among others, of providing for the financing of public capital improvements for its members, which include the County of San Diego (the "County"); and

WHEREAS, the Rules and Regulations of the Authority require the Commission to establish a regular meeting schedule of one meeting per quarter; and

WHEREAS, the Rules and Regulations of the Authority allow for regularly scheduled meetings to be cancelled when there is no business to attend to; and

WHEREAS, the Clerk of the Authority shall have the duty and responsibility to develop all meeting schedules of the Authority on or before the first day in January; and

WHEREAS, the Clerk of the Authority may, when necessary, change the day and time of regular meetings, pursuant to the Ralph M. Brown Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE SAN DIEGO REGIONAL BUILDING AUTHORITY AS FOLLOWS:

The duty of developing all meeting schedules will be held by the Clerk of the Authority.

PASSED and ADOPTED this May 29, 2019.

Chairperson

ATTESTED:

Clerk