

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 24, 2021

1. Roll Call

Commissioner Fletcher called the meeting to order at 11:03am. Authority members present included Commissioner Goble and Commissioner Vargas.

2. Approval of Minutes

Commissioner Fletcher moved for approval of the minutes of the May 12, 2020, San Diego Regional Building Authority (SDRBA) meeting. Commissioner Goble seconded the motion, and the vote was 3 to 0 in favor.

3. Election of Officers

Commissioner Fletcher moved to recommend Commissioner Goble as Chair, Commissioner Fletcher as Vice Chair and Dalia Gonzalez as Clerk of the Board / Secretary to the SDRBA. Commissioner Vargas seconded the motion, and the vote was 3 to 0 in favor.

4. Approve the Amended and Restated Rules and Regulations of the SDRBA and Adopt a Resolution to Set the Annual Meeting Schedule

Karen Landers, MTS General Counsel provided an overview of the changes to the rules and regulations of the SDRBA. She highlighted the most significant change that would allow the meeting schedule to coincide with the County Board of Supervisors Land Use Session to facilitate a member quorum for future SDRBA meetings.

Commissioner Fletcher moved to 1) Approve the Amended and Restated Rules and Regulations; and 2) Adopt the Resolution setting the SDRBA annual regular meeting schedule. Commissioner Vargas seconded the motion, and the vote was 3 to 0 in favor.

5. SDRBA Transfer of Title to Parking Structure Parcel to County and MTS

Ms. Landers provided a brief explanation on the Transfer of Title to Parking Structure Parcel to County and MTS. She explained that under the lease documents and explained that once the bonds for the building are paid in full, the title would be transferred to the County and MTS in designated percentages. She provided Commissioners a brief historical overview of the SDRBA.

Commissioner Fletcher moved to authorize the Executive Director of the SDRBA to effectuate the transfer of title of the Mills Building Parking Structure land and improvements to the County of San Diego and MTS, according to the respective shares identified in the Lease dated May 1, 2011 between County and the SDRBA. Commissioner Vargas seconded the motion, and the vote was 3 to 0 in favor.

6. Amendments to Mills Building Ground Lease, Lease and Sublease Agreements

Ms. Landers explained that the proposed item would authorize the Executive Director of the SDRBA to negotiate and execute amendments to the Mills Building Ground Lease and Lease

documents that implement the Sublease Agreement changes agreed to by the County and MTS. She stated that the County and MTS Cost Shares were determined based on allocated square footage at the time of construction. The county is releasing some of its 8th floor space to MTS and MTS is giving its 1st floor vacant unit to the County, resulting in an 8.2% net increase in square footage by MTS. The revised Ground Lease, Lease, and Sublease will cause the County and MTS shares of Mills Building operating and capital project costs to be adjusted.

Commissioner Fletcher moved to authorize the Executive Director of the SDRBA to negotiate and execute amendments to the Mills Building Ground Lease and Lease documents that implement the Sublease Agreement changes agreed to by the County and MTS, in substantially the same format as Attachment A and Attachment B. Commissioner Vargas seconded the motion, and the vote was 3 to 0 in favor.

7. Evaluation of Mills Building Lease Structure

Ms. Landers gave a brief synopsis of the evaluation of Mills Building lease structure agenda item and explained the item would allow staff to negotiate additional proposed amendments to the lease and ground lease to potentially remove the Regional Building Authority from participation with the Mills Building daily operations to prioritize administrative efficiency.

Commissioner Fletcher moved to authorize the Executive Officer to negotiate on behalf of SDRBA additional proposed amendments to the (i) Lease; and (ii) Ground Lease. Upon successful negotiation, staff will return to the SDRBA Board with a recommended action for the Board's consideration which would remove SDRBA from any involvement with the James R. Mills Building including its lease structure. Commissioner Vargas seconded the motion, and the vote was 3 to 0.

8. James R. Mills Building – Adoption of Operating Budget and Capital Improvement Projects for Fiscal Year 2021/2022 (FY21/22)

Marko Medved, County of San Diego Director of General Services provided a brief budget presentation and outlined: the overall budget, separated budget items, operational and capital budgets. He stated the proposed operational budget increased due to security service increases. He stated the capital budget increase was due to maintenance. He acknowledged that because the building did not have as much parking revenue during the pandemic. Parking revenue estimates for FY 22 budget do not include Padres game or special events revenue, even though it looks like many returned during FY 22. A joint accrual of \$143,000 would need to be incurred for the building to restore the operation reserve. Finally, he outlined the allocations between the County and MTS.

Commissioner Fletcher acknowledged that he favored conservative estimates. He cited the June 15th Padres game that had no capacity limits and acknowledged that he anticipated more parking revenue as industries reopen.

Commissioner Goble agreed that he also anticipates an increase in parking revenue.

Commissioner Vargas moved to 1) Approve the proposed FY 21/22 Operating Budget (Attachment A) and authorize the Executive Officer to approve the expenditures in accordance therewith; and 2) Approve the proposed FY 21/22 Capital Improvement Budget (Attachment B) and authorize the Executive Officer to approve the expenditure of \$1,174,000 from the Capital Reserve Account. Commissioner Fletcher seconded the motion, and the vote was 3 to 0 in favor.

9. Public Comments

There were no public comments.

10. Board Member Comments

There were no additional comments.

11. Next Meeting Date

The next SDRBA meeting will be determined at a later date.

12. Adjournment

The meeting adjourned at 11:24 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 24, 2021 CALL TO ORDER (TIME) 11:03 am

RECESS _____

RECONVENE _____

ADJOURN 11:24 am

BOARD MEMBER		PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
Fletcher	<input checked="" type="checkbox"/>	11:03 am	11:24 am
Goble	<input checked="" type="checkbox"/>	11:03 am	11:24 am
Vargas	<input checked="" type="checkbox"/>	11:03 am	11:24 am

SIGNED BY THE CLERK OF THE BOARD:



San Diego Regional Building Authority

Agenda Item No. 3

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

May 11, 2022

SUBJECT:

JAMES R. MILLS BUILDING – ADOPTION OF OPERATING BUDGET AND CAPITAL IMPROVEMENT PROJECTS (CIP) FOR FISCAL YEAR 2022/2023 (FY22/23)

RECOMMENDATION:

- 1) Approve the proposed FY 22/23 Operating Budget (Attachment A) and authorize the Executive Officer to approve the expenditures in accordance therewith; and
- 2) Approve the proposed FY 22/23 Capital Improvement Budget (Attachment B) and authorize the Executive Officer to approve the expenditure of \$1,511,856 from the Capital Reserve Account.

Budget Impact

None.

DISCUSSION:

The James R. Mills Building located at 1255 Imperial Avenue (Mills Building) is jointly operated by the County of San Diego (County) and San Diego Metropolitan Transit System (MTS) through ground lease, lease, and sublease agreements 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 controls the trolley infrastructure, station areas, a portion of the first-floor retail spaces, a portion of the eighth floor and the ninth and tenth floor office areas. County controls the office areas on the second through seventh floors and portions of the first and eighth floors. The parking garage is shared proportionately by the County and MTS. County and MTS 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 Mills Building operations and capital improvement projects for FY 22/23.

Mills Building Budget and Expense Overview

The Mills Building Budget is made up of five major categories of expenses and revenue:

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 amendment, MTS pays 33.22% and County pays 66.78% of Operating Expenses.
2. Capital Improvement Expenses. This includes costs for Mills Building Capital Improvements and major repair projects. Under the MTS-County sublease amendment, MTS pays 33.22% and County pays 66.78% of Capital Improvement Expenses. Some projects are in process and may have funding from prior fiscal years. The expenses in the FY 22/23 budget reflect new projects or additional funding needed to complete projects approved in previous budgets.
3. Parking Revenue. This is a credit for actual parking revenue 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 and will remain allocated based on historical percentages (MTS 24.95% and County 75.05%).
4. Direct Owner Expenses. This includes expenses that are solely related to either the County's occupancy or MTS's occupancy. They are not split according to the Operating Expenses proportionate share percentage, but are added to either the County or MTS costs shares as appropriate. Mills Building expenses subject to the County/MTS proportionate share allocation are calculated by the following formula:

		<u>MTS-County %</u>
Line A	Operating Expenses	33.22%-66.78%
Line B	(+ Capital Improvement Expenses	33.22%-66.78%
Line C	<i>Mills Building Expense Subtotal</i>	
Line D	(+ Reserve Contribution or Parking Revenue Shortfall	24.95%-75.05%
Line E	(-) Parking Revenue	24.95%-75.05%
Line F	<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:

<u>County</u>	<u>MTS</u>
66.78% of Line C	33.22% of Line C
(+) 75.05% of Line D	(+) 24.95% of Line D
(-) 75.05% of Line E	(-) 24.95% of Line E
<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>

FY 22/23 Operating Budget (Attachment A)

The proposed total Operating Expense budget for FY 22/23 totals \$4,246,533. Annual Operating Expenses have increased by approximately 18.36% over the annual Operating Expenses for FY 21/22. The primary reasons for the increase are statutory wage increases, security contract increases, utility cost increases, and increased maintenance due to the age of the asset.

The proportionate distribution of shared operating expenses is \$2,835,835 (County) and \$1,410,698 (MTS).

Direct Owner Expenses of \$1,417,363 are allocated to County (\$1,398,812) and MTS (\$18,551) according to their respective use. These costs generally relate to additional utilities, trash collection, cleaning, and security for County or MTS units.

FY 22/23 Capital Improvement Program Budget (Attachment B)

Proposed Capital Improvements in FY 22/23 total \$1,511,856 (Attachment B). Proposed Capital Improvement items for FY 22/23 include: Lobby/interior Elevator/Restroom upgrades additional funds requested for increase in construction costs, additional funds for OSHA requirements for window washing stage, HVAC implementation of air handler unit, VAV for 3 floors, replace exhaust fan and air intake for entire asset, additional funds required for the auto park improvements, GFI 3-year certification & Electrical repairs.

The proportionate distribution of shared Capital Improvement Program expenses is \$1,009,617 (County) and \$502,239 (MTS).

FY 22/23 Reserve Contribution

No contribution is requested for FY 22/23

FY 21/22 Actual Parking Revenue Received July 2021- March 2022

FY 21/22 Parking Revenue to be deducted from building operating costs totals \$1,122,161.

(This number reflects total actual parking revenue received July 2021-March 2022 \$1,539,480, after subtracting the amount previously deducted in FY 21/22 Table 1: Budget Summary Line E 417,319)

The proposed parking revenue credit is shared according to a formula that remains unchanged for the proposed budget: The County is allocated 75.05%, or \$842,182; MTS is allocated 24.95%, or \$279,979.

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TABLE 1: BUDGET SUMMARY:

The above budget categories and proportionate shares are set forth in table format below:

Line	Expenses and Parking Revenue	Current Budget FY21/22	Estimated Actuals FY21/22	Proposed Budget FY22/23
A	Project Operating Expense	\$3,587,821	\$3,581,138	\$4,246,533
B	Total Capital Improvements	\$1,174,000	\$1,174,000	\$1,511,856
C	<i>Mills Building Expense Subtotal</i>	<i>\$4,761,821</i>	<i>\$4,755,138</i>	<i>\$5,758,389</i>
D	Restore Operating Reserves due to a Parking Revenue Shortfall	\$143,493	\$143,493	\$0
E	Less: Parking Revenue*	(\$417,319)	(\$417,319)**	(\$1,122,161)**
F	<i>Mills Building Expenses Subject to Proportionate Share</i>	<i>\$4,487,995</i>	<i>\$4,481,312</i>	<i>\$4,636,228</i>
	Direct Owner Expenses	\$1,232,341	\$1,232,341	\$1,417,363
	<i>Total Mills Building Opex and CIP Budget</i>	<i>\$5,720,336</i>	<i>\$5,713,653</i>	<i>\$6,053,591</i>

*Note: FY 22/23 column reflects actual parking revenue received from July 2021-March 2022

** Reflects combined Parking Revenue of \$1,539,480 received July 2021-March 2022

Total Cost Shares (Operating Expense, Parking, Capital Improvements and Direct Expenses)			
MTS Share	\$1,558,450	\$1,556,230	\$1,651,509
County Share	\$4,161,886	\$4,157,423	\$4,402,082
Total	\$5,720,336	\$5,713,653	\$6,053,591

Attachments:

- A: Proposed FY 22/23 Operating Budget and Capital Expenditures
- B: Proposed FY 22/23 Capital Improvements
- C: FY 20/21 to FY 22/23 Current vs Proposed Budget
- D: Capital Expenditure Project Summary

**Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures
James Mills Building (5097-sd)
July 2022 Through June 2023
Project Sq. Ft. 183,245
Type: Office**

Acct No	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
REVENUE (Ties to Income Schedule)													
RENT													
4110-0000 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
	0	0	0	0	0	0	0	0	0	0	0	0	0
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
OPERATING EXP REIMB													
4310-0000	0	0	0	0	0	0	0	0	0	0	0	0	0
4330-0000 HNSA Reimbursed Utilities *	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	304,495
4332-0000 Trash Removal Reimb (Amart)	200	200	200	200	200	200	200	200	200	200	200	200	2,400
TOTAL OPERATING EXP REIMB.	25,575	25,575	25,575	25,575	25,575	25,575	25,575	25,575	25,575	25,575	25,575	25,575	306,895
PARKING INCOME													
4405-0100 Parking Padres	0	0	0	0	0	0	0	0	460,789	0	0	0	460,789
4405-0100 Parking Game Revenue	0	55,000	70,000	0	0	0	0	0	0	60,000	60,000	55,000	300,000
4405-2000 Parking- MTS Monthly Parkin	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
4405-3000 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
4405-0100 (A) Parking HNSA Monthly Parking *	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
4405-0100 SanDag	80	80	80	80	80	80	80	80	80	80	80	80	960
4405-0100 Retail Tenants	240	240	240	240	240	240	240	240	240	240	240	240	2,880
4405-0200 (B) Parking Contribution MTS *	120	120	120	120	120	120	120	120	120	120	120	120	1,440
4405-0002 Parking - Coupons	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
4405-1000 Parking - Events	50,000	10,000	0	0	0	0	0	0	0	0	0	0	60,000
TOTAL PARKING INCOME	79,840	94,840	99,840	29,840	29,840	29,840	29,840	29,840	490,629	89,840	89,840	84,840	1,178,869
OTHER INCOME													
4801-0000 HNSA Security/Janitorial/Pest Control Reimb *	68,054	68,054	68,054	68,054	68,054	68,054	68,054	68,054	68,054	68,054	68,054	68,054	816,647
4803-0000 MTS dedicated Expense Reimb * (1st Floor Exp reimb)	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	17,111
4880-0000 Interest Income	10	10	10	10	10	10	10	10	10	10	10	10	120
4890-0000 Other Income* (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
4890-0002 Contributions MTS-San Diego Opex *	94,227	94,227	94,227	94,227	94,227	94,227	94,227	94,227	94,227	94,227	94,227	94,227	1,130,719
4890-0003 Contributions San Diego County Opex *	166,138	166,138	166,138	166,138	166,138	166,138	166,138	166,138	166,138	166,138	166,138	166,138	1,993,653
4890-0004 Contributions MTS-San Diego-Capital *	41,853	41,853	41,853	41,853	41,853	41,853	41,853	41,853	41,853	41,853	41,853	41,853	502,239
4890-0005 Contributions-San Diego County-Capital *	84,135	84,135	84,135	84,135	84,135	84,135	84,135	84,135	84,135	84,135	84,135	84,135	1,009,617
TOTAL OTHER INCOME	456,981	456,981	456,981	456,981	456,981	456,981	456,981	456,981	456,981	456,981	456,981	456,981	5,483,776
TOTAL REVENUE	569,571	584,571	589,571	519,571	519,571	519,571	519,571	519,571	980,360	579,571	579,571	574,571	7,055,635

Note: Parking Revenues are allocated based on 24.95%/75.05% splits

**Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures
James Mills Building (5097-sd)
July 2022 Through June 2023
Project Sq. Ft. 183,245
Type: Office**

Acct No	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total	Square Feet: 183,245			
														County	MTS	Cost	
														66.78%	33.22%	P.S.F.	
														New Percentages			
														0	0	\$ -	
Operating Expenses																	
														0	0	0	
Administration																	
5810	Payroll Building Manager	12,137	12,137	12,137	12,137	12,137	12,137	12,137	12,137	12,137	12,137	12,137	145,639	97,258	48,381	\$ 0.79	
5845	Telephone	3,960	4,048	4,048	4,040	4,044	4,044	4,164	4,164	4,164	4,164	4,164	49,169	32,835	16,334	\$ 0.27	
5840	Office Supplies/Postage	475	475	475	475	475	475	475	475	475	475	475	5,700	3,806	1,894	\$ 0.03	
5843	Repairs & Maintenance	292	42	42	292	42	42	292	42	42	42	42	1,500	1,002	498	\$ 0.01	
5805	Management Fees	6,892	6,892	6,892	6,892	6,892	7,064	7,064	7,064	7,064	7,064	7,064	83,738	55,920	27,818	\$ 0.46	
5884	Tenant Relations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	
5890	Other Administrative Expenses	8,955	3,150	8,303	3,150	3,150	5,198	7,980	8,330	3,273	3,225	3,225	61,212	40,877	20,335	\$ 0.33	
Total Administrative		32,710	26,743	31,896	26,985	26,740	28,788	32,112	32,212	27,155	27,357	27,107	27,155	346,959	231,699	115,260	\$ 1.89
General Building																	
5255	Engineers Payroll	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	194,978	130,206	64,772	\$ 1.06	
5690	Repairs & Maintenance	7,213	6,313	5,813	11,113	5,613	5,813	7,913	5,613	5,613	7,213	5,613	79,460	53,063	26,397	\$ 0.43	
5680	Pest Control	7,040	340	340	7,040	340	340	7,040	340	340	7,040	340	30,880	20,622	10,258	\$ 0.17	
5667	Painting	3,000	0	300	3,000	0	300	3,000	0	300	3,000	0	13,200	8,815	4,385	\$ 0.07	
5673	Tools & Equipment	300	0	0	300	0	0	300	0	0	0	0	1,200	801	399	\$ 0.01	
5410	Plumbing	6,928	3,553	4,353	6,193	3,553	4,843	7,953	3,553	43,743	5,353	3,553	5,193	98,771	65,959	32,812	\$ 0.54
5685	Roof	0	0	0	0	0	0	6,800	3,000	0	0	0	9,800	6,544	3,256	\$ 0.05	
Total General Building		40,729	26,454	27,054	43,894	25,754	27,544	49,254	28,754	66,244	39,154	25,754	27,694	428,288	286,011	142,277	\$ 2.34
Janitorial																	
5505	Cleaning Contract	46,109	44,509	45,509	44,509	44,509	45,509	48,895	47,295	48,295	47,295	47,295	48,295	558,024	372,648	185,376	\$ 3.05
5515	Cleaning Supplies	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	81,600	54,492	27,108	\$ 0.45
5230	Refuse Removal	3,481	3,481	3,481	3,481	3,481	3,481	3,655	3,655	3,655	3,655	3,655	42,816	28,593	14,224	\$ 0.23	
5520	Window Washing Contract	9,000	64,471	0	0	0	0	0	0	0	0	0	73,471	49,064	24,407	\$ 0.40	
Total Janitorial		65,390	119,261	55,790	54,790	54,790	55,790	59,350	57,750	58,750	57,750	57,750	58,750	755,911	504,797	251,114	\$ 3.72
Electrical & Lighting Systems																	
5315	Electrical Supplies	350	200	200	350	200	200	350	200	200	350	200	200	3,000	2,003	997	\$ 0.02
5310	Electrical Repairs & Maintenance	310	310	310	310	310	310	10,184	31,035	310	310	310	310	44,319	29,596	14,723	\$ 0.24
Total Electrical		660	510	510	660	510	510	10,534	31,235	510	660	510	510	47,319	31,599	15,719	\$ 0.26
Elevator																	
5455	Elevator Contract	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	38,400	25,644	12,756	\$ 0.21	
5460	Elevator Repair & Maintenance	1,800	1,600	1,800	1,600	2,400	5,800	1,800	1,600	2,000	1,600	2,400	26,000	17,363	8,637	\$ 0.14	
5463	Elevator Telephone Lines	3,172	6,757	5,945	5,173	5,495	5,497	5,560	5,560	5,560	5,560	5,560	65,399	43,674	21,726	\$ 0.36	
Total Elevator		8,172	11,557	10,945	9,973	11,095	14,497	10,560	10,360	10,760	10,360	11,160	10,360	129,799	86,680	43,119	\$ 0.35
HVAC																	
5355	HVAC Contract Service	5,989	5,989	11,822	23,216	10,357	11,822	9,503	6,017	11,850	6,017	6,017	11,850	120,450	80,436	40,013	\$0.66
5365	HVAC Materials & Supplies	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	10,017	4,983	\$0.08	
5360	HVAC Repairs & Maintenance	4,550	4,550	4,550	4,550	14,550	4,550	4,550	4,550	4,550	4,550	4,550	64,600	43,140	21,460	\$0.35	
5390	HVAC Water Treatment	484	484	484	484	484	484	484	484	484	484	484	5,808	3,879	1,929	\$0.03	
Total HVAC		12,273	12,273	18,106	29,500	26,641	18,106	15,787	12,301	18,134	12,301	12,301	18,134	205,858	137,472	68,386	\$ 1.09

**Attachment A: Proposed FY 2019-2020
Operating Budget and Capital Expenditures
James Mills Building (5097-sd)
July 2022 Through June 2023
Project Sq. Ft. 183,245
Type: Office**

Acct No	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total					
Landscape & Grounds																		
5555	Landscape Contract	1,905	1,905	2,505	1,905	1,905	5,705	1,905	1,905	2,505	1,905	1,905	2,505	28,460	19,006	9,454	\$	0.16
5565	Landscape Materials & Supplies	1,300	100	100	1,300	100	100	1,971	100	771	1,300	771	100	8,013	5,351	2,662	\$	0.04
5560	Landscape Repairs & Maintenance	250	250	250	7,132	250	250	250	250	250	250	250	250	9,882	6,599	3,283	\$	0.05
	Total Landscape	3,455	2,255	2,855	10,337	2,255	6,055	4,126	2,255	3,526	3,455	2,926	2,855	46,355	30,956	15,399	\$	0.25
Parking Expenses																		
5618-0000	Operating Expenses (Ace Parking)	32,064	32,564	34,308	15,264	15,264	15,264	18,989	15,264	15,264	34,308	29,054	31,574	289,181	193,115	96,066	\$	1.58
5645-0300	Parking-Electrical Supplies & Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	801	399	\$	0.01
5645-0400	Parking- Elevator Expenses	2,953	2,953	4,633	2,953	2,953	4,633	2,953	2,953	4,633	2,953	2,953	4,633	42,156	28,152	14,004	\$	0.23
5645-0500	Parking Fire/Life/Safety	2,795	120	120	395	120	120	1,595	320	120	395	120	120	6,340	4,234	2,106	\$	0.03
5645-0700	Landscape & Grounds	825	325	325	825	325	325	825	325	325	825	325	325	5,900	3,940	1,960	\$	0.03
5645-0800	Pest Control	95	575	95	95	575	95	95	575	95	575	95	95	3,060	2,043	1,017	\$	0.02
5645-1000	Parking-Materials & Supplies	50	50	550	50	730	550	50	50	550	50	730	550	3,960	2,644	1,316	\$	0.02
5645-1100	Parking-Repairs & Maintenance	600	1,350	350	900	150	150	6,850	600	900	150	150	1,350	13,500	9,015	4,485	\$	0.07
5645-1200	Parking-M&S Parking Equipment	45	45	45	45	45	45	45	45	45	45	45	45	540	361	179	\$	0.00
5645-1300	Parking-Sweeping & Steam Cleaning	0	0	2,200	0	0	2,200	0	0	2,200	0	2,200	8,800	5,877	2,923	\$	0.05	
5645-1400	Parking-Security Contract	31,672	31,672	31,672	22,099	22,099	22,099	23,425	23,425	23,425	32,998	32,998	32,998	330,585	220,764	109,820	\$	1.80
5645-1500	Electricity- Auto park	5,912	5,921	6,292	6,108	4,772	5,148	5,347	5,732	6,145	6,145	6,145	6,145	69,810	46,619	23,191	\$	0.38
5645-1600	Water-Auto park	177	140	140	140	128	128	129	129	129	129	129	129	1,628	1,087	541	\$	0.01
	Total Parking	77,288	75,815	80,830	48,974	47,262	50,857	60,404	49,518	53,931	78,193	73,324	80,264	776,660	518,654	258,007	\$	4.24
Security/Fire/Safety																		
5775-0100	SFS- Telephone/Alarm	217	217	1,210	1,642	217	1,210	217	217	1,210	1,642	217	1,210	9,426	6,295	3,131	\$	0.05
5775-0200	SFS- Contract Service	90,169	89,484	89,484	90,169	89,484	90,584	92,308	91,623	91,623	92,308	91,623	91,623	1,090,480	728,223	362,258	\$	5.95
5775-0300	SFS-Materials & Supplies	2,800	3,900	1,975	1,975	3,525	1,975	2,925	3,675	2,125	3,675	2,125	2,125	32,800	21,904	10,896	\$	0.18
5775-0400	SFS-Permits/Testing	3,474	0	2,900	5,049	484	685	3,474	0	0	3,474	0	0	19,540	13,049	6,491	\$	0.11
5775-0500	SFS Repairs & Maintenance	5,500	1,500	1,500	1,500	1,500	1,500	5,670	1,500	1,500	1,500	1,500	1,500	26,170	17,476	8,694	\$	0.14
	Total Security/Fire/Safety	102,160	95,101	97,069	100,335	95,210	95,954	104,594	97,015	96,458	101,049	97,015	96,458	1,178,416	786,946	391,470	\$	6.43
Utilities																		
5205	Electricity-Common Area	28,720	31,992	29,556	26,169	21,495	16,476	16,442	16,746	19,396	20,343	19,396	21,619	268,351	179,205	89,146	\$	1.46
5210	Gas	392	191	194	850	1,721	2,816	1,752	1,841	632	888	670	692	12,640	8,441	4,199	\$	0.07
5215	Water- Building	3,770	4,804	5,016	4,134	3,776	3,170	3,552	3,663	4,551	4,773	4,218	4,551	49,977	33,375	16,602	\$	0.27
	Total Utilities	32,882	36,987	34,766	31,152	26,992	22,462	21,746	22,250	24,580	26,004	24,285	26,863	330,968	221,020	109,948	\$	1.81
TOTAL OPERATING EXPENSES		375,720	406,957	359,821	356,602	317,249	320,563	368,466	343,651	360,048	356,283	332,132	349,043	4,246,533	2,835,835	1,410,698	\$	23.17
Net Operation Income		193,851	177,614	229,750	162,969	202,321	199,007	151,104	175,920	620,312	223,288	247,439	225,528	2,809,102	1,875,918	933,184	\$	15.33
Capital Expenses																		
	Capital	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	1,511,856	1,009,618	502,239	\$	8.25
	Total Capital	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	125,988	1,511,856	1,009,618	502,239	\$	8.25
Direct Owner Expenses (not calculated on 66.78%/33.22% split) *																		
5655-1000	HHSA Additional Security & Cleaning Expenses	50,521	56,321	56,321	50,521	56,321	58,530	77,486	83,286	83,286	77,486	83,286	83,286	816,647	816,647		\$	4.46
5655-2000	County Electric (floors 2-9)	19,583	19,555	21,339	21,636	20,408	19,470	29,925	30,696	30,471	30,471	30,471	30,471	304,495	304,495		\$	1.66
5655-3000	MTS & 1st Floor Tenants/PY Covid-19 Reimb/Audit Fees	1,363	1,432	1,633	1,388	1,344	1,332	1,412	1,402	1,452	1,452	1,452	1,452	17,111		17,111	\$	0.09
5140-0000	County portion City Maint Assoc./PY Covid-19 Reimb/Audit Fees	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 **		\$	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		\$	1.44
	MTS Monthly Parking	120	120	120	120	120	120	120	120	120	120	120	120	1,440		1,440	\$	0.01
	Total Tenant Direct Owner Expenses	94,726	100,566	102,552	96,804	101,331	102,591	132,081	138,643	138,467	132,667	138,467	138,467	1,417,363	1,398,812	18,551	\$	7.73
Total Direct Owner and Capital		220,714	226,554	228,540	222,792	227,319	228,579	258,069	264,631	264,455	258,655	264,455	264,455	2,929,219	2,408,430	520,789	\$	15.99
Adjusted Cash Flow after Direct and Capital		-26,863	-48,941	1,210	-59,823	-24,998	-29,572	-106,965	-88,712	355,857	-35,367	-17,016	-38,927	-120,117				

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

James R Mills Building
 Capital Improvements (Attachment B)
 July 2022 Through June 2023

Project	Job #	Prior Years 2016/2017 thru 2019/2020 Cumulative	2020/2021	2021/2022	2022/2023
9190 BUILDING IMPROVEMENTS					
EIFS: EXT BLDG, CLOCK TOWER, MECH PLANT SEALING©	#001	\$111,050			
EXTERIOR BUILDING PAINT/CLOCK TOWER ©	#002	\$17,000			
EXTERIOR BUILDING TILE RESEAL	#032	\$23,000			
LOBBY ADA SLIDING DOOR INSTALL©	#026	\$17,000			
"New" project LED Platform lighting, 9 AND 10 Floor change can lighting to LED, fire pump room, chiller room and electrical rooms	#28B	\$0	\$52,000		
BUILDING & AUTO PARK, LED LIGHTING RETROFIT & LIGHTING CONTROL PANELS©	#011	\$431,000			
SECURITY CAMERA UPGRADES© AND SOFTWARE UPGRADES AND ADD NEW INTERCOMSYSTEM/CAMERA SYSTEM	#015	\$20,000		\$20,000	\$109,500
X RAY & METAL DETECTOR ©	#014	\$42,000			
WATER STATIONS ON 2,3,4,5,6,8,9 ©	#027	\$27,000			
CLOCK TOWER RED WINDOW PAINTING	#030	\$56,500			
CLOCK FACE REFURBISHMENT	#029	\$38,000			
EMERGENCY MANAGEMENT SYSTEM	#037	\$0	\$125,000		
PAINT FIRE PUMP ROOM	#038	\$0	\$6,325		
PAINT/FLOORS/CABINETS ENGINEERING OFFICE AND MOVE IN AND OUT FURNITURE	#036	\$0	\$26,700		
BUILDING RESTROOMS HANDS FREE FAUCETS (42), HANDE FREE FLUSH VALAVES (40) AND PAPER TOWEL DISPENSER (34)	#039	\$0	\$45,000	\$37,000	
WIRELESS TWO-WAY RADIO COMMUNICATION SYSTEM UPGRADE FOR ENTIRE BUILDING	#046			\$42,000	
NEW FIRE-RATED GROUND FLOOR STAIRWELL #1 DOOR AND HARDWARE	#047			\$28,000	
REPAIRS FOR EXPANSION JOINTS IN PLAZA SIDEWALKS	#048			\$52,500	
REPLACE CHECK CASHING 2 SETS ADA DOORS	#049				
(10) WATER HEATER REPLACEMENTS	#051			\$45,000	
WINDOW WASHING STAGE REPAIRS REQUIRED	#053			\$118,500	\$68,000
DESIGN/BUILD CONSULTANT FOR SHARED SPACE ON 8TH FLOOR (IT ROOM)	#054			\$200,000	
TOTAL 9190 BUILDING IMPROVEMENTS		\$782,550	\$255,025	\$543,000	\$177,500
LOBBY UPRADES					
COMMON AREA INTERIOR DOOR REPLACEMENT 1st FLOOR and AMART DOORS	#031	\$73,500			
SPACE PLANNER and CONSTRUCTION MANAGEMENT FEES	#009	\$65,000	\$135,000	\$90,000	\$112,000
MANAGEMENT OFFICE FURNITURE, PAINT, CARPET AND MOVE	#031	\$27,000	\$20,000		\$16,500
LOBBY UPGRADE: REMODEL -SECURITY CONSOLE, FLOORING, PAINT, AND EXTERIOR RESTROOMS	#031	\$526,000		\$258,000	\$275,000
ELEVATOR INTERIOR UPGRADE & DOOR FAÇADE FL 1-10 AND ADA	#031	\$145,000	\$28,000	\$60,000	\$21,000
RESTROOM UPGRADE: ADA COMPLIANCE & INTERIOR FINISHES 1ST FLOOR	#031	\$319,000			\$111,650
SOUTH LOBBY DOOR INSTALL and INTERIOR FIRST FLOOR DOORS	#026	\$16,500	\$55,000		
FIRST FLOOR CHANGE HVAC AHU		\$0			\$89,100
TOTAL LOBBY UPRADES		\$1,172,000	\$238,000	\$408,000	\$625,250

Project	Job #	Prior Years	2020/2021	2021/2022	2022/2023
		2016/2017 thru 2019/2020 Cumulative			
HVAC Upgrades					
BUILDING ECONOMIZERS / BLDG MAKE UP AIR RETROFIT	#021	\$212,000			
MECHANICAL ENGINEER TO DEVELOP SCOPE and Project manager	#020	\$178,457			
HVAC upgrades 1st FLOOR	#020	\$0			
COOLING TOWER REPLACEMENT REPAIRS	#021	\$375,134			
200 TON CHILLER REPLACEMENT	#021	\$319,386			
250 TON CHILLER #2 REPLACEMENT	#021	\$300,000			
REPLACE AHU VALVES FL 2-9	#021	\$0			
CONSULTANT REVIEW OF EXISTING HVAC EQUIPMENT (AHU, VAV'S ETC..)INVENTORY ALL EQUIPMENT AND STATUS	#044	\$0	\$120,000		
RE-DUCTING 9TH FLOOR@	#023	\$47,860			
CONSTRUCTION MANAGEMENT (PM) FEESHVAC	#021	\$150,150			\$79,556
INSPECTION FEES HVAC	#021	\$29,000			
CONTINGENCY HVAC	#021	\$78,206			
HVAC WILDAN ENERGY INCENTIVE					-\$50,000
RE-DUCTING 6, 7 AND 8TH FLOOR	#040	\$0	\$217,000		
PAINT CHILLER ROOM	#041	\$0	\$9,800		
HVAC FIRE CONTROL ROOM	#042	\$0	\$12,000		
CONSULTANT FOR NEW MAIN WATER BOILERS	#050			\$130,000	
NEW AHU FOR RESTROOMS CONTINGENT UPON RESTROOM REMODELS 2-10		\$0			
UPGRADE ALLERTON EMS SYSTEM, ELIMINATE ALL TIME CLOCKS		\$0			
HVAC ANCILLARY EQUIPMENT REPLACEMENT PER CONSULTANT FOR AHU AND CHILLED WATER VALVES (3 floors)		\$0			\$191,250
HVAC ANCILLARY EQUIPMENT REPLACEMENT PER CONSULTANT FOR VAV, DUCTING AND HEATING VALVES (3 floors)					\$166,800
HVAC ANCILLARY EQUIPMENT REPLACEMENT PER CONSULTANT FOR FRESH AIR INTAKE AND EXHAUSE FANS ON ROOF					\$82,500
TOTAL HVAC UPGRADES		\$1,690,193	\$358,800	\$130,000	\$470,106
AUTOPARK IMPROVEMENTS					
AUTO PARK 5TH & 6TH FL DECK REPAIRS & RE-SURFACING - CONSULTANT TO ACCESS PARKING STRUCTURE	#003	\$210,000	\$155,000		
AUTO PARK STRIPING & ASHPHALT REPAIRS	#004	\$50,000			
AUTO PARK SIGNAGE PROGRAM	#005	\$165,000			
AUTO PARK INTERIOR PAINTING	#013	\$365,000			\$40,000
AUTOPARK PAINTING	#013	\$150,000			
AUTO PARK SECURITY CAMERA INSTALL		\$0			\$66,000
AUTO PARK PARKING PAY STATION UPGRADE (Approved in special session February 2018)	#006	\$140,000			
ADDITIONAL FUNDING FOR AUTO PARK PARKING PAY STATION UPGRADE (MTS AND COUNTY APPROVAL)	#006	\$160,000			
EV CHARGING STATIONS	#024	\$30,000			
TOTAL AUTOPARK IMPROVEMENTS		\$1,270,000	\$155,000	\$0	\$106,000
LANDSCAPE IMPROVEMENT					
LANDSCAPE FENCING	#012	\$25,000			
MONUMENT Plaza upgrade landscape, lighting and way finding	#043		\$65,000		
EXTERIOR LANDSCAPE AUTOPARK	#052			\$68,000	
TOTAL LANDSCAPE IMPROVEMENTS		\$25,000	\$65,000	\$68,000	\$0

Project	Job #	Prior Years 2016/2017 thru 2019/2020 Cumulative	2020/2021	2021/2022	2022/2023
FLS UPGRADES					
CODE COMPLIANCE/NEW REGULATIONS FOR PRINGLE SWITCH	#010	\$30,000			
CALC CARDS FOR FIRE SPRINKLERS	#010	\$35,000			
FIRE HOSES FOR AUTOPARK	#010	\$25,000			
ADDITIONAL FLS CODE COMPLIANCE (additional interior signage/evacuation plan per Fire Marshall)	#010	\$25,000	\$25,000	\$25,000	\$35,000
GFI 3 year certification and electrical repairs					\$98,000
UPGRADE FIRE CONTROL PANEL	#045	\$0	\$185,000		
TOTAL FLS UPGRADES		\$115,000	\$210,000	\$25,000	\$133,000
TOTAL BUILDING CAPITAL		\$5,054,743	\$1,281,825	\$1,174,000	\$1,511,856

ATTACHMENT C
MILLS BUDGET FY 21-22 TO FY 22-23 COMPARISON: CURRENT VS. PROPOSED

PROJECT OPERATING EXPENSE CATEGORIES:	2021-2022 (Budget)	2021-2022 (Reforecasted YE)	2022-2023 (Proposed Budget)	DIFFERENCES \$ (Budget to Budget)	DIFFERENCE % (Budget to Budget)	NOTES
	\$ -	\$ -	\$ -	\$ -		
ADMINISTRATION and ENGINEERING EXPENSE	\$ 330,855	\$ 334,297	\$ 346,959	\$ (16,103)	4.87%	Increase due to PM, Engineer, & Maint. Tech wage increase.
GENERAL BUILDING	\$ 385,032	\$ 340,309	\$ 428,288	\$ (43,256)	11.23%	Increase due to R and M -age of asset, main water and sewer annual maintenance
JANITORIAL	\$ 622,955	\$ 606,087	\$ 755,911	\$ (132,956)	21.34%	Increase due to min. wage increases, and added 1 security guard
ELECTRICAL & LIGHTING SYSTEM	\$ 15,220	\$ 21,528	\$ 47,319	\$ (32,099)	210.90%	Increase due to GFI testing
ELEVATORS	\$ 83,012	\$ 125,131	\$ 129,799	\$ (46,787)	56.36%	Increase due to 7 lines at an \$272 increase per line * 12 =\$22,848, and annual AT&T increase
HVAC SYSTEM	\$ 193,176	\$ 198,773	\$ 205,858	\$ (12,682)	6.56%	Increase in budget due to annual contract increase
LANDSCAPE & GROUNDS	\$ 46,355	\$ 40,918	\$ 46,355	\$ -	0.00%	
PARKING EXPENSES	\$ 593,421	\$ 648,459	\$ 776,660	\$ (183,239)	30.88%	\$90k for Padre/events staffing, and security Padres extended season, and utilities error in budgeting in 21/22 and 7.8% rate increase
SECURITY/FIRE/SAFETY	\$ 1,046,670	\$ 962,154	\$ 1,178,416	\$ (131,746)	12.59%	Decrease in reforecast due to auditing prior years and credit reduced actuals.
UTILITIES	\$ 271,124	\$ 303,483	\$ 330,968	\$ (59,844)	22.07%	Actuals based on historical data underbudgeted 21/22, and 7.8% rate electricity increase, 23% gas, and 11% water
				\$ -		
(equals) TOTAL PROJECT OPERATING EXPENSE	\$ 3,587,821	\$ 3,581,138	\$ 4,246,533	\$ 658,712	18.36%	18.36% increase is due to the following: minimum wage increases, additional security staff, Annual Mainline Jetting and sewer maint, window washing, Padre and event staffing, Electrical expenses Thermal Scan Testing, GFI testing and calibration /Arc Flash Testing /Annual infrared testing scan inspection
(minus) Actual projected Parking Revenue 21/22 as of March 31, 2022	\$ 417,319	\$ 417,319	\$ 1,122,161	\$ 704,842	168.90%	Actual projected Parking Revenue 21/22 as of March 31, 2022
(plus) DIRECT OWNER BILLINGS*	\$ 1,232,341	\$ 1,232,341	\$ 1,417,363	\$ 185,022	15.01%	The increase in Budget vs. Budget is due to additional Security personnel and 21/22 budget included \$113k in prior year expenses that are not applicable to 22/23. The reforecast is under budget primarily due to the \$113k of reimbursables that are included in budget but are a PY.
(equals) OWNERS OPERATING CONTRIBUTION	\$ 4,402,843	\$ 4,396,160	\$ 4,541,735	\$ 138,892	3.15%	Reforecast lower than 21/22 budget due to : Parking revenues up \$1.095m, Opex increased \$50k, Direct owner billings decreased \$159k.
(plus) OWNERS CAPITAL PROJECTS CONTRIBUTION + AMENDED	\$ 1,174,000	\$ 1,174,000	\$ 1,511,856	\$ 337,856	28.78%	Capex is Higher than FY 20-21, Please see Attach B for Cap Ex expenses detail
Restore Operating Reserves due to a Parking Revenue shortfall	\$ 143,493	\$ 143,493	\$ -	\$ (143,493)	-100.00%	\$143,943 was funded by owner, and \$493k was received but not budgeted.

PROJECT OPERATING EXPENSE CATEGORIES:	2021-2022	2021-2022	2022-2023	DIFFERENCES \$	DIFFERENCE %	NOTES
(equals) ANNUAL OWNER'S EXPENSE	\$ 5,720,336	\$ 5,713,653	\$ 6,053,591	\$ 333,255	5.83%	Owner's Annual Expense increased 5.15% due to: 1. Opex increase of 18.36% 2. Parking revenue increased (195%) due to Padres Annual Payment and Budgeted Special events 3. Capex (CIP) increased (34.91%) 4. Direct Owner Expense & Parking increased 15.01%
(minus) CAPITAL RESERVE ACCOUNT DRAW DOWN	\$ -	\$ -	\$ -			
(minus) OPERATING ACCOUNT TRANSFER		\$ -	\$ -			
(equals) TOTAL PROJECTED NET PROJECT EXPENSE	\$ 5,720,336	\$ 5,713,653	\$ 6,053,591	\$ 333,255	5.83%	Owner's Annual Expense increased 5.15% due to: 1. Opex increase of 18.36% 2. Parking revenue increased (195%) due to Padres Annual Payment and Budgeted Special events 3. Capex (CIP) increased (34.91%) 4. Direct Owner Expense & Parking increased 15.01%

Attachment “D” - Capital Expenditure Project Summary

Proposed and/or upcoming projects

1. **Space planner and construction management fees** – Additional fees required to complete this project for project management fees and city and state permits.
2. **Lobby upgrade:** remodel -security console, flooring, and paint – additional funds needed for increase in construction costs as this was originally estimated 3 years ago.
3. **Elevator interior upgrade** - need additional funds for after hours/weekend work. With 4 elevators for the building and social distancing 92 per elevator), we cannot take an elevator out of service during business hours without affecting the tenants.
4. **Management office** - additional funds needed for increase in construction costs.
5. **Restroom Upgrade** - additional funds needed for increase in construction costs.
6. **Additional FLS (Fire Life Safety) code compliance** - annual allowance for Fire Marshall inspections
7. **Security Cameras** - upgrade analog cameras to digital and update software as the software as it is at capacity and install garage intercom.
8. **Window washing stage repairs required** – During recent inspections of the swing stage equipment for the building, it was brought to our attention by Skyrider and A- Plus Window some upgrades that the current equipment is in need in order to bring up to code compliance required by OSHA California.. These upgrades require repairs and replacement of critical equipment use to clean the glass and the safety of the workers utilizing the swing stage. OSHA has mandated for add'l repairs and fencing on the roof, add'l funds required.
11. **CM Fees overage for HVAC chiller upgrade from 21/22 (Kitchel consulting)**
12. **Wildan Utility rebate for \$50,000**
13. **HVAC** implementation of air handler unit and chilled water valves for 3 floors per consultant report due to the age of the asset.
14. **HVAC** implementation of VAV, ducting and heating valves for 3 floors per consultant report due to the age of the asset.
15. **HVAC** implementation of fresh air intake and exhaust fans on the roof per consultant report due to the age of the asset.
16. **Auto-park improvements**–Re-stripping and painting the walls white with identifying wayfinding color. Exterior cladding of elevators. Add'l funds required per IFB bid
17. **GFI 3-year certification & Electrical repairs.**

Work in progress:

1. **Lobby remodel** – New: flooring, security desk, wall cladding and lighting. In progress
2. **Elevator interior** – Upgrade and refinish. In progress
3. **Auto-park improvements**–Re-stripping and painting the walls white with identifying wayfinding color. Exterior cladding of elevators. In progress
4. **Spalling repairs** in the Auto park, County to perform repairs.
5. **Landscape Monument** – to add directory signage and lighting and California Native plant material
6. **Clock tower refurbishment** - Clock movements and face to be refurbished.
7. **New fire-rated ground floor stairwell #1 door and hardware** –Stairwell number 1 fire rated door/locks and camera need to be replaced (wear and tear of the old door – original to building)
8. **Repairs for expansion joints in plaza sidewalks**– We have about 1200 linear feet of expansion joints around the property, the majority of these joints are in front of the building and around the tower clock. The joints are showing very much signs of the deterioration and in need of replacement. The life expectancy for expansion joints is between 5 – 8 years and suggested to replace every 8-10 years. Expansion Joints are used to adsorb thermal expansion.
9. **Window washing stage repairs required** – During recent inspections of the swing stage equipment for the building, it was brought to our attention by Skyrider and A- Plus Window some upgrades that the current equipment is in need in order to bring up to code compliance required by OSHA California.. These upgrades require repairs and replacement of critical equipment use to clean the glass and the safety of the workers utilizing the swing stage.
10. **Exterior landscape auto park** – Upgrade the exterior landscape of the garage for a more cohesive design with all California Native plant material.
11. **8TH Floor IT Room** - Design/build for shared space on 8th floor (IT Room), to include dry FLS system.

Completed

1. **Common area doors** – Replacement with sliding doors. Rear building door and Amart.
2. **HVAC upgrades** - Mechanical engineer study recommended chiller one and two replacement and cooling tower replacement.
3. **LED** – additional funds for can lighting and back of house electrical rooms
4. **Paint Fire Pump room** – floors and walls painted
5. **Hands free faucets, flush valves** - ½ building complete (also all soap dispensers and paper towels are hands free)
6. **Paint Chiller room** - floors and walls painted
7. **HVAC for the Fire control room** – add supply and return to this room
8. **EMS Software upgrade** - Emergency management proprietary system complete
9. **Engineering Office upgrade** - Paint and carpet complete
10. **Security exterior camera upgrades** – additional exterior cameras/upgrades for older cameras on the property
11. **Building restrooms hands free faucets , hands free flush valves** – Additional funds to complete auto flush and hands free sinks for floors 2,3,4 and 5
12. **Wireless two-way radio communication system upgrade for entire building** – upgrade 2-way radios to Bluetooth communication to improve communication and eliminate dead spots
13. **(10) water heater replacements** – We have total of 9 electric water heaters that supply hot water for the restrooms not including the first floor (to be replace under remodel of the main lobby) The average condition is poor based on the life expectancy of electric water heaters being between 10 -15 years
14. **Engineering office** – Paint and carpet and upgrade efficiencies
15. **Consultant for HVAC AND new main water boilers** ancillary building equipment review and recommendation
 Consultant for new main water boilers- The building is currently divided into four functional spaces: the Trash Enclosure, the Generator Room, the Cooling Tower Enclosure, and the Mechanical Room. In order to comply with CMC 2016, Chapter 10, (California Mechanical Code) a wall within the existing Mechanical Room is required to effectively create two separate rooms; a Boiler Room and a chiller Room, due to this complexity we recommend a consultant to define the scope of work for replacement boilers (original to asset – 30 years old)
16. **HVAC consultant** - to review and access our ancillary inventory equipment